



DUE TO THE COVID-19 PANDEMIC THE BARNHAM & EASTERGATE PLANNING & ENVIRONMENT COMMITTEE SCHEDULED FOR 24TH MARCH 2020 TOOK PLACE VIRTUALLY VIA EMAIL EXCHANGES BETWEEN COUNCILLORS WITH THE PUBLIC BEING GIVEN AN OPPORTUNITY TO FEED IN COMMENTS VIA AN ONLINE DOCUMENT

THESE ARE THE MINUTES OF THE MEETING GIVING THE PUBLIC INFORMATION OF THE DECISIONS AGREED

Councillors who participated and gave input: Sue Wallsgrove(Chair) Paul Ayling: Rob Bates: Heather Kilroy: Ella Simmons:

1. Apologies for absence

Phil Cramp: Andy Earwaker:

2. Declarations of Interest

None declared

3. Minutes of the meeting held on 18th February 2020

Resolved: That the minutes of the Planning & Environment Committee held on 18th February 2020 be approved as an accurate record of the meeting and will be signed by the Chair at the earliest opportunity.

4. Consideration of new applications made to Arun District Council

BN/57/19 – Land East of Fontwell Avenue, Fontwell - Approval of reserved matters for 2274sqm industrial floorspace following the grant of WA/22/15 - the deadline for response had been extended to 26th March to enable the Committee to consider this application. The Committee **agreed** to submit the following objection:

Barnham and Eastergate Neighbourhood Plan Policies refer:

Policy ES1 – Flooding drainage and new development – The surface water drainage proposals for the site are a SUDS system. ADC must assure themselves, should they be minded to approve the application, that such a system is suitable for this area and that it must be a condition (that must be enforced) that the surface water drainage system is implemented before any building is commenced.

Policy EE3 – Supports new commercial Class B1 uses - it will only do that where the impact on surrounding residential and community is acceptable and therefore

Policy ES5 – Quality of Design – seeks to ensure that the design responds to the specific character of the site and its local surroundings – the proximity of this site to the South Downs National Park is an issue.

It is also noted that whilst adequate parking provision will be included there are major concerns about the amount of additional traffic movements such a development will produce, much of which is unlikely to be generated from the local area.

BN/19/20 – Land at former Pollards Nursery Ashdown Vale, Songthrush Lane, Barnham – Retention of bin store and bicycle store. The Committee **agreed** to raise no objection to this application.

BN/21/20 – Land adjacent to Cherry Trees, Lake Lane, Barnham – 1 new dwelling and associated works. The Committee **agreed** to raise no objection to this application.

BN/22/20 – Land South West of 40 Hill Lane, Barnham - remove existing polytunnels and creation of sand school with new native tree and hedge planting. The Committee **agreed** to raise no objection to this application provided a condition was included that would restrict the use of the proposed sand school to private use only, with no commercial use being allowed.

BN/24/20 – Tile Barn Farm, 32 Hill Lane, Barnham – Erection of 1 No. dwelling and formation of new vehicular access. Departure from Development Plan. The Committee **agreed** to submit the following objection:

- The proposed new dwelling will be built beyond the existing building line.
- The Barnham and Eastergate Neighbourhood Plan Policy H4 – Design of new development – the proposed design does not reflect the character of the surrounding area, which is a single track laneway with occasional 20th century dwellings.
- The Council agree with WSCC Highways that formal permission to access the private road from the proposed property must be sought and given from the owners of the road before construction takes place – in fact the Council feel that should be obtained before the application is even considered further as previous applications for development along this Lane have brought that issue to the attention of the Parish Council

BN/27/20 – 28 Wentworth Close, Barnham – Replace existing conservatory with single storey rear extension. The Committee **agreed** to raise no objection to this application.

BN/32/20 – 1 Scholars Row, Barnham – Various works to 1 no. London Plane and 2 no. Sycamore trees. The Committee **agreed** to raise no objection subject to the ADC arboriculturalists satisfying themselves that the works are right and necessary, especially those proposed for the London Plane tree.

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/93/19 – Land at Angel’s Nursery, Yapton Road, Barnham - Continuance with Condition 18 relating to access and associated off-site highway works. The Committee raised no objection and the application was approved.

BN/96/19 – Barnham Court, Church Lane, Barnham – Listed building consent for the removal of greenhouses to be replaced with orangeries. The Committee raised no objection and the application was approved.

BN/99/19 – Barnham Court, Church Lane, Barnham - Erection of trellis, gates pergolas and vehicular gates. The Committee raised no objection and the application was approved.

BN/100/19 – Orchard End, Highground Lane, Barnham – Replacement double garage with room over. The Committee raised no objection but sought a condition that the accommodation was not used as a separate dwelling. The application was approved with a condition that it only be used as ancillary accommodation to the main dwelling.

BN/114/19 – Shannock, Church Lane, Eastergate – Tree works. The Committee raised no objection and the application was approved.

BN/121/19 – Swallowfield, Eastergate Lane, Eastergate – Removal of redundant polytunnel & construction of 4 bedroom detached chalet bungalow with new entrance and relocation of Nursery parking area. The Committee objected, but the application was approved.

BN/125/19 – Orchard House, Highground Lane, Barnham – Alteration and Refurbishment of existing residential annex including 3 roof lights. The Committee raised no objection and the application was approved.

BN/131/19 – Angel’s Nursery, Yapton Road, Barnham – Application for variations of conditions imposed on BN/43/16 relating to Approved Plans, Access/Maintenance of Watercourse or Culvert and Access and Associated off-site highway works. The Committee raised no objection but the application was refused.

6. Review of Barnham & Eastergate Neighbourhood Plan

The Site Assessment Report prepared by Process Matters on behalf of the Barnham and Eastergate Neighbourhood Plan Team following the Call for Sites exercise had been circulated. The report asked the Committee to consider the following recommendations:

1. The Neighbourhood Plan team should be granted permission to continue work to assess, through the Strategic Environmental Assessment process, and in discussion with the land agents/owners the viability of the three sites and to bring the findings to the Planning Committee in June / July 2020.
The three sites identified are as follows with the number of units anticipated to be provided:
Barnham Square – minimum of 60
Land west of Fontwell Avenue (Northfields Cottage)) a combined 70 units
Land north of Spode Cottage, Eastergate Lane)
2. The Neighbourhood Plan team will continue to review the existing Plan to ensure that the policies are sufficiently robust to provide the basis for the design and sustainability elements of the new proposals.

Resolved That the Committee approved the recommendations as detailed above.

7. Date of Next Meeting

The next meeting will not take place until the COVID-19 Pandemic allows. In the meantime any planning applications received by the Council will continue to be considered by email exchange and decisions reported on the Council’s website.

Signed:

Chair, Planning & Environment Committee