



**MINUTES OF BARNHAM AND EASTERGATE PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD AT BARNHAM COMMUNITY HALL ON TUESDAY 17th October 2023**

Present: Sue Wallsgrove (Chair); Chris Wells (Vice Chair); John Robinson; Heather Kilroy; Phil Cramp; Andrew Crawford

In attendance: Gemma Hindson (Assistant Clerk, Planning) Sarah Jolley (outgoing Assistant Clerk, Planning)

1. Apologies for absence

None.

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 June 2023

Resolved:

That the minutes of the Planning & Environment Committee held on 13th June 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/105/23

Address: 31 Elm Grove Barnham PO22 0HL

Application details: Extension to an existing loft conversion

Committee decision: The committee resolved to submit a no objection response

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/65/23/PL

Address: Nuthatch Wandleys Lane Fontwell Eastergate PO20 3SE

Application details: Variation of condition following BN/144/22/OUT relating to Condition No. 3 - approved plans.

Committee response: No objection

Decision: Approved conditionally

Decision date: 06/07/23

Application number: BN/67/23/HH

Address: Laurels Eastergate Lane Eastergate PO20 3SJ

Application details: Erection of 1 No. detached garage and 1 No. single storey storage building.

Committee response: No objection

Decision: Approved conditionally

Decision date: 10/07/23

Application number: BN/58/23/PL

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 response: Objection based on ES4, ES7, ES10, ES16, H1, GA4, H4 and H2

Decision: Approved conditionally

Decision date: 12/07/23

Application number: BN/64/23/L

Address: Curacoa Church Lane Barnham PO22 0DA

Application details: Listed building consent to remove existing front door, prepare opening and fit new replacement front door.

Committee response: No objection

Decision: Refused

Decision date: 26/07/23

Application number: BN/78/23/S73

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

Application details: Application under Section 73 of the Town and Country Planning Act 1990 for the variation of condition 12 - buildings, structures and fences to be kept at least 3m from edge of watercourse - following grant of BN/56/20/PL.

Committee response: No objection

Decision: Approved conditionally

Decision date: 16/08/23

Application number: BN/66/23

Address: Land Rear Of 1 Northfields Cottages Fontwell Avenue Eastergate PO20 3RX

Application details: Variation of conditions following BN/50/20/PL (which was the subject of a S106 agreement) relating to Condition Nos. 2 - approved plans and 31 - management arrangements for the public open space.

Committee response: No objection

Decision: Approved conditionally

Decision date: 16/08/23

Application number: BN/84/23

Address: Trevone Lake Lane Barnham PO22 0AJ

Application details: Removal of garage, construction of single storey extension, new bifold doors and associated works.

Committee response: No objection
Decision: Approved conditionally
Decision date: 21/08/23

Application number: BN/157/23
Address: Warwick Nursery Barnham Road Eastergate PO20 3RT
Application details: Variation of conditions imposed under BN/153/20/PL relating to conditions 2-approved plans and 30, Part B M(4) Category 2 and 3-approved plans.
Committee response: No objection
Decision: Approved conditionally
Decision date: 18/08/23

Application number: BN/86/23/HH
Address: 32 Marshall Close Barnham PO22 0DQ
Application details: Removal of existing conservatory and erection of single storey side extension and conservatory.
Committee response: No objection
Decision: Approved conditionally
Decision date: 31/08/23

Application number: BN/95/23/T
Address: The Old Rectory Rectory Drive Eastergate PO21 3XH
Application details: 1 No. Sycamore tree (T1) reduction to a height of 14.5m and spread of 12.5m.
Committee response: Supported views of tree officer
Decision: Refused
Decision date: 01/09/23

Application number: BN/25/23/OUT
Address: Eastmere Stables Eastergate Lane Eastergate PO20 3SJ
Application details: Outline permission with all matters reserved, other than access, for 4 No self-build dwellings (resubmission following BN/99/22/OUT). This application is a departure from the Development Plan.
Committee response: Strongly objected based on ES1A, ES1B, ES14, ES16, ES17 and ES10
Decision: Approve conditionally
Decision date: 06/09/23

Application number: BN/60/23/PL
Address: 78 Barnham Road Eastergate PO22 0ES
Application details: Single storey extension of existing Class E commercial premises to incorporate new kitchen facility to serve restaurant/cafe (resubmission following BN/153/22/PL). This application may affect the setting of a listed building and is in CIL Zone 2 (Zero Rated) as other development.
Committee response: Supported
Decision: Approved conditionally
Decision date: 07/09/23

Application number: BN/93/23/HH
Address: 23 Elm Grove Barnham PO22 0HJ
Application details: Proposed two front dormer windows.

