



**MINUTES OF BARNHAM AND EASTERGATE PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD AT BARNHAM COMMUNITY HALL ON TUESDAY 31st January 2023**

Present: Sue Wallsgrove (Chair) ; Heather Kilroy; Phil Cramp

In attendance: Sarah Jolley (Assistant Clerk, Planning)

1. Apologies for absence

Chris Wells, Dean Holden; Finn Middleton

2. Declarations of Interest

No declarations of interest noted.

3. Public participation

Members of the public present are invited to ask questions of the Committee but only if they relate to items on the agenda. The session will last no more than 15 minutes and will not be formally minuted. Each speaker is limited to 5 minutes. However, issues raised may be mentioned in the minute of the item they relate to.

4. Approval of Minutes of Meeting held on 13th December 2022

Resolved:

That the minutes of the Planning & Environment Committee held on 13th December 2022 be approved as an accurate record of the meeting and signed by the Chair.

5. Eastergate Lane, Road safety improvements

The Committee listened to a short presentation from two residents of Eastergate Lane who are concerned over increased traffic and speeding issues on this road. They have produced a paper which was shared with the Committee. Some of the suggestions shared with the Committee were a reduced speed limit to 30mph and traffic calming measure. The Committee advised that the residents must approach and lobby WSCC with their request but that BEPC would fully support safety improvements to Eastergate Lane. Sue Wallsgrove requested that the Clerk investigate the potential deployment of another VAS for Eastergate Lane. Sue Wallsgrove will arrange a meeting with Trevor Bence at WSCC with the residents of Eastergate Lane.

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

Application number: BN/185/22

Address: 47 Downview Road Barnham PO22 0EF

Application details: Single storey side infill extension

Committee response: The Committee resolved to submit a no objection.

Application number: BN/187/22

Address: Boweries Barnham Road Eastergate PO20 3RT

Application details: Application to negotiate a Deed of Variation for various corrections and modifications to the Section 106 dated 12-10-21 linked to planning permission BN/135/20/PL

Committee response: The Committee agreed to resolve to request further information from the ADC Case Officer regarding why one road is being adopted and not the other.

Application number: BN/188/22

Address: Warwick Nursery Barnham Road Eastergate PO20 3RT

Application details: Application to negotiate a Deed of Variation for various corrections and modifications to the Section 106 dated 26-11-21 linked to planning permission BN/153/20/PL

Committee response: The Committee agreed to resolve to request further information from the ADC Case Officer regarding why one road is being adopted and not the other.

Application number: BN/174/22

Address: Folly Foot Farm Fontwell Avenue Eastergate PO20 3RU

Application details: Erection of 1 No dwelling and garage and commercial building (Use Class B1 (E) / B8) with associated vehicular accesses from Eastergate Lane and hard and soft landscaping (resubmission following BN/42/21/PL). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwelling.

Committee response: The Committee resolved to support the application however they would like to draw to and make mention of the above NP Policies; ES8, ES10, ES16 and ES17.

Application number: BN/186/22

Address: Wayside Eastergate Lane Eastergate PO20 3SJ

Application details: Erection of 4 No. 4 bedroom houses on land adjacent to Wayside. This application is a Departure from the Development Plan, is in CIL Zone 3 and is CIL Liable as new dwellings.(resubmission following withdrawal of BN/68/22/PL).

Committee response: The Committee resolved to re-submit the same objections as were submitted under application BN/68/22

Application number: BN/3/23

Address: 21 Wentworth Close Barnham PO22 0HS

Application details: Single storey front extension and detached ancillary annexe.

Committee response: The Committee resolved to submit a no objection.

Application number: BN/195/22

Address: Land North of Barnham Road and East of Fontwell Avenue Eastergate

Application details: Hybrid application: 1)- Full planning application for the demolition of existing dwelling and outbuildings and the construction of residential dwellings, public open space including recreation space and associated infrastructure and works to be constructed in 5 distinct areas (A-E) each one independent from the other and 2)-Outline application with all matters reserved other than means of access for a care home. This application falls within Strategic Site HD5, CIL Zone 1 and 2 (Zero Rated) and may affect the setting of listed buildings. This application is subject to an Environmental Statement.

Committee response: The Committee has received an extension of time to submit comments on this application therefore this will be considered at the next BEPC Full Council meeting on 14th March and a response submitted thereafter.

Application number: BN/7/23

Address: Coppers Arundel Road Fontwell Arundel BN18 0SX

Application details: Fell approx 12 No. Ash trees (G1) infected with Ash Dieback disease.

Committee response: The Committee resolved to refer this to the ADC Tree Officer for their advice and will support their recommendation.

Application number: BN/183/22

Address: Croft Cottage Park Road Barnham PO22 0AQ

Application details: Single storey rear extension

Committee response: The Committee resolved to submit a no objection.

Application number: BN/5/23

Address: Abbey Dean Rest Home 102-104 Barnham Road Eastergate PO22 0EW

Application details: Single storey extension to the South East of the site. This application is in CIL Zone 2 (Zero Rated) as other development.

Committee response: The Committee resolved to submit a no objection.

Resolved:

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

7. To note the following decisions taken by Arun District Council since the last meeting:

Application number: BN/154/22

Address: Highground Orchards Highground Lane Barnham PO22 0BU

Application details: Lawful development certificate for the existing use of former agricultural land as garden amenity land.

Committee response: No objection however the Committee would not like to see property built on this land in the future.

Decision: Refused

Decision date: 4/01/23

Application number: BN/159/22

Address: Eastergate Village Parish Hall Barnham Road Eastergate PO20 3RP

Application details: Construction of mobility ramps, steps and entrance lobby. This application is in CIL Zone 2 (Zero Rated) as other development.

Committee response: No objection

Decision: Approved

Decision date: 9/01/23

Application number: BN/132/22

Address: 51 Warren Way Barnham PO22 0JX

Application details: Construction of 1 No. end of terrace two storey dwelling with associated vehicular crossover.

Committee response: Objection

Decision: Refused

Decision date: 15/12/22

8. To note responses to the following applications have been submitted to Arun District Council following approval via an email exchange as per the Committee's Terms of Reference:

Application number: BN/189/22

Address: Barnham Community Hall Yapton Road Barnham PO22 0AY

Application details: Construction of porch & entrance lobby to improve access. This application is in CIL Zone 3 (Zero Rated) as other development.

Committee response/comments: The Committee resolved to submit a no objection and to support the application.

Application number: BN/181/22

Address: Land North of Northfields Farmhouse Eastergate

Application details: Erection of 4 No dwellings with associated landscaping and infrastructure. This application also lies within the parish of Aldingbourne and is in CIL Zone 3 and is CIL Liable as new dwellings.

Committee response/comments: No objection however the Committee would like to see 30% affordable units on this site.

Application number: BN/175/22

Address: Eastergate Village Parish Hall Barnham Road Eastergate PO20 3RP

Application details: Construction of Single Storey Store Extension & Insertion of 3 Rooflights to North-West Elevation. This application is in CIL Zone 2 (zero rated) as other development.

Committee response/comments: The Committee submitted a no objection.

Application number: BN/184/22

Address: Omache Church Lane Eastergate PO20 3UZ

Application details: Single storey rear extension, installation of front porch and roof extension including 1 x rear juliet balcony, following the demolition of existing rear conservatory.

Committee response/comments: No objection

Application number: BN/117/22

Address: 2 Barnham Road Eastergate PO22 0ES

Application details: New Warehouse

Committee response/comments: The Committee submitted an objection. The Committee raised concerns over the reduced amount of parking and access for lorries to the site.

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

9.1 Redrow Angel's Nursery, Yapton Road, Barnham

Sue Wallsgrove advised that there is currently no further update on this development however she requested that the Assistant Clerk find out an update regarding the cycle path between Redrow Windmill Views and Murrell's Field.

9.2 Barratt's update

Sue Wallsgrove updated the Committee that a Planning Application for this Strategic Site has now been received under reference BN/195/22. This will be considered at BEPC Full Council on 14th March. A response will be submitted by the Assistant Clerk after this date as agreed with the Case Officer at Arun DC.

9.3 Dandara/Fontwell Avenue update

No further update provided. Sue Wallsgrove requested the Assistant Clerk look into whether or not the new BEPC welcome packs have been sent to residents on this development.

10. Environmental matters

10.1 Vehicle Activated Sign (VAS) update

The Assistant Clerk gave an update to the Committee with an overview of figures for the last 3 month period. It was noted that there have been around 315,00 vehicle movements in this period, which is circa 5% greater than the previous report period. The highest weekly volume noted during the reporting period was 45,622 which was recorded during w/c 19/12 (Christmas week) outside Eastergate Village Hall, heading eastbound. Traffic volumes are still distributed in the same way as they have been in previous reports: on average around 1/3rd less to the East of Parish (around Barnham) compared to the Eastergate end. Average speeds have tended to be around the same, with not many locations noting averages above 35 mph. Speeding is noted at its highest in early hours of morning at all stations, generally between 11:00pm - 5:30am, and drops off from around 6am.

10.2 Air Quality Monitoring (AQM) update

The Assistant Clerk advised the Committee of the most recent figures received from the laboratory. It was noted that the figures are rising at all 3 locations however the rise was most notable at the location closest to the Eastergate War Memorial roundabout. The Committee will continue to monitor the figures and provide updates periodically to the Committee.

11. Arun District Council's HELAA (Housing and Economic Land Availability Assessment)

The Committee **noted** that following a review by the Clerk no additional sites in the Parish had been added to ADC's HELAA document.

12. Neighbourhood Plan Policy Framework

Sue Wallsgrove advised the Committee will look at this in the coming weeks over email once she has had a meeting with the relevant people. No further discussions took place.

13. Date of Next Meeting

Tuesday 21st March at 7.30 p.m. in public in Barnham Community Hall

The meeting closed at 9.20 pm

Signed:

Chair, Planning & Environment Committee