



**MINUTES OF BARNHAM AND EASTERGATE PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD VIRTUALLY ON TUESDAY 19TH JANUARY 2021 AT 7.30PM.**

Due to the COVID19 Pandemic this meeting took place virtually using Microsoft Teams following government legislation allowing Parish Councils to undertake meetings in this manner until 2021.

Ing;Present: Sue Wallsgrove (Chair): Paul Ayling; Rob Bates; Phil Cramp; Andy Earwaker; Heather Kilroy; Ella Simmons.

In attendance: Alison Crabb (Clerk): 5 Members of the Public:

1. Apologies for absence
None

2. Declarations of Interest
None.

3. Approval of Minutes of Meeting held on 8th December 2020

Resolved: That the minutes of the Planning & Environment Committee held on 8th December 2020 be approved as an accurate record of the meeting and signed by the Chair (this will be undertaken in due course when a face to face meeting can take place between the Chair and the Clerk).

4. To consider the following new applications made to Arun District Council

BN/151/20 – Land at rear of Poachers Cottage, Eastergate Lane, Eastergate – Erection of 1 4 bedroom detached dwelling with detached carport. The Committee noted that this was a resubmission of a previous application that the Committee had submitted a no objection response but that ADC had refused. The applicant was present via a telephone link and informed the Committee that he had made changes to the materials and finishes and that highlighted the issue of land supply and the emerging Neighbourhood Plan which included plans to build on the field adjacent to the property.

The Committee's response of 'no objection' rather than 'support' to the previously submitted application was discussed. ADC's Constitution clearly states that an application should go to Development Control for decision when: 'Any Major or Minor application for planning permission which prior to its determination is subject to a written representation from a Parish Council, Town Council or formal Parish Meeting, which has been received within the consultation period and which is in conflict with the recommendation of Officers.' However in the previous application ADC's interpretation of the Parish Council's no objection response was that we hadn't expressed a view either way so they were within their rights to refuse the application under delegated officer powers.

As a result of this position in this instance the Committee **agreed** to submit a 'Support' response as they have 'no objection', but that the Clerk would look to get some clarity into what responses the Committee should consider making in future, particularly around the 'Support' option.

BN/152/20 – Land adjacent to 49 Warren Way, Barnham – 1 no. end of terrace two storey dwelling. The application was a resubmission of a previous application that the Committee had objected to on the grounds of flooding issues and ADC had refused the application. Since that time the applicant's architect has organised a Sequential and Exception test in relation to the flooding concerns following advice from ADC. This test and other mitigating matters such as no bedrooms at ground level have been included in the new application. As a result of this information the Committee **agreed** to submit a no objection response.

BN/153/20 – Warwick Nursery, Barnham Road, Eastergate – 44 no. dwellings and associated infrastructure. The site falls within the BEW Strategic Site. The Committee noted that residents of No. 1 and No. 2 Nursery Cottages had submitted objections to the application due to their concerns over the impact of the proposed flats on their properties. Representatives of the developers were present on the telephone and informed the Committee that explained that they felt that whilst the flats would of course be visible there was a 12m wide path between the rear of the properties and the development and the designs of the flats meant that the properties would not be directly overlooked. The Clerk would let the residents have this information to hopefully allay some of their concerns. Other issues briefly discussed included the ecologists report and the green gaps on the site and between this site and neighbouring sites. In conclusion the Committee **agreed** they would submit a no objection response and would in fact include positive comments about the collaborative approach taken by Landacre to engage and listen to the Parish Council prior to submitting the application and how the Parish Council would wish to see such an approach taken by other developers wishing to develop land in the Parish.

BN/154/20 – Russet Cottage, Highground Orchard, Highground Lane, Barnham – Detached outbuilding to form habitable accommodation. The Committee **agreed** to submit an objection to the application that there was insufficient detailed plans for the proposed accommodation, and information on usage, impact on the neighbours and other issues to enable them to make any other decision.

BN/159/20 – Eric Wall Nursery, Lake Lane, Barnham – Lawful development certificate for the existing use of 3 no. mobile homes and outbuilding. The Committee **agreed** to submit a no objection response to the application.

