



Imogen Whitaker - Clerk & RFO to the Council
 T: 01243 575094/E: clerk@boxgroveparishcouncil.gov.uk
www.boxgroveparishcouncil.gov.uk

Minutes of the **Hybrid Extraordinary Parish Council Planning Meeting**
 Friday 26th July at 10.30am

Present:

Cllr Potter Chairman Cllr Moore Vice Chairman Cllr Bish Cllr Barnes
 Cllr Lovejoy Cllr Howton

Zoom attendee: The Clerk

In attendance: Mr David Leah, Mr Graham Dipple from Neighbourhood Plan review group.

1. Apologies

Cllr Tynan – at work

2. Declarations of interest

Cllr Bish declared an interest for 24/01591/PRE

3. Planning applications to be decided

Planning number	Address	Detail	Comment
BX/24/00698/LBC and DOM	46 Halnaker	relocation of two tin sheds to rear of property - enforcement action	See response below
BX/24/01513/EIA	Land At Ounces Barn, Halnaker, Boxgrove, Chichester, West Sussex, PO18 ONP	(E) 491996 / (N) 108472 4th July 2024 Request for an EIA Screening Opinion for the erection of an Energy Storage System (ESS) (for a temporary period of 40 years), together with associated infrastructure, site levelling works, site access, landscaping, ancillary works and grid connection.	See response below
SDNP/24/00671/FUL	Extension of existing dairy building to provide automated milking facility, and additional slurry lagoon.	Home Farm , New Barn Hill, Westhampnet , Chichester, West Sussex, PO18 0QF	NO OBJECTION
SDNP/24/02140/LIS and HOUS	Warehead House Tinwood Lane to Thicket Lane	Repairs to existing roofs and tile hanging including re-tiling	FULL SUPPORT

		and insulation. Replacement timber soffits and fascias and new rainwater goods. Repairs to the existing timber windows and doors including reglazing, weather stripping and redecoration.	
BX/24/01488/TCA	Halnaker Cottage, Halnaker, Boxgrove, West Sussex	(E) 490931 / (N) 108233 12th July 2024 Notification of intention to fell 1 no. Laburnum tree (T1), dismantle to ground level 1 no. Bay tree (T2) and crown reduce by 1.5m and crown lift to 4m (above ground level) on north, east and west sectors on 1 no. Sweet Chestnut tree (T3).	NO OBJECTION (leave to discretion of tree officer)
BX/24/00954/DOM	Corner Cottage, The Street, Boxgrove, Chichester, West Sussex, PO18 0EE	proposed garage garden store	No objection
24/01591/PRELS	Land Adjacent To The Folly Tinwood Lane Halnaker	Development of 9 houses	CLlr Potter to submit response and cc clerk

BX/24/00698/LBC:

This property is subject to an Article 4 Direction in the Conservation Area and is a Grade 11 listed building.

An Enforcement Notice BX/24/00024/OPEDEV has been raised by the Boxgrove Conservation group to regularise the planning situation and this has resulted in this retrospective application.

The Parish Council view is that the relocation of the sheds as proposed is accepted and the application is supported.

We appreciate that this error has been made by a tenant who may not be aware of the planning issues relative to Conservation Areas and Listed buildings, however, we feel that it is incumbent on Goodwood to advise all tenants accordingly of their obligations and monitor their properties.

The Boxgrove Parish Council Conservation group has hand delivered relevant information to residents in dwellings in the Conservation Areas on 2 occasions in the last 10 years.

Coincidentally, this property (and the adjoining property #47) is also subject to an outstanding Enforcement Notice for the removal of a totally inappropriate fence installed by Goodwood, and is now considerably overdue.

BX/24/01513:

Boxgrove Parish Council SUPPORTS the request for an EIA screening Opinion.

Boxgrove Parish Council believes that an EIA should be undertaken to recognise the full impact of this application.

This screening application is presumptive and is based on the amended restoration plan which has yet to be approved by WSCC.

Under the approved restoration plan WSCC/025/20 the area proposed for the ESS system is woodland and scrub, therefore the EIA Checklist ought to be assessed against this scheme.

This revised restoration proposal WSCC/001/24 reduces the amount of woodland to be provided and leaves a landscape gap in the Southeast corner of the quarry. This application is also subject to an objection from Boxgrove Parish Council.

It is now clear that this revised proposal was to pave the way for the further proposal for the ESS detailed in Screening Opinion BX/24/01513/EIA. No mention of this has been made in the revised restoration plan. One reason given for requesting the change is the increased cost of sourcing trees. Clearly, not a valid planning reason.

If the approved restoration scheme is allowed to be completed, then in planning terms this Restored Quarry becomes a greenfield site (not Previously Developed Land, PDL) and as a 'sensitive area', would therefore need special consideration for development.

The applicants' EIA checklist fails to recognise that the ESS will be located within 100m of the Public Byway that is Tinwood Lane, and PROW 370/1 and would therefore subject walkers and cyclists to noise from the cooling fans and the substation transformers and invertors.

Boxgrove Parish Council supported the Quarry Restoration application WSCC/109/13/BX and the subsequent approved Landscape Strategy WCSS/025/20 on the basis that the parish would suffer from the noise, HGV's and general disruption for almost 10 years so that the site would be restored, and brought back to an original landscape which was in keeping with its surroundings. That is to say, rewilding the site and restoring it to greenfield status.

Building this industrial facility in this location will totally detract from the expected re-wilding nature of the approved scheme, in addition to the negative landscape impact.

A more suitable site adjacent to the existing Sub Station at Crockerhill is within approximately 500m of the proposed ESS site. Any ESS site should be located either within a Solar Farm or Electrical Sub Station.

There being no further business to discuss the meeting closed at 12pm

Signed: _____
Henry Potter - Chairman

Date: _____