



**MINUTES OF THE BARNHAM & EASTERGATE PLANNING & ENVIRONMENT COMMITTEE HELD ON TUESDAY 18<sup>TH</sup> FEBRUARY AT BARNHAM COMMUNITY HALL**

**Present:** Sue Wallsgrove: Paul Ayling: Rob Bates: Phil Cramp: Andy Earwaker: Heather Kilroy: Ella Simmons:

**In attendance:** Nina McMaster (Assistant Clerk): David Phillips:

**1. Apologies for absence**

None

**2. Declarations of Interest**

None declared at this point in the meeting

**3. Minutes of the meeting held on 7<sup>th</sup> January 2020**

**Resolved:** That the minutes of the Planning & Environment Committee held on 7<sup>th</sup> January 2020 be approved as an accurate record of the meeting and be signed by the Chair.

**4. Consideration of new applications made to Arun District Council**

The Committee considered the following new applications within the Parish:

**BN/5/20 – Land north of Sunnyside Cottages, Yapton Road, Barnham** - Removal of existing buildings and erection of three new build dwellings. The Committee **agreed** to raise no objection but would highlight in the response that the proposed dwellings conform to the Neighbourhood Plan Policies ES5 – Quality of Design and Policy ES11 – Energy efficiency of new development.

**BN/6/20 – The Cottage Piggeries, Church Lane, Barnham** – Partial demolition of existing structures, 1 no. new dwelling (1.5 storey) with separate 1.5 storey double garage, existing mobile home to be replaced with new smaller mobile home. The Committee **agreed** to raise no objection to the application provided that the Gypsy and Traveller Rights remain as per the current permission on the site. However, they did raise concerns over the drainage and flooding risk in respect of the mobile home site and garage site both within in Flood Zone 2 and would highlight Policy ES1 of the Barnham and Eastergate Neighbourhood Plan.

**WA/48/19/RES – Land to the East of Fontwell Avenue, Fontwell** - Approval of Reserved matters in respect of WA/22/15OUT. The Committee discussed this application at length and **agreed** that in addition to their previous objections – all of which still stand they would submit the following:

The major issue for the Parish Council is that it would appear that the revised layout Plan for the development showed the removal of the ancient hedgerow which the Committee maintain must be retained in its current location (see previous objection). The Committee instructed the Clerk to write to the Secretary of State to inform him that the developer's latest

plans shows that they were not conforming to the Secretary of State's decision that all hedges must be retained in their current positions. The Clerk was also asked to write to the Woodland Trust and CPRE to obtain support for this stance. Policy ES10 of the Barnham and Eastergate Neighbourhood Plan refers.

Other causes for concern that form part of the objection are the lack of suitable transport connections. The previously anticipated bus transport plan to take commuters to the station does not appear. Policy GA1 of the Barnham and Eastergate Neighbourhood Plan refers.

Cycle access to Fontwell Avenue and through to the South Downs National Park is inadequate and goes against policy GA2 in the Barnham and Eastergate Neighbourhood Plan – Footpath and cycle path network.

The lighting proposals seem excessive bearing in mind the proximity to the National Park and the potential dark skies policy being proposed in the revised Barnham and Eastergate Neighbourhood Plan policies. The Committee would wish to see the number of lampposts reduced. Policy H6 in the Barnham and Eastergate Neighbourhood Plan – Attention to detail refers

Finally, the proposed design for the various buildings cause major concern and the Committee would ask that the principles of the Draft Arun Design Guide which relate to avoiding 'anonymous design' (e.g. Block H, G and J) be considered and better design proposals be brought forward by the developer, in particular, in respect of roof lines and the three-storey blocks. The Parish Council is currently also developing a Design Guide as part of the Review of the Neighbourhood Plan which supports the principles of the proposed Arun Design Guide so the Committee would expect that this aspect of the application is given serious consideration. Policy H4 – Integration of new housing into surroundings.

**BN/66/19 – Land off Canal Mews Barnham** - Erection of 2 new dwellings. The Committee noted that this was a substantial amendment to the previously submitted application but agreed that a reduction from 3 new dwellings to 2 new dwellings made no difference to their previously submitted comments/objection and therefore **agreed** to object to this amended application on similar grounds which included: loss of green space; emergency access through the site to Halliford Drive; concerns over the surface water and foul sewage drainage. Policy ES1 of the Barnham and Eastergate Neighbourhood Plan refers.

**BN/15/20 – Land adjacent to 49 Warren Way, Barnham** – Erection of 1 No. end of terrace two storey 2 bedroom dwelling. The Committee **agreed** to submit an objection on the grounds of the major risk of flooding due to the proximity to the Rife. Policies ES1 and ES2 of the Barnham and Eastergate Neighbourhood Plan refers.

**Resolved: That the Clerk be authorised to submit responses to Arun District Council as approved by the Committee**

## **5. Decisions by Arun District Council**

The Committee **noted** the following decisions made by Arun District Council since the last meeting.