Y/151/20 – Pollards Nursery, Lake Lane, Barnham – Permanent siting of temporary seasonal horticultural worker accommodation – part of the site in Barnham and Eastergate Parish. The Committee **agreed** to submit a no objection response to the application.

Resolved:

That the Clerk be authorised to submit responses to Arun District Council as approved by the Committee.

- 5. To note the following responses to applications submitted to Arun District Council that were taken via an email exchange as per the Committee's Terms of Reference due to the response date occurring before this meeting**

BN/142/20 – Land South of Barnham Station – Outline planning application with all matters reserved, other than principal means of access, for up to 200 No. dwellings, with access taken from Marshall Close, associated infrastructure & landscaping & demolition of existing

buildings. This application is a Departure from the Development Plan, may affect the setting of listed buildings, may affect the Church Lane, Barnham Conservation Area & affects a Public Right of Way.

The Committee made comments about some of the other statutory consultee responses that had been submitted in relation to this application and agreed at this time to do nothing more than note them, but also agreed that when the application goes to Development Control Committee for decision the Committee may wish to submit additional comments.

BN/155/20 – Land North of Barnham Road, Eastergate – Scoping opinion for up to 600 dwellings and care homes.

The Committee commented that they were confused by the proposed number of houses anticipated on this development and that they would look to re-engage with Barratts to seek clarification.

BN/135/20 – Boweries, Barnham Road, Eastergate – Construction of 30 no dwellings, new access, public open space, landscaping and associated works. As site now approved in BEW Masterplan agreed to send no further response at this time.

The Committee discussed this application and agreed to engage with Kerry Simmons to look at some of the detail of the application as now submitted. SW/RB/PA agreed to be involved.

6. To note decisions taken by Arun District Council since the last meeting of the Committee

BN/107/20 – 60 Barnham Road, Eastergate – Replace single glazed shop window and doors with double glazed PVCu and reclad front elevation. This site is in CIL Zone 2 (Zero Rated) as other development. The Committee had submitted a no objection response.

BN/132/20 – The Wilkes Head, Church Lane, Eastergate – Retention of marquee for a temporary period of 3 years until 1st November 2023. The Committee had submitted a no response objection.

BN/133/20 – The Wilkes Head, Church Lane, Eastergate – Listed Building consent in relation to BN/132/20. The Committee had submitted a no response objection.

All the above applications were approved conditionally.

7. Current and Potential Developments in the Parish – Update Reports

7.1 Angel's Nursery – The Committee noted the content of the update report provided by by Redrows and raised no issues. The Clerk informed the Committee that she had just received a separate response from Redrow in relation to the access issues that would have been discussed at the recently postponed site meeting. She would inform Committee of the content separately once she had looked at it in more detail.

8. Application BN/12/19 – 70 Bed nursing home, Yapton Road – The Council had objected to the application that was subsequently refused by ADC. The applicants have now appealed the decision and the Council has resubmitted it's previous objections and added some additional information in relation to changes in the emerging Neighbourhood Plan.

9. Update on Neighbourhood Plan Progress

The Committee noted that the closing date for submissions in respect to the Reg14 consultation process had passed. The responses had now been shared with the N Plan Team for analysis and discussion prior to a further report being presented to Full Council. Members of the Committee asked the Clerk if she could forward the email with the link to the documents.

10. Tree Survey Report on Parish Council sites

A condition report on the three areas where the Parish Council has responsibility for the trees had been prepared by Richard Martin of ADC. The Clerk had circulated the document in advance of the meeting. The report highlights the need to fell a large Ash tree on Eastergate Playing Field and quotes are being obtained that will require Full Council approval due to the potential cost involved. Other works highlighted with 6-12 month timeframes for actioning may well be able to be undertaken as part of routine maintenance by Richard Timlick. The Clerk proposed and the Committee **agreed** that in the first instance the Clerk would share the report with Mr Timlick to see which works he could undertake and which works he felt required specialist attention. A further report will be made to the next meeting of the Committee.

11. Date for meetings in 2021/22

All dates were agreed and will now be published on the Council's website

12. Date of Next Meeting

Tuesday 2nd March 2021 at 7.30 p.m. – It was agreed that this meeting will take place virtually

The meeting closed at 8.40 p.m.

Signed:

Chair, Planning & Environment Committee