



MINUTES OF BARNHAM AND EASTERGATE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD VIRTUALLY ON TUESDAY 2nd MARCH 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.

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

In attendance: Alison Crabb (Clerk): Kerry Simmons re BN/150/20

1. Apologies for absence

Phil Cramp

2. Declarations of Interest

None.

3. Approval of Minutes of Meeting held on 19th January 2021

Resolved: That the minutes of the Planning & Environment Committee held on 19th January 2021 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/150/20 – Land at Chantry Mead & Rear of 14-18 Downview Road, Barnham – 3 No dwellings including access, landscaping and associated works (resubmission of BN/51/20). The Committee **agreed** to submit an objection to the application on the following grounds: site.

The objections relate to the potential flooding and drainage risks and issues with the proposed development.

Barnham and Eastergate's Neighbourhood Plan Policies ES1 (Flooding, drainage and new development) and H7 – Drainage for new housing refer. The Committee noted that the previous application was not refused on these grounds, but only on the grounds of density of property and that the number of houses has been reduced, but concerns remain over the potential flood risk of additional properties being built in this area so close to the proposed new A29 realignment and Strategic Site development of 600 homes and on existing properties. The Committee also noted that whilst it had not objected to the previous application for the site subsequent information brought to its attention resulted in the following additional comment being submitted

The Committee expects ADC Drainage engineers to analyse this application with the utmost care in respect of the Surface Water Drainage proposals for this proposed development as there are several significant and unresolved issues that exist with the already built development adjacent to this site.

Those concerns remain with this revised application and the Committee would wish to see substantial evidence that appropriate mitigation of the potential flooding risk to neighbouring properties is fully designed, included and then implemented should the application be approved.

BN/4/21 – Magnolia Cottage, Fontwell Avenue, Eastergate – Proposed two-storey rear extension. The Committee **agreed** to submit a ‘no objection’ response to the application.

BN/5/21 – 4 Dial Close, Barnham – Single storey side extension. The Committee **agreed** to submit a ‘no objection’ response to the application.

BN/7/21 – Eastmere Stables, Eastergate Lane, Eastergate – Change of use of existing equestrian yard to storage. The Committee **agreed** to submit the following response.

It was noted that this applications seeks retrospective approval for a change of use that has been in place for over a year and therefore whilst the Committee has no significant objection to the application it would like conditions placed on the approval should it now be given that the use remains that of seasonal storage only and that no permanent caravan accommodation is sited on the property. Also that no significant lighting is used or installed that would impact on the wildlife corridor and bat population that can be found in the area of the property. The Committee also has concerns about the change of use of what was agricultural land to potential residential land and would wish to see a suitable condition put in place to prevent this being brought forward at a future date.

BN/8/21 – Folly House, Fontwell Avenue, Eastergate – Erection of timber car port to front garden following demolition of existing store. The Committee **agreed** to submit a ‘no objection’ response to the application.

BN/10/21 – 2 Park Cottages, Goodacres, Barnham – Loft conversion consisting of hip-to-gable roof extension and rear box dormer with roof windows to front elevation. The Committee **agreed** to submit an objection to the application on the following grounds.

The design in terms of its size and visual impact on the surrounding area is oversize and needs reconsideration. Policy H4 of the Barnham and Eastergate Neighbourhood Plan makes reference to the design of new housing development and whilst it doesn’t specific existing property changes the Committee would ask that the policy be taken into consideration when major extensions and changes to existing properties are being put forward within the Parish.

Similarly Policy ES6 refers to contribution to local character and again whilst specifically aimed at new development the Committee would ask that it be taken into consideration when major extensions and changes to existing properties are being put forward.

BN/14/21 – The Old Vicarage, Church Lane, Barnham – Fell 1 Eucalyptus, Prune 1 Scots Pine and Reduce height of 1 Liquid Amber Tree. The Committee **agreed** to submit a response that they would support the guidance given by the District Council’s Tree Officer to the application.

BN/16/21 – 8 Collins Close, Eastergate – Single storey detached garage to the front of the property. The Committee **agreed** to submit an objection to the application as the proposed garage would be built in front of the building line and if the District Council were minded to approve the application they would ask that serious consideration be given to asking the applicant to build a car port rather than a garage as the visual impact would be less intrusive.

