



**MINUTES OF BARNHAM AND EASTERGATE PLANNING & ENVIRONMENT COMMITTEE MEETING  
HELD AT BARNHAM COMMUNITY HALL ON TUESDAY 2<sup>nd</sup> April 2024**

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

**In attendance:** Gemma Hindson (Assistant Clerk, Planning) District Cllr. Stephen McAuliffe in respect of item 11 on the agenda

**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 27<sup>th</sup> February 2024**

**Resolved:**

**That the minutes of the Planning & Environment Committee held on 27<sup>th</sup> February 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/21/24/HH**

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

**Application details:** Single storey rear extension and alterations to fenestration.

**Committee response:** No objection

**Application number: WA/20/24/PL**

**Address:** Land to the North of Lake Lane Barnham PO22 0AJ

**Application details:** Demolition of stable block and erection of 7 No dwelling houses comprising 2 No three-bedroom detached bungalows & 5 No four-bedroom two storey detached houses together with associated car parking and landscaping. This application is a Departure from the Development Plan, falls partly in both Barnham and Walberton Parishes, is in CIL Zone 3, and is liable for CIL as new dwellings.

**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, ES1c Sewage, ES2 Watercourses, ES10 Trees and Hedgerows, ES15 Green Infrastructure and Ecosystem Services, ES16 Dark night skies and ES17 Singleton and Cocking Tunnels.

**Application number: BN/28/24/S73**

**Address:** Eastmere Stables, Land At Eastergate Lane Eastergate PO20 3SJ

**Application details:** Variation of condition imposed under reference BN/26/22/PL relating to condition 2 - approved plans.

**Committee response:** No objection

**Application number: BN/32/24/HH**

**Address:** 3 Orchard Way Barnham PO22 0HP

**Application details:** Single storey rear/side extension, front porch with access ramp, part garage conversion to habitable use. New white render to the property exterior with decorative stone on the front elevation. Alterations to fenestration.

**Committee response:** No objection

**Application number: BN/22/24/PL**

**Address:** Stoneyfield Cottages Eastergate Lane Eastergate PO20 3SL

**Application details:** Erection of 6 No. dwellings with access, landscaping and associated works. This application is a departure from the development, in CIL zone 3 and is CIL liable as new dwellings.

**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, ES1c Sewage, ES2 Watercourses, ES10 Trees and Hedgerows, ES15 Green Infrastructure and Ecosystem Services, ES16 Dark night skies and ES17 Singleton and Cocking Tunnels.

**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/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.

**Decision:** No objection

**Decision date:** 11.03.24

**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:** No objection

**Decision:** Approved Conditionally

**Decision date:** 18.03.24

**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:** To support the views of the ADC Tree Officer  
**Decision:** Approved Conditionally  
**Decision date:** 21.03.24

**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:** No objection  
**Decision:** Approved Conditionally  
**Decision date:** 22.03.24

**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:** To support the views of the ADC Tree Officer  
**Decision:** Approved Conditionally  
**Decision date:** 25.03.24

**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.  
**Decision:** Approved Conditionally  
**Decision date:** 27.03.24

**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:** To support the views of the ADC Tree Officer  
**Decision:** Refused  
**Decision date:** 28.03.24

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

**Application number:** BN/174/22/PL  
**Address:** Folly Foot Farm Fontwell Avenue Eastergate PO20 3RU  
**Application details:** Erection of 1 No dwelling and garage and commercial building (Use Class B1 (E) / B8) with associated vehicular accesses from Eastergate Lane and hard and soft landscaping (resubmission following BN/42/21/PL). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwelling.

**8. Review of the Planning Local Validation Requirements List**

The committee discussed the above and agreed there nothing to add to the local requirements, particularly as the planning validity requirements are already very comprehensive, and include specific requirements for Lidsey Drainage Impact, and foul water capacity via Southern Water, as well as transport statements, travel plans and waste strategies.

**9. Local Plan 2023 - 2041 Direction of Travel Document Issues and Options Regulation 18 Consultation**

It was noted that the consultation period has now been extended until 13<sup>th</sup> May to allow for additional consultation drop-ins to take place including at Barnham Community Hall on Monday 29<sup>th</sup> April 1400-1800. The Assistant Clerk will attend a Parish briefing by ADC on Thursday 4<sup>th</sup> April.

**10. Freedom Leisure Closure at Ormiston Academy**

Sue Wallsgrove updated the committee that Freedom Leisure had been given notice from the premises at Ormiston Academy and that a public meeting was held by Aldingbourne Parish Council on Thursday 20<sup>th</sup> March. It was agreed that Philip Howard School would be approached to investigate the possibility of using their facilities and in the longterm leisure facilities could be factored into the planned rebuild of the Aldingbourne Community Hall.