**BN/120/19 – Swallowfield, Eastergate Lane, Eastergate** – Proposed single storey extension

**BN/119/19 – Shannock, Church Lane, Eastergate** – Pollard by 4m 1 Lime tree within the Eastergate Conservation Area.

**BN/115/19 – Croft Cottage, Park Road, Barnham** – Single storey side and rear extension

**BN/108/19 – 51 Elm Grove, Barnham** - Single storey rear extension and conversion of roofspace

**BN/116/19 – 19 Elm Grove, Barnham** – Single storey rear extension and addition of first floor

**BN/92/19 – Westray, 3 Oriel Close, Barnham** - Two storey side extension demolition of garage

**BN/113/19 – Highground Barn, Highground Lane, Barnham** - all-weather equestrian arena

**BN/130/19 – Flamsteed Lake Lane, Barnham** – Two storey side and front extension

All the applications were approved conditionally and the Council had submitted no objection responses to them.

**BN/75/19 – Land adjacent to Cherry Trees, Lake Lane, Barnham** - 1 new dwelling and associated works. Application refused the Council had raised no objection.

## **6. Withdrawal of Planning Application**

The Committee noted the withdrawal of application BN/115/19 – Birchwood House, Church Lane, Barnham.

## **7. Environmental Matters**

### **7.1 Litter Problems**

Litter problems across the Parish had been highlighted recently including, in particular, around the new estates, and along Barnham Road in Eastergate. The Committee noted that whilst litter was not a Parish Council responsibility they would be proactive by seeking to engage volunteers to establish a litter picking group for the Eastergate area of the Parish (a group already exists for the Barnham area). In addition the Clerk would seek to get some additional bins in key areas (since the meeting it has been confirmed that ADC have installed a new bin at the new Lake Lane development following her request that they consider such provision). The Clerk would also ask ADC whether or not they ask developers to provide litter bins as part of their planning approval system.

### **7.2 Trees and TPOs**

The Committee was keen to look at locations across the Parish where future tree planting might be undertaken and Paul Ayling made mention of a piece of land at Appletree Drive, currently land belonging to ADC, that could potentially be taken over by the Parish to provide a new green space with trees and wildflower meadow area rather than mown grass. Paul Ayling would seek written confirmation that ADC would permit such a project. The Clerk to establish whether or not TPO trees were identified on Parish Online or only on ADC website, with a view of obtaining a full list of TPOs in the Parish.

### **7.3 Potential future items for consideration**

Rob Bates made mention of a few areas he felt the Committee should consider in respect of the Parish. The first was the use of pesticides (the Clerk will ask current contractors for a full list of pesticides etc used as part of the maintenance work they undertake for the Parish. The others were ‘rewilding’ and enhancements – he would like the Committee to look at ways more can be done across the Parish to improve and protect the natural environment.

## **8. Arun District Council’s consultation a new Design Guide**

ADC has produced a new Design Guide and sought responses to the document by 21<sup>st</sup> February. At the last Parish Council meeting it was agreed that David Phillips (who was leading on the production of a Design Guide to Supplement the Neighbourhood Plan) would take a

detailed look at the document and present a summary of the main points of interest/concern to the Committee to enable a response to be submitted by the deadline.

David Phillips firstly explained that he was working on the Neighbourhood Plan Design Guide, which would be a parish-specific guide for planners, developers, householders, and of course Parish Councillors. In producing the document he said that they had avoided looking at National guidance or the ADC document until they had undertaken a lot of evidence collecting based on current estates and streets across the Parish.

In terms of the ADC Guide he said that he felt the document contained some excellent themes that would provide an overarching Guide to support the Neighbourhood Plan Guide. In particular he mentioned the summary statement that mentioned the importance of integration with the existing varied built character and avoiding 'anonymous design'.

In terms of the detailed sections the ones most relevant to run of the mill planning were the sections in respect of extensions; strategic developments; infill and new homes. In respect of new estates such as Angel's Nursery the key sections were travel – integrating new estates into the existing village; streets, spaces and shops; parking; design of buildings and architectural detail; climate change and sustainability; quality of materials and maintenance. He had drafted comments on the majority of the sections and the Clerk brought up the consultation document that referred to various sections of the document that required a level of agreement statement, supported by comments as to why a specific response was given.

The Committee welcomed the work undertaken by David Phillips and **agreed** that the Clerk would send through his proposed comments for a swift response and would then work with the Clerk to submit a response on behalf of the Parish Council to meet the deadline.

**9. Review of Barnham & Eastergate Neighbourhood Plan**

The Chair, who attends meetings of the Review Group when possible, informed the Committee that as already mentioned good progress was being made on production of a Neighbourhood Plan Design Guide. She also mentioned that following the Call for Sites several sites were submitted and were currently being investigated as to the viability of including them in the proposed revised Plan.

**10. Date of Next Meeting**

The next meeting would take place on Tuesday 24<sup>th</sup> March 2020 7.30 p.m. at Eastergate Village Hall

The meeting closed at 9.50 p.m.

**Signed:** .....

**Chair, Planning & Environment Committee**