



**MINUTES OF BARNHAM AND EASTERGATE PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD AT BARNHAM COMMUNITY HALL ON TUESDAY 16th JANUARY 2024**

Present: Sue Wallsgrove (Chair); Chris Wells (Vice Chair); John Robinson; Heather Kilroy

In attendance: Gemma Hindson (Assistant Clerk, Planning) and local residents in respect of applications BN/111/23/OUT and BN/112/23/PL.

1. Apologies for absence

Phil Cramp

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 28th November 2023

Resolved:

That the minutes of the Planning & Environment Committee held on 28th November 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/134/23/RES

Address: Nuthatch Wandleys Lane Fontwell PO20 3SE

Application details: Approval of reserved matters following outline consent BN/144/22/OUT (as varied by BN/65/23/PL) for the erection of 4 No residential units with associated car parking and landscaping with new access to be provided via Wandleys Lane. This application is in CIL Zone 3 and is CIL Liable as new dwellings.

Committee response: The committee resolved to submit an objection. The committee stated that the privacy of the plot 2 garden is not in line with the Arun Design Guide SPD.

Application number: BN/142/23/PL

Address: Chireya 37 Downview Road Barnham PO22 0EF

Application details: Division of a single detached chalet bungalow to create 2 No 2-bedroom semi-detached dwellings, modification of existing front dormer, modification and increase in size of rear dormer, addition of a single storey rear extension and associated landscaping. This application is in CIL Zone 2 and is CIL Liable as a new dwelling.

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

Application number: BN/11/22/OUT

Address: Barnham, Eastergate, Westergate BEW Parcel SC1 Barnham

Application details: Outline application with all matters reserved (except for the A29 Realignment) for the demolition of existing structures and mixed use development to provide up to 1,250 residential dwellings (Use Class C3), Care Home/Senior Living Accommodation (Use Class C2/C3), flexible retail and community floorspace (Use Classes E/F2/Sui Generis), a Primary School plus open space, landscaping, drainage and all other associated ancillary works; and realignment of the A29 and early connection to existing A29 including construction of a new road carriageway, junctions and associated infrastructure. This application also lies within the parish of Aldingbourne, affects the setting of listed buildings, affects the character & appearance of the Eastergate Church Lane Conservation Area and affects a Public Right of Way. This application is the subject of an Environmental Statement.

Committee response: The committee resolved to submit an objection. The committee has a standing objection to the Highways capacity as the A29 Southern alignment will not have been built. The committee also stated concerns relating to the drainage cathment which is already overburdened.

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/113/23/T

Address: Land between 16 & 17 Collins Close Eastergate PO20 3JT

Application details: T1 Mature Beech tree - Complete a 2-3 m crown lift and remove a selected number of branches by 1m that are growing in the lower canopy and are growing towards the two adjacent properties.

Committee response: To support the views of the ADC Tree Officer

Decision: Approve Conditionally

Decision date: 29.11.23

Application number: BN/110/23/HH

Address: 9 Elm Grove Barnham PO22 0HJ

Application details: Creation of 1st floor and single storey front and rear extension with detached garden room to rear.

Committee response: No objection

Decision: Approve Conditionally

Decision date: 05.12.23

Application number: BN/124/23/HH

Address: 2 Ewens Gardens Barnham PO22 0HA

Application details: Single storey side extension

Committee response: No objection

Decision: Approve Conditionally

Decision date: 13.12.23

Application number: BN/123/23/T

Address: The Old School House Yapton Road Barnham PO22 0AX

Application details: Fell 1 No. Sycamore (T1)

Committee response: To support the views of the ADC Tree Officer

Decision: Approve Conditionally

Decision date: 13.12.23

Application number: BN/120/23/PL

Address: Eastergate Sports Pavilion Barnham Road Eastergate PO20 3RP

Application details: Replacement of existing non compliant cricket net practice facility and replacement with new compliant cricket net practice facility. This application is in CIL Zone 2 (Zero Rated) as other development.

Committee response: To support the application provided that the applicant does not use heavy plant over the tree root zone, that they engage with the immediate neighbours regarding the tree works and arrange an arboricultural report.

Decision: Approve Conditionally

Decision date: 19.12.23

Application number: BN/116/23/PL

Address: Malvern Croft Fontwell Avenue Eastergate PO20 3RY

Application details: Change of use from dwelling to Dental Practice. This application is in CIL Zone 3 (Zero Rated) as other development.

Committee response: The committee originally resolved to submit a no objection, but emphasised the requirement for appropriate parking.

Decision: Approve Conditionally

Decision date: 20.12.23

Application number: BN/128/23/TC

Address: The Wilkes Head Limited The Wilkes Head Church Lane Eastergate PO20 3UT

Application details: Reduce mixed group of 25. No Ash and Hawthorn trees to 2.5m in height. These trees are within the Eastergate (Church Lane) conservation area.

Committee response: To support the views of the ADC Tree Officer

Decision: No objection

Decision date: 22.12.23

Application number: BN/147/22/RES

Address: Land South of Barnham Station Barnham

Application details: Approval of reserved matters following BN/149/22/PL for 200 dwellings respect of appearance, landscaping, layout and scale. This application may affect the setting of listed buildings, may affect the Church Lane, Barnham Conservation Area & affects a Public Right of Way.

Committee response: Ojection on basis that the proposal was for 2/3 storey townhouses

Decision: Approve Conditionally

Decision date: 10.01.24

Application number: BN/135/23/T

Address: The Hornbeam Old Rectory Drive Eastergate PO20 3XH

Application details: Remove small-diameter regrowth from dormant buds (2m to 2.5m) from previous pruning points in all sectors of the crown to reduce the overall crown height and lateral spread by 2m-2.5m to 1 No. Horse chestnut.

Committee response: To support the views of the ADC Tree Officer

Decision: Approve Conditionally

Decision date: 10.01.24

Application number: BN/129/23/HH

Address: 91 Barnham Road Eastergate PO22 0EQ

Application details: Demolition of existing annexe, new build annexe, part demolition of rear extension, new build two storey extension and internal alterations.

Committee response: No objection

Decision: Approve Conditionally

Decision date: 12.01.24

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/130/23/HH

Address: 3 Critchmere Road Eastergate PO20 3XA

Application details: Part single, part two storey side and single storey rear extension and installation of solar panels, following demolition of existing rear conservatory.

Committee response/comments: No objection

Application number: BN/135/23/T

Address: The Hornbeam Old Rectory Drive Eastergate PO20 3XH

Application details: Remove small-diameter regrowth from dormant buds (2m to 2.5m) from previous pruning points in all sectors of the crown to reduce the overall crown height and lateral spread by 2m-2.5m to 1 No Horse chestnut. Reason - to maintain historic pruning regime and reduce the risk of stem failure at pruning points as the regrowth increases in size.

Committee response/comments: To support the views of the ADC Tree Officer

Application number: BN/111/23/OUT

Address: Land to the rear of Watermead Yapton Road Barnham PO22 0BQ

Application details: Outline permission with all matters reserved for 1 No new dwelling. This application is a Departure from the Development Plan

Committee response/comments: Objected as outside BUAB and the application goes against BEPC NP Policies ES3 - The Local Gap/Green Infrastructure Corridors, ES4 - Protection of open views, ES9 - The Portsmouth and Arundel Canal, ES10 - Trees and Hedgerows, ES14 - Development on Agricultural Land, ES15 - Green Infrastructure and Ecosystem Services, ES16 - Dark night skies and ES17 - Singleton and Cocking Tunnels.

Application number: BN/112/23/PL

Address: Land to the rear of Watermead Yapton Road Barnham PO22 0BQ

Application details: New mobile home including day-room and touring pitch forming a singular mobile home pitch. This application is a departure from the development plan and is in CIL zone 3 (zero rated) as other development.

Committee response/comments: Objected as outside BUAB and the application goes against BEPC NP Policies ES3 - The Local Gap/Green Infrastructure Corridors, ES4 - Protection of open views, ES9 - The Portsmouth and Arundel Canal, ES10 - Trees and Hedgerows, ES14 - Development on Agricultural Land, ES15 - Green Infrastructure and Ecosystem Services, ES16 - Dark night skies and ES17 - Singleton and Cocking Tunnels.

Application number: BN/137/23/HH

Address: Pippin Cottage Highground Lane Barnham PO22 0BT

Application details: Demolition of existing conservatory with construction of 1.5 storey rear extension with dormers. New dormer to front.

Committee response/comments: No objection

Application number: BN/136/23/HH

Address: Anand Bhawani Church Lane Eastergate PO20 3XD

Application details: Single storey side and rear extension to existing bungalow, construction of first floor over with 2 x rear Juliet balconies and installation of front porch canopy, following demolition of existing rear extension.

Committee response/comments: No objection

Application number: BN/139/23/S73

Address: 78 Barnham Road Eastergate PO22 0ES

Application details: Variation of conditions imposed under BN/60/23/PL relating to hours of kitchen ventilation and extraction system and business hours.

Committee response/comments: No objection

8. Arun District Council Gypsy and Traveller Development Plan Document (G&T DPD) - Publication - Regulation 19 Consultation

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

9. Rampion 2 local impact report

The document was reviewed, discussed and noted by the committee.

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

10.1 Barratt's

No update

10.2 Dandara/Fontwell Avenue

Sue Wallsgrove updated the Committee that there is still no progress on the proposed shop within the development.

10.3 The Croft Surgery

It was noted that works are progressing.

10.4 Warwick Nurseries and The Boweries

No update

11. Environmental matters

11.1 Air Quality Monitoring (AQM) update

The Assistant Clerk reported that the analysis report for the new locations had been received. Significantly lower readings were reported in Barnham Road during the road closure.

11.2 Vehicle Activated Screen (VAS) update

The Assistant Clerk reported that no data could be retrieved from one of the VAS units. Data collected from 2nd unit recorded a total of 133,573 vehicle movements for the period 15.11-31.12.23. It was noted that on average vehicles were travelling at 3.2mph over the 30mph speed limit.

11.3 Litter issues around the Parish

The Assistant Clerk reported that ADC will be providing some additional resources to litter pick key areas and that discussions are ongoing regarding the bin on Lake Lane.

11.4 Pollution issues around the Parish

Sue Wallsgrove gave the following updates on the ongoing pollution issues:

Barnham Road - reopened on Friday 5th January.

Elm Grove - works are progressing and due to be completed on schedule.

Foxes Croft - 3-way traffic lights continue to be in operation at the Lake Lane junction with Barnham Lane to allow tanker access. It is expected that this will continue until spring due to the water table being high.

Marshall Close - a new screen has been installed to prevent rag entering the rife.

Fontwell Avenue – the entrance to Wandleys Lane remains closed while water continues to be discharged onto the highway. Portsmouth Water are working to resolve this.

12. Arun District Council’s HELAA (Housing and Economic Land Availability Assessment)

It was noted that ADC are still yet to update their call for sites between June-July 2023.

13. Date of Next Meeting

Tuesday 27th February 2024 at 7.30 p.m. in public in Barnham Community Hall

The meeting closed at 9.05pm

Signed:

Chair, Planning & Environment Committee