



**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 ; Chris Wells

In attendance: Sarah Jolley (Assistant Clerk, Planning)

1. Apologies for absence

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 31 January 2023

Resolved:

That the minutes of the Planning & Environment Committee held on 31st January 2023 be approved as an accurate record of the meeting and signed by the Chair.

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

Application number: BN/22/23

Address: 69 Elm Grove Barnham PO22 0HJ

Application details: Single-storey extensions to side and rear of existing dwelling

Committee response: The Committee raised concerns over the close proximity from the property to the neighbouring property and whether this posed a fire risk. The Committee requested further information from ADC.

Application number: BN/21/23

Address: 1 Railway View Gospond Road Barnham PO22 0EX

Application details: Demolish existing double garage and construct 3 bedroom dwelling to be incidental to the existing property. This application is in CIL Zone 2 and is CIL Liable as new dwelling.

Committee response: The Committee resolved to submit an objection. Policies ES5, GA4 are applicable and the current issues on this road with parking are to be raised.

Application number: BN/24/23

Address: Land East of Eastmere House Eastergate Lane Eastergate PO20 3SJ

Application details: Change of use of paddock for domestic/residential use, erection of single storey outbuilding to provide a combined stable for domesticated livestock for use as

workshop, storage and plant room and proposed roof mounted solar array with battery storage. This site is in CIL Zone 3 (Zero Rated) as other development.

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

Application number: BN/25/23

Address: Eastmere Stables Eastergate Lane Eastergate PO20 3SJ

Application details: Outlined permission with all matters reserved, other than access, for 4 No self-built dwelling (resubmission following BN/99/22/OUT). This application is a Departure from the Development Plan.

Committee response: The Committee resolved to submit an objection. The Committee stated that this application goes against BEPC NP Policies ES1A, ES1B, ES14, ES16, ES17, ES10. There are also concerns over the strain on local services, built up area boundary and local bat population.

Application number: BN/26/23

Address: Public open space between 1 Market Close and 11 Saxby Close Barnham

Application details: Various works to 1 No. Monterrey Cypress Tree. One mature Monterey cypress.

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

Application number: BN/31/23

Address: The Fairway Barnham Road Eastergate PO20 3RS

Application details: Single storey front infill extension.

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

Application number: BN/34/23

Address: 59 Downview Road Barnham PO22 0EF

Application details: Single storey rear extension and conversion of loft to habitable space including installation of 1 x rear juliet balcony and rooflights, following the demolition of existing rear extension.

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

Application number: BN/28/23

Address: Horseshoe Cottage 33A Hill Lane Barnham PO22 0BL

Application details: Variation of conditions following grant of BN/56/20/PL relating to Condition No. 1 - approved plans to relocate the bin/cycle store and Condition 5 - amended to the bin/cycle store on plan submitted 02/03/2023 shall be implemented prior to occupation and retained in perpetuity. This application affects a Public Right of Way.

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

Application number: BN/29/23

Address: Horseshoe Cottage 33A Hill Lane Barnham PO22 0BL

Application details: Removal of condition following grant of BN/56/20/PL relating to Condition No 14 - arboricultural information. This application affects a Public Right of Way.

Committee response: The Committee resolved to submit an objection. The Committee would support the views of the Tree Officer and arboriculture statement. The Committee stated that the roots of the trees adjacent to the fence need to be protected.

Application number: BN/35/23

Address: Lacre Fontwell Avenue Eastergate PO20 3RU

Application details: Detached garage

Committee response: The Committee resolved to submit a no objection. The Committee were pleased to see that the planning guidance was adhered to.

Application number: BN/195/23

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. his application is subject to an Environmental Statement.

Committee response: The Committee resolved to submit an objection. The reasons for this include issues over the proposal for site entrances and associated traffic, pollution and air quality, education and healthcare, drainage and water, ecology and wildlife. The Committee also had concerns that the A29 realignment will not be completed within the same timescale as the development.

