



MINUTES OF AN EXTRA PARISH COUNCIL MEETING

held on Wednesday, 11th September, 2024 in Borden Wood Hall, commencing at 18:00 hrs

Present: Chris Cullen, Dave Dawtrey, Kathryn MacKellar, Neil Ryder, Anne Stephens

Also attending: 12 members of the public, including the applicants for items 9 and 9

1. Apologies: Dominic Ferguson, Max Maharajh
2. Disclosure of Interests: KM declared that she is a neighbour to the Nursery Cottages site
3. Public input: The chairman and members summarised the part the PC plays in planning decisions and invited members of the public to make brief comments about the items on the agenda before the PC made its decision. Residents made various comments about 1 & 2 Nursery Cottages, including:
 - The cottages might have been in poor repair but were not derelict – people had been living there until recently
 - No animals have been kept on the site since at least 2006
 - The applicants' company website calls this property "our latest project" which suggests they have further plans not yet disclosed. The applicants pointed out that their business is about refurbishing properties, not developing new ones.
 - Neighbours are upset about the loss of trees
4. The minutes of the council meeting held on 24th July 2024 were to be on the agenda for the regular PC meeting on 25th September.
5. Co-option of new PC member
The parish council vacancy had been advertised as required and no residents had asked the Chichester DC elections office for a full election. The PC had therefore been instructed to co-opt a new member as soon as possible. Notices requesting nominations for co-option had been posted in the parish and Dominic Ferguson was the only nomination received. Members unanimously voted to co-opt him as a new member of the PC.
6. Lawful development proposal: SDNP/24/03110/LDP
The planning officer dealing with this proposal had contacted the PC after the agenda for the meeting was published to say that it had been a mistake to consult the PC on the proposal – this was a purely legal issue and no consultation is required. The proposed development (garage/workshop and driveway) has since been approved.
7. Planning application: SDNP/24/03338/HOUS [Plan and notes included in meeting papers]
Address: 1 & 2 Nursery Cottages, Chithurst Lane
Proposal: Single storey side/rear extensions, amendments to roof form of existing porch, rendering of dwelling and alterations to fenestration.
Discussion: Parish council members reiterated that their policy – to be clarified in revisions to the parish priority statement – is, while taking each case on its merits, to resist the continuing loss of small houses through extension and lack of new developments. They therefore regretted that 1 & 2 Nursery Cottages had been converted into a single dwelling through internal alterations. However, this had already been done, perfectly legally and, given the size of the combined house, they felt that the proposed extensions and alterations were proportional and acceptable. They therefore agreed that the PC had no objections to the application.
Decision: No objection
8. Planning application: SDNP/24/02864/FUL
Address: Old Bridge Cottage, Dumpford Lane
Proposal: Demolition and replacement of outbuilding for use as workshop/garage/store
Discussion: Members had visited the site to consider an earlier application and agreed that the building to be demolished had no particular merits and the proposed replacement looked like an improvement.
Decision: No objection

9. Right of way consultation: footpath TWC 874 [Consultation paper and notes included in meeting papers]
Address: Dumpford Manor, Dumpford Lane
Proposal: To divert the right of way that currently passes through the garden of Dumpford Manor House (parallel with Dumpford Lane). The proposal is for this to be diverted to Dumpford Lane via a new path.
Discussion: The applicant summarised the proposal and pointed out that the new section of path would be fenced on both sides so that dogs need not be on leashes. He also accepted a proposal from a local resident that the new stile should be a dog-friendly type. Another resident suggested that diverting only the section of path that crossed the drive, using the drive instead of a new drive, would shorten the diversion, but members felt this would give little benefit to walkers while significantly reducing the benefit to the owners (ie of privacy and security). Several residents (including PC members) said that they felt uncomfortable using that part of the path which goes through the owners' garden and crosses the drive so close to the house, and there were no objections to the proposed diversion. Whilst restating its policy of resisting the loss of footpaths and bridleways in the parish, the PC agreed that the proposed diversion was a reasonable compromise between the interests of the owners and those of local residents and other members of the public.
- The PC also agreed to allow a short period before its next meeting (on 25th September) to allow local residents to have an input to the final PC response to the owners.
10. Information for councillors that are considered urgent or to be included on future agenda.
- a. NR reminded members that the consultation on the SDNP local plan review ends on 16th September
 - b. NR also proposed to change the parish priorities statement to clarify the PC's policy on small houses (see item 7 above).
11. Date of next meeting:
25th September 2024 (regular PC meeting)