**11. Biodiversity Net Gain (BNG) Update talk**

A presentation was given by Ecologist and District Cllr. Stephen McAuliffe on the role of Parish Councils in the BNG process. The key points of the presentation were:

- The aim of BNG is to make habitats ‘measurably better’ as measured by the BNG **Habitat Unit score** before and after development.
- BNG applies to all granted planning applications from:
  - Feb 12<sup>th</sup> (Major Applications)
  - April 2<sup>nd</sup> (Small Sites)
- BNG does not override other legislation and nature protection and is required *in addition* to existing protections.
- 4 different methods can be employed to achieve minimum 10% Habitat Unit increase
- Granular scale local knowledge of Parish Councillors will be important in reviewing planning applications in respect of BNG.

**12. Current and Potential Developments in the Parish – Update Reports**

**12.1 Barratt’s update**

Sue Wallsgrove updated the committee that Barratt’s have bought Redrow. No further update.

**12.2 Dandara/Fontwell Avenue update**

The Assistant Clerk summarised the following points from the latest Walberton Parish Council Full Council meeting. It was noted that the Ball’s Hut Community Centre had now been handed over to Walberton Parish Council, who would be operating the Centre going forward. It was also noted that the Parish Council would be managing the allotments allocated to them.

**12.3 Croft Surgery**

The Assistant Clerk attended the Friends of the Croft meeting on 15<sup>th</sup> April and the following points were noted:

- The keys are due to be handed over August Bank Holiday weekend
- A larger pharmacy is included in the new surgery and will be run by Five Villages pharmacy.
- Concerns were raised over parking capacity, according to the application there will be 36 standard car parking spaces, 8 accessible, an ambulance and taxi bay for patients 2 spaces will have chargeable EV charging points also. Staff will have 28 parking bays.

#### 12.4 Warwick Nurseries and the Boweries

The committee noted some concerns around the quality of some of the associated infrastructure works which have already been reported to WSCC.

### 13. Environmental matters:

#### 13.1 Air Quality Monitoring update

The next tube collection is scheduled for this Wednesday 3<sup>rd</sup> April 2024.

Reports from the last cycle were received on 14<sup>th</sup> March 2024 with no results reaching the threshold.

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/NA6S1	Lampost No 2 Fontwell Ave	23/01/2024 17:05	29/02/2024 16:30	887.42	0.69	11.1	5.8	
BEPC/23A/NA6S2	Lampost No 5 Fontwell Ave	23/01/2024 17:10	29/02/2024 16:35	887.42	1.31	21.2	11	
BEPC/23A/NA6S3	Lampost No 7 Fontwell Ave	23/01/2024 17:15	29/02/2024 16:37	887.37	0.89	14.3	7.5	
BEPC/23A/NA6S4	Lampost No 10 Barnham Road	23/01/2024 17:20	29/02/2024 16:40	887.33	1.14	18.4	9.6	
BEPC/23A/NA6S5	Lampost No 43 Barnham Road	23/01/2024 17:25	29/02/2024 16:42	887.28	1.48	23.9	12.4	
BEPC/23A/NA6S6	Lampost No 5 Yaplou Road	23/01/2024 17:30	29/02/2024 16:45	887.25	1.13	18.2	9.5	

#### 13.2 Vehicle Activated Screen (VAS)

Report for February 2024

- Total vehicles (from both units): 227,960
- Average speed for all vehicles: 32.36mph

Report for March 2024

- Total vehicles (from both units): 312,647
- Average speed for all vehicles: 33.3mph

It was noted that due to illness, Andrew Crawford will attend the next meeting on 14<sup>th</sup> May to present future options for VAS data analysis.

Sue Wallsgrove suggested setting up a speed watch group, which the Assistant Clerk will follow up for the next meeting.

#### 13.3 Litter issues around the Parish

The Assistant Clerk reported that following the issues raised at the last P&E meeting no further correspondence had been received regarding the bin provision on Lake Lane. A resident had

reported that a bin had been removed from from the play area in The Cedars and this was being followed up with ADC.

**13.4 Flooding issues around the Parish**

It was reported that the works at Elm Grove were completed on 28<sup>th</sup> March as planned. More repair works to Barnham Lane are to be completed on a collapsed manhole on Choller farm corner.

**14. Report by Assistant Clerk**

The Assistant Clerk mentioned the following matters:

- Training course on making effective planning representations was well received and recommended to other members of the committee.
- A log of all the benches in the Parish being compiled to keep track of ownership and maintenance requirements
- Eastergate Playing field hedge has been trimmed back away from the path and a quote requested to scrape back the growth on the sides of the path to allow for better access for buggies and wheelchairs.

**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 14<sup>th</sup> May 2024 at 7.30 p.m. in public in Barnham Community Hall

The meeