



**MINUTES OF BARNHAM AND EASTERGATE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT BARNHAM COMMUNITY HALL ON TUESDAY 27<sup>th</sup> FEBRUARY 2024**

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

**In attendance:** Gemma Hindson (Assistant Clerk, Planning) and local residents in respect of applications BN/16/24/TC

**To note:** Sue Wallsgrove announced that she would be standing down as Chair of the Planning and Environment Committee. Chris Wells was unanimously voted in as the new Chair and Heather Kilroy as Vice-Chair.

**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 17<sup>th</sup> January 2024**

**Resolved:**

**That the minutes of the Planning & Environment Committee held on 17<sup>th</sup> January 2024 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/6/24/HH**

**Address:** Laurels Eastergate Lane Eastergate PO20 3SJ

**Application details:** Installation of 80x PV array at ground level.

**Committee response:** The Committee were minded to raise no objection to the application subject to clarification on the size and material of the panels. Following the meeting the Assistant Clerk obtained the clarification required and the Committee agreed to submit a no objection response.

**Application number: BN/146/23/HH**

**Address:** Highground Orchards Highground Lane Barnham PO22 0BT

**Application details:** Re-building of first floor walls and roof of property to include loft conversion, two storey extension to West elevation and single and two storey extension to South elevation.

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

**Application number: BN/12/24/TC**

**Address:** Shelley House Church Lane Eastergate PO20 3UR

**Application details:** Remove 2 No. Silver Birch (T3 & T4). These trees are in the Eastergate Square, Eastergate conservation area.

**Committee response:** The committee resolved to support the views of the ADC Tree Officer.

**Application number: BN/3/24/T**

**Address:** Henson Court 96 Barnham Road Eastergate PO22 0EW

**Application details:** Fell 1 No. Lime and 1 No. Sweet Chestnut. Reduce 1 No. Sweet Chestnut to a height of 6m and spread of 3m.

**Committee response:** The committee resolved to support the views of the ADC Tree Officer.

**Application number: BN/2/24/T**

**Address:** Henson Court 96 Barnham Road Eastergate PO22 0EW

**Application details:** 2 No. Lime (Lime 1 & 2) crown reductions to a height of 12m and spread of 6m. Fell 1 No. Sycamore and 1 No. Conifer. 1 No. Holm Oak crown reduction to leave a height of 8m and spread of 5m. 1 No. Yew crown reduction to leave a spread of 4m.

**Committee response:** The committee resolved to support the views of the ADC Tree Officer.

**Application number: BN/15/24/T**

**Address:** Walden School Lane Eastergate PO20 3UU

**Application details:** 1. Holm oak - remove or shorten selected small-diameter low branches in western sector of the crown to raise the canopy to 3.5m-4m above ground level. Reasons - to create more usable space in the garden as part of landscape re-design.

**Committee response:** The committee resolved to support the views of the ADC Tree Officer.

**Application number: BN/14/24/HH**

**Address:** Pippins Barnham Road Eastergate PO20 3RT

**Application details:** Single storey rear extension, rear loft extension, internal and external alterations.

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

**Application number: AL/11/24/OUT**

**Address:** Land East of Westergate Westergate

**Application details:** Hybrid application consisting of: 1) Outline permission for all matters reserved (except access) for up to 400 No dwellings and associated works and 2) Full planning permission for alterations to site access off Westergate Street and through Pine Close and east-west link road including a bridge over the Lidsey Rife. This application also lies within the parish of Barnham, falls within Strategic Site SD5, CIL Zone 1 (Zero Rated), affects the setting of listed buildings, affects the character and appearance of the Eastergate Church Lane Conservation Area, affects public rights of way. This application is the subject of an Environmental Statement.

**Committee response:** The Committee resolved to submit an objection. The Committee stated that this application goes against BEPC NP Policies ES1a Flooding, ES1b Reducing Flood Risk, Policy ES2 Watercourses, ES3 - The Local Gap/Green Infrastructure Corridors,

ES4 - Protection of open views, ES10 - Trees and Hedgerows, ES14 - Development on Agricultural Land, ES16 - Dark night skies and ES17 - Singleton and Cocking Tunnels and Policy GA2 Public Right of Way Network .

**Application number: BN/16/24/TC**

**Address:** Fieldfares Church Lane Barnham PO22 0BP

**Application details:** Various works to various trees within the Church Lane, Barnham conservation area.

**Committee response:** The committee resolved to submit an objection on the basis that the street scene would be adversely affected and that the felling to ground level of such a number of trees in a conservation area is unacceptable.

**Application number: BN/17/24/T**

**Address:** 3 Woodlands Close Barnham PO22 0FQ

**Application details:** 1 No. Quercus Robur (T1) removal of 2 lowest branches (branches 1 and 2) and crown reduction to leave a height of 5m and lateral spread of 6m.

**Committee response:** The committee resolved to support the views of 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 decisions taken by Arun District Council since the last meeting of the Committee**

**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:** No objection

**Decision:** Approve Conditionally

**Decision date:** 23.01.24

**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:** No objection

**Decision:** Approve Conditionally

**Decision date:** 29.01.24

**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 No. rear juliet balconies and installation of front porch canopy, following demolition of existing rear extension.