Application number: BN/40/23

Address: Nuthatch Wandleys Lane Fontwell Eastergate PO20 3SE

Application details: Two storey side extension and porch, first floor extension to existing house and detached garage.

Committee response: The Committee resolved to submit an objection, the reasons for this were issues raised over privacy for neighbouring properties, there is no report on drainage and flood water. The Committee also agreed that the application was in conflict with BEPC Neighbourhood plan policies ES1A, ES1B, ES1C, ES5, ES16 & ES17.

Application number: BN/43/23

Address: 4 Canal Mews Barnham PO22 ODP

Application details: 1 No. Oak Tree - Crown lift by 2m.

Committee response: The Committee resolved to refer to the ADC Tree Officer.

Application number: BN/44/23

Address: The Hollies 84 Barnham Road Eastergate PO22 OES

Application details: Variation of condition imposed under ref BN/21/22/PL (as already varied under ref BN/165/22/PL) relating to Condition 2 - approved plans

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.

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

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: No objection

Decision: Approved

Decision date: 08/02/23

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: No objection

Decision: Approved

Decision date: 09/02/23

Application number: BN/185/22

Address: 47 Downview Road Barnham PO22 0EF

Application details: Single storey side infill extension

Committee response: No objection

Decision: Approved

Decision date: 13/02/23

Application number: BN/119/22

Address: Land adjacent to Highfield House Yapton Road Barnham PO22 0AZ

Application details: Outline application with all matters reserved, except access, for 19 No dwellings for persons over 55 with associated car parking, landscaping, drainage and open space. This application may affect the setting of listed buildings and is a Departure from the Development Plan.

Committee response: Objection

Decision: Refused

Decision date: 16/02/23

Application number: BN/183/22

Address: Croft Cottage Park Road Barnham PO22 0AQ

Application details: Single storey rear extension

Committee response: No objection

Decision: Approved

Decision date: 03/03/23

Application number: BN/3/23

Address: 21 Wentworth Close Barnham PO22 0HS

Application details: Single storey front extension and detached ancillary annexe

Committee response/comments: No objection

Decision: Refused

Decision date: 08/03/23

7. 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/13/23

Address: Ridgeway Park Road Barnham PO22 0AQ

Application details: Conversion of loft to habitable use including the installation of 2 x front and 2 x rear dormers.

Committee response/comments: The Committee resolved to submit an objection relating to privacy issues for neighbouring properties.

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

8.1 Redrow Angel’s Nursery, Yapton Road, Barnham

Sue Wallsgrove advised that there were recent unauthorised tree works carried out to trees bordering Murrell’s field. The dispute with Redrow Homes is pending and is being dealt with by the Clerk. An update will be provided at the next meeting on this issue.

8.2 Barratt’s update

A presentation from Barratt’s was given at the last Full Council meeting and the application under BN/195/23 is pending a decision by Arun DC.

8.3 Dandara/Fontwell Avenue update

No further update provided.

9. Environmental matters

9.1 Air Quality Monitoring (AQM)

The Assistant Clerk gave an update on the recent data collected. There is an upward trend in figures and some locations are showing figures around 40. The Assistant Clerk will discuss the figures with the Air Quality team at Arun DC to get further advice. The Committee requested the Assistant Clerk look into three new locations on Barnham Road to include by Hall Cottages, the GP surgery and one further location to be decided. The Assistant Clerk will arrange this with Socotec who provide the AQM service.

9.2 Barnham Village Planters Project Spring 2023 update

The Assistant Clerk advised that the Parish Council had confirmed figures for the watering and maintenance of the planters over the season, these were agreed by the Committee. The planters are due to be delivered in the coming weeks for planting by the Aldingbourne Trust at the end of April and ready for installation at the end of May.

10. 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.

11. Date of Next Meeting

Tuesday 2nd May 2023 at 7.30 p.m. in public in Barnham Community Hall

The meeting closed at 9.30pm

Signed:

Chair, Planning & Environment Committee