



**MINUTES OF BARNHAM AND EASTERGATE PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD AT BARNHAM COMMUNITY HALL ON TUESDAY 2nd May 2023**

Present: Chris Wells (Chair) ; Dean Holden ; Heather Kilroy; Phil Cramp

In attendance: Sarah Jolley (Assistant Clerk, Planning)

1. Apologies for absence

Sue Wallsgrove; 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 21st March 2023

Resolved:

That the minutes of the Planning & Environment Committee held on 21st March 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/55/23

Address: 21 Wentworth Close Barnham PO22 0HS

Application details: Single storey front extension and detached annexe.

Committee decision: The Committee resolved to submit an objection based on concerns around privacy and light for neighbouring properties, proximity of the annexe to neighbouring property and parking issues. The Committee also noted that this application did not align with the BEPC Design Guide.

Application number: BN/54/23

Address: Laurels Eastergate Lane Eastergate PO20 3SJ

Application details: Installation of new glazed doors to rear and new window

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

Application number: AL/57/23

Address: Sussex Recovery Company Fontwell Avenue Eastergate PO20 3RU

Application details: Demolition of all existing buildings and structures and redevelopment of the existing car salvage and recycling facility to provide 80 No dwellings and a co-working hub, with vehicular access from Fontwell Avenue, provision of public open space, landscaping, and other associated works (resubmission following AL/49/22/PL). This

application is a Departure from the Development Plan is in CIL Zone 3 and is CIL Liable as new dwellings.

Committee decision: The Committee resolved to submit an objection. Their reasons for this objection were due to overdevelopment of the local area, contamination of the site, loss of local jobs, air pollution issues and lack of infrastructure. The Vice Chair requested the Assistant Clerk submit BEPC latest Air Quality Monitoring reports with the response.

Application number: BN/58/23

Address: Land rear of Clare Court 67 Barnham Road Eastergate PO22 0EP

Application details: Erection of 4 No detached houses with covered and open resident and visitor parking, using existing access to Clare Court from Barnham Road including provision of new hard and soft landscaping, foul and surface water drainage systems and other works (resubmission following BN/16/22/PL). This application is in CIL Zone 2 and is CIL Liable as new dwellings.

Committee decision: The Committee resolved to submit an objection. They submit that it is in conflict with the BEPC Neighbourhood Plan specifically policies ES4, ES7, ES10, ES16, H1, GA4, H4, H2.

Application number: BN/59/23

Address: Land East Of Toll Cottage Lake Lane Barnham PO22 0FQ

Application details: Cut back two lowest branches that are under 1.6m from ground to 1 No Quercus Robur (Oak).

Committee decision: To refer to the ADC Tree officer.

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/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: No objection/support.

Decision: Approved

Decision date: 21/04/23

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. Monterey Cypress Tree

Committee response: Support views of the ADC Tree Officer

Decision: Approved

Decision date: 21/04/23

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: Committee raised concerns over the gap between the adjacent property and referred to ADC for further advice.

Decision: Approved

Decision date: 11/04/23

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

Decision: Withdrawn

Decision date: 11/04/23

Application number: BN/9/23

Address: St Philip Howard School Elm Grove South Barnham PO22 0EN

Application details: Single storey teaching block with the provision of photo voltaic panels to the roof. This site is in CIL Zone 2 (Zero Rated) as other development

Committee response: No objection

Decision: Approved

Decision date: 29/03/23

Application number: BN/12/23

Address: Hunters Chase Fontwell Avenue Eastergate PO20 3RY

Application details: Small flat roof dormer to front elevation

Committee response: No objection

Decision: Approved

Decision date: 24/03/23

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/49/23

Address: 34 Highview Road Eastergate PO20 3XB

Application details: First floor front extension, single storey rear extension, part garage conversion to habitable use and alterations to front fenestration/openings

Committee response/comments: No objection

Application number: BN/50/23

Address: 18 Hall Cottages Barnham Road Eastergate PO20 3RS

Application details: Single storey extension to rear of property

Committee response/comments: No objection

Application number: BN/32/23

Address: 21 Elm Grove Barnham PO22 0HJ

Application details: Extension to front, new raised roof to increase first floor accommodation, alterations to fenestration/openings and installation of solar panels.

Committee response/comments: No objection

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

8.1 Redrow Angel’s Nursery, Yapton Road, Barnham

No further update provided at the meeting.

8.2 Barratt’s update

No further update provided at the meeting.

8.3 Dandara/Fontwell Avenue update

No further update provided at the meeting.

9. Environmental matters

9.1 Vehicle Activated Sign (VAS)

The Assistant Clerk gave an update on the recent data collected over the last quarter. The headlines from the data were:

- There have been around 290,000 vehicle movements in this period, which is circa 8% lower than the previous report period, but is generally aligned with volumes reported in previous periods.
- The highest weekly volume noted during the reporting period was 41,221 which was recorded during w/c 03/04 outside Eastergate Village Hall, heading eastbound- which is where the highest traffic volumes are normally recorded.
- 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 also tended to be similar during this period, 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. 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 13th June at 7.30 p.m. in public in Barnham Community Hall

The meeting closed at 8.30pm

Signed:

Chair, Planning & Environment Committee