**Committee response:** No objection

**Decision:** Approve Conditionally

**Decision date:** 29.01.24

**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:** No objection

**Decision:** Approve Conditionally

**Decision date:** 05.02.24

**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:** Objection submitted in line with Arun design guide SPD

**Decision:** Approve Conditionally

**Decision date:** 15.02.24

**7. To note the following planning applications that have been withdrawn since the last meeting of the Committee**

**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

**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.

**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.

**8. Review of key planning updates**

**8.1 National Planning Policy Framework (NPPF) revision December 2023**

The committee reviewed a summary of some of the key amendments made in the NPPF revision and agreed that Sue Wallsgrove and Phil Cramp would attend a further training session on making effective planning representations with the Assistant Clerk in March.

**8.2 Biodiversity Net Gain (BNG)**

The committee agreed for an external speaker to attend the next P&E meeting to provide further detail on the on the mandatory BNG for small sites coming into force on 2<sup>nd</sup> April.

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

### 9.1 Barratt's update

No update. Planning permission for A29 realignment runs out in 2 months.

### 9.2 Dandara/Fontwell Avenue update

Taken from Walberton Parish Council planning meeting 06.02.24

16. Fontwell Meadows

80/24 Play areas now open, spelling mistake on the signs which will be remade correctly. 4 new bins will be added to Arun collections. Confirmed there are 42 allotments, some are double depth with no direct access, options were discussed.

Sue Wallsgrove updated the committee that there is now a signed s106 agreement to enable the application process for the shop to progress.

### 9.3 Croft Surgery

Taken from Friends of the Croft meeting 02.02.24

#### New Premises Update

Roof is now on and lined, scaffolding up, insulation is on, on Monday the cladding will start to go up, this is not predicted to take long therefore possibly mid-February scaffolding will come back down and the second fix will start. We are still on target for August 2024.

### 9.4 Warwick Nurseries and Boweries

Water and sewer pipe connection of the development was completed following road closure to Barnham Road 15-16.02.24.

## 10. Environmental matters:

### 10.1 Air Quality Monitoring update:

- The next tube collection is scheduled for this Thursday (29.02.24)
- Reports from the last cycle were received on 16.02.24 with no results reaching the threshold
- The difference in figures from locations where Barnham Road was closed is evident:

Sample Number	Site	Date and Time ON	Date and Time OFF	Exposure Time (Hours)	Total µg	µg m <sup>-3</sup>	ppb	Comments
BEPC/23A/NA4S1	Lampost No 2 Fontwell Ave	19/12/2023 12:05	23/01/2024 17:05	845.00	1.23	20.9	10.9	
BEPC/23A/NA4S2	Lampost No 5 Fontwell Ave	19/12/2023 12:00	23/01/2024 17:10	845.17	1.16	19.6	10.2	
BEPC/23A/NA4S3	Lampost No 7 Fontwell Ave	19/12/2023 12:00	23/01/2024 17:15	845.25	1.29	21.9	11.4	
BEPC/23A/NA4S4	Lampost No 10 Barnham Road	19/12/2023 11:30	23/01/2024 17:20	845.83	0.6	10.2	5.3	
BEPC/23A/NA4S5	Lampost No 43 Barnham Road	19/12/2023 12:30	23/01/2024 17:25	844.92	0.93	15.8	8.2	Spider
BEPC/23A/NA4S6	Lampost No 5 Yaplou Road	19/12/2023 12:30	23/01/2024 17:30	845.00	1.08	18.4	9.6	

### 10.2 Vehicle Activated Screen (VAS)

The Assistant Clerk reported the data for January 2024 as follows:

- Total vehicles (from both units): 213,579
- Average speed for all vehicles: 33.65mph

The committee agreed for Andrew Crawford to attend the next P&E meeting to present future options for VAS data analysis.

### **10.3 Litter issues around the Parish**

#### **Lake Lane bin provision**

The Assistant Clerk reported that following the removal of the original waste bin, a new location at the entrance of Woodlands Close was trialled, however this has subsequently been deemed inappropriate by ADC and was also removed in February. Following evaluation by ADC and Biffa it has been decided that a dog waste bin will be placed in between the footpath and Woodlands Close (also level with the rear of the fencing). It will be an enclosed bin on a post.

#### **Biffa additional service**

The Barnham litter pick took place on Saturday 23<sup>rd</sup> February and was also attended by Biffa to provide sweeping and deep cleaning in Fernhurst Road, Nursery Close, and Market Close, focusing primarily on detritus and leaf fall. Biffa and ADC are proposing 'litter boxes' to be placed around the Parish which can have litter pickers and sacks left in them, should any volunteers want to do a spur of the moment clean. They would have a lockable lid, with a standard triangular key for access to those that wanted to use them.

### **10.3 Flooding issues around the Parish**

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

**Elm Grove** - works are now set to complete at the end of March. Sewage has been reported in some gardens.

**Foxes Croft** - 3-way traffic lights continue to be in operation at the Lake Lane junction with Barnham Lane to allow tanker access, which has been increased to 7 tankers a day.

**Marshall Close** – anti-flood devices have been installed to the rear of homes. Works ongoing to ensure rag does not enter the rife.

## **11. Report by Assistant Clerk**

The Assistant Clerk mentioned the following matters:

- New street name suggestion for land to the west of Nuthatch on Wandleys Lane
- Sussex Local Nature Recovery Strategies – Parish & Town Council briefing

## **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 2<sup>nd</sup> April 2024 at 7.30 p.m. in public in Barnham Community Hall

The meeting closed at 9.25pm

Signed: .....

**Chair, Planning & Environment Committee**