Committee response: No objection

Decision: Approved conditionally

Decision date: 13/09/23

The committee discussed whether investigation should be carried out as to why no planning permission was apparently required for the initial extension.

Resolved:

To request that ADC make a site visit as B&EPC are unsure if the extension is more than 10%.

- 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/104/23

Address: Clarendon House Church Lane Eastergate PO20 3UT

Application details: 1 No. Walnut tree (T1) crown reduction to a height of 10m and a spread of 10m

Committee response/comments: Refer to Tree officer.

Application number: BN/84/23

Address: Trevone Lake Lane Barnham PO22 0AJ

Application details: Removal of garage, construction of single storey extension, new bifold doors and associated works

Committee response/comments: No objection

Application number: BN/86/23

Address: 32 Marshall Close Barnham PO22 0DQ

Application details: Removal of existing conservatory and erection of single storey side extension and conservatory.

Committee response/comments: No objection

Application number: BN/93/23

Address: 23 Elm Grove Barnham PO22 0HJ

Application details: Proposed two front dormer windows.

Committee response/comments: No objection

Application number: BN/95/23

Address: The Old Rectory Rectory Drive Eastergate PO21 3XH

Application details: 1 No. Sycamore tree (T1) reduction to a height of 14.5m and spread of 12.5m.

Committee response/comments: Refer to Tree Officer.

Application number: BN/104/23

Address: Clarendon House Church Lane Eastergate PO20 3UT

Application details: 1 No. Walnut tree (T1) crown reduction to a height of 10m and a spread of 10m

Committee response/comments: Refer to Tree Officer.

8. ADC Statement of Community Involvement

The document was reviewed and discussed by the committee, and the decision was made to submit no comment.

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

9.1 Redrow Angel’s Nursery, Yapton Road, Barnham

Sue Wallsgrove raised the issue of contractors continually dumping grass cuttings over the fence into Murrells Field, which has the potential to cause damage to the rife area. Following discussions, the committee agreed to ask the clerk to contact the managing agent of the development site to seek cessation of the issue.

9.2 Barratt’s

It was reported that the proposed number of dwellings needs to be reduced with a resubmission date in November.

9.3 Dandara/Fontwell Avenue

Sue Wallsgrove updated the committee that the proposed shop within the development is awaiting approval.

9.4 The Croft Surgery

Chris Wells noted that the contractor undertaking works is Amiri.

9.5 Warwick Nurseries and The Boweries

Sue Wallsgrove updated the committee that ADC have taken 10 homes for local residents.

10. Environmental matters

10.1 Air Quality Monitoring (AQM) update

The Assistant Clerk reported that the figures for the period were incomplete and therefore was unable to give an update. It was noted that neighbouring Parishes of Aldingbourne and Walberton were due to start AQM.

10.2 Vehicle Activated Screen (VAS) update

There were 307,033 vehicle movements recorded in the period 10/07-15/10, however this does not represent the total number of vehicles due to the lack of data received for some of the weeks. This was either due to the batteries running out or issues with the software.

The highest weekly volume noted during the reporting period was 48,538 for w/c 17/07. It is unknown in which location this information was recorded.

Average speeds remain highest between 2300-0530 at all locations.

Following discussion of items 10.1 and 10.2 the committee asked to see an improvement in gathering the data to provide consistent reporting.

10.3 Litter issues around the Parish

Andrew Crawford updated the committee following a productive meeting with ADC cleansing team regarding waste management in the Parish, during which an understanding of the contract specification that Biffa follows was gained. This will allow B&EPC to monitor activity and make recommendations. Following a request, new larger bin has already been installed

outside the Co-op in the village centre. Sue Wallsgrove reported that the illegal transfer site at Farnhurst Road had been cleared up.

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

Sue Wallsgrove noted that Home Farm Trust in Eastergate Lane is undeliverable and undevelopable according to the 2021 HELAA, however it is noted that ADC are yet to update their call for sites between June-July 2023.

12. Date of Next Meeting

Tuesday 28th November at 7.30 p.m. in public in Barnham Community Hall

The meeting closed at 8.45pm

Signed:

Chair, Planning & Environment Committee