BN/17/21 – The Cottage, Highground Lane, Barnham – 1 new dwelling. The Committee **agreed** to submit an objection to the application on the following grounds;

The application represents an over-development of the site in a very rural location. Also the close proximity to several other properties would be seen as a visual detrimental impact on the area. The Committee also raised concerns over access from the property and the additional traffic movements this would bring to the area.

BN/19/21 – 43 Elm Grove, Barnham - Two storey rear extension. The Committee **agreed** to submit a 'no objection' response to the application.

BN/23/21 – Wayside, Yapton Road, Barnham - Removal of existing flat roof extension and outbuildings and construction of a single storey rear extension and associated works. 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/3/21 – St Philip Howard School, Elm Grove, Barnham – Installation of canopy to courtyard to increase dining space for pupils.

BN/158/20 – Deep End, Lake Lane, Barnham – Ground floor extension and Porch, First floor side extension.

The Committee had submitted 'no objection' responses to both applications.

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

BN/154/20 – Russet Cottage, Highground Orchard, Highground Lane, Barnham – Detached outbuilding to form habitable accommodation. The application was approved conditionally. The Committee had submitted an objection but noted a condition would be attached to the permission that the proposed building could not be used as a separate dwelling from the main property.

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

BN/50/20 – Land west of Fontwell Avenue, Eastergate – Demolition of existing structures on site and erection of 42 no. dwellings. The application was approved conditionally. The Committee had submitted an objection to the application citing prematurity and conflict with the Neighbourhood Plan.

- 7. Enforcement Cases**

- 7.1 ENF/397/20 – 98 Barnham Road** – The Committee **noted** that an enforcement case had been opened in respect of works being undertaken at the property mentioned following several reports from local residents. The Clerk will ensure any further updates are shared with the Committee.

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

8.1 Angel's Nursery – The Committee noted the content of the update report provided by by Redrow. The Clerk and Heather Kilroy updated the Committee on a recent meeting with Redrow in respect of the proposed access points contained in the planning application from the development to Murrell's Field. The developer's view was that the Parish Council should be funding (from S106 and CIL funds from the development) and seeking planning permission for both access points, including the diversion of a Southern Water culvert. The Parish Council's views were quite clear that the funding allocated in the S106 agreement was to provide a pedestrian access at the top end of the site to the back of the Community Hall, with the rest of the funding going towards improving the drainage and state of the Field to enable sports facilities to be potentially provided. At no point had the Council anticipated having to fund/provide the pedestrian/cycleway link through Murrell's Field. The matter has now been referred to ADC to seek clarification and potential support to resolve the matter at no cost or responsibility to the Council other than giving permission to access and build the route on our land.

8.2 Dandara Site – Fontwell Avenue - The Chair informed the Committee that several issues were coming to her attention in respect of the Dandara site and that she would report them to ADC and the Committee as necessary.

9. Update on Neighbourhood Plan Progress

The Committee noted that the responses following the Reg14 consultation process had now been analysed and changes were being made to the Draft Plan as a result. The next stage will be a formal approval of the revised Plan by the Council to move to the next stage of consultation.

10. Environmental Matters

10.1 Litter at Fontwell Avenue and other areas of the Parish

It was **noted** that problems with Litter from the food outlets at Fontwell Roundabout continued to cause issues and that the Chair had been liaising with ADC Environmental Health to try and keep on top of them. It was also **noted** that Dandara had arranged a litterpick of the area that was much appreciated.

The Clerk reported that during lockdown she had received many reports of litter problems across the Parish and had also started to collect a list of potential volunteers for organised local litterpicks once the Pandemic was over. The Committee **agreed** to revisit organised Litterpicks in due course but in the meantime the Clerk would respond to individuals as necessary.

10.2 Flytipping at Farnhurst Road/Fox's Croft, Barnham

The matter had been reported to ADC and action has now been taken.

11. Other Matters Raised by Councillors not on the agenda

3 Woodside, Barnham – site of an application to fence in highway land that was objected to by the Committee and refused by ADC – the current walled boundary has come down so an eye will be kept on any potential rebuild as to where it takes place.

BN/155/20 – Scoping Opinion document – The Chair asked for an additional comment to be submitted in respect of the fact that Wandleys Ancient Copse is not mentioned in the documentation. The Clerk will make the further submission.

12. Date of Next Meeting

Tuesday 20th April 2021 at 7.30 p.m. – It was agreed that this meeting will take place virtually

The meeting closed at 9.00 p.m.

Signed:

Chair, Planning & Environment Committee