

MILLAND PARISH COUNCIL

Chairman: Mr. Colin Stopher
Clerk: Miss Viki Williams
 21 Pease Croft, South Harting, West Sussex, GU31 5LB
 Tel: 07792498087
 Email: postmaster@milland-wsx-pc.gov.uk –
 Website: www.milland-wsx-pc.org.uk

MINUTES of the Meeting of MILLAND PLANNING COMMITTEE held on Monday, 13th September 2021

Present: Mr. C Stopher (in the Chair), Mr J Parker, Mr John Wigram, Mrs Julie Pilkington

1. Apologies for Absence – Mr A Farley

2. Declaration of any personal prejudicial interests

3. Planning Applications

a. **Case No. SDNP/21/04008/FUL**

Proposal: Change of use of public house to 1 no. dwelling to include ancillary medical consulting rooms and associated works. Demolition of existing function room to be replaced with an annexe. Retention of 4 no. associated letting rooms. With associated external works.

Location: The Black Fox Inn , Portsmouth Road, Milland, GU30 7JJ.

- The Planning meeting was widely publicised among residents of private properties close to the pub and with a number of former patrons in the Milland area.
- This formal meeting has been called to allow the local population to protest the loss of a local asset, it however seems widely accepted that this is a necessary change of use.

History

- In 2019 an application was submitted for change of use into a children's day nursery, this was rejected by CDC. It was later appealed, with the appeal hearing held in Chichester. It was again rejected with the inspector turning it down on the grounds of road safety.

Current Application

- Following a pre-application this application has now been submitted for a private dwelling.
- Public response was limited to expressions of support for the application from two neighbouring properties and verbal support given to the Councillor with responsibility for the Ripsley area.
- There was also acceptance expressed verbally to the Planning Chairman that the pub had long ago ceased to be financially viable and its loss as a local amenity was inevitable.
- Although Change of Use and loss of a local asset is not favoured by the Planners, in this instance the Pre-Application does suggest this may be the only option to save the building from further dereliction.
- The Committee considered this against the background of the pub being on the market for a considerable time following the death of the former landlord and his widow reluctantly trying to keep the business going until a new owner could be found.
- The pub remained for sale with the landlady struggling to maintain viable custom and then had to close due to lockdown in early 2020.

- Throughout this time there was a visible deterioration to the fabric of the building raising concerns within the Parish that the building could become a derelict eyesore.
- It was agreed that MPC would **Support** this application and welcomes the new owner's intention to refurbish and continue to let rooms to the rear of the building which offer a facility for visitors to the area. Milland Neighbourhood Development Plan policies LE.6 and LE.7
- It is also noted that the inclusion of ancillary medical consulting rooms are compatible with the Council's policy of supporting work from home business opportunities. LE.2
- The proposed demolition of the existing function room, which is known to be in poor condition making it unsuitable for habitation, is supported as is its replacement with a similarly styled annexe to provide multi-generational living, also supported by Policy of the MNDP H.4.

b. Case No. SDNP/21/03670/FUL

Proposal: Demolition of existing dwelling and erection of replacement dwelling

Location: Stocksfield, Borden Lane, Borden, Milland, GU30 7JZ.

- Currently the property is an ordinary brick-built bungalow, the plot being currently underutilised.
- Access although difficult (via a narrow road past the Village Hall) has been taken into account by the applicant and unloading of materials will happen away from the property.
- A query was raised over the incompatibility with the MNDP – increase of bedrooms.
- The Parish Council reluctantly **Opposes** this Application as it believes the radically modern design to be incompatible in an historic local setting and does insufficient to blend with the local vernacular of surrounding buildings that date from the 17th to early 19th centuries.
- There is also concern that the amount of glazing shown in the North South Elevations could be detrimental to the Dark Night Skies policies of both SDLP and MNDP and although this issue is addressed in Section 66 of the Applicants Planning Statement it requires expert scrutiny and analysis.
- The PC is somewhat sceptical of the statement that *'it would not result in the loss of a 'small home' and would not exceed the floorspace of the existing dwelling by more than 35%.'*
- The attempt to argue that the existing dwelling cannot be classed as 'small' is unconvincing as the plans show just two bedrooms against the four proposed for the replacement.

c. Case No. SDNP/21/03378/FUL

Proposal: Demolition of existing light industrial units and replacement with 5 no. new light industrial units with improved parking and landscaping

Location: The Sawmill, Iping Road, Milland, GU30 7NA.

- Milland Parish Council does not object in principle to this proposed development but there are a number of issues of concern that require further investigation.
- The Application refers to 'improved parking and landscaping' and what is shown in the proposed plans presents the possibility of an improved appearance of the site viewed from the road.
- The landscaping at the front of the site with dedicated spaces for car parking will also go some way to limiting the size of vehicles able to enter the site to make deliveries or collections but that could lead to larger vehicles stopped in the road disrupting the flow of traffic in Iping Road.
- The Parish Council strongly believes that adherence to and maintenance of the landscaping plan is important to upholding the professed improvements made by the applicant.
- The application documents do not seem to address how the number and size of vehicles visiting the site will be proportionate to the entry and turning space that will remain after construction of the new units, landscaping and car parking provision.
- The number and size of vehicle movements in Iping Road and routes leading to the junction with Iping Road in the village centre is also a concern given the restricted width and poor

condition of roads leading to the access. The hours within which businesses occupying the units are expected to trade would be a useful guideline to the sustainability of the entire site.

4. Other Planning Matters

None

Date: : 20 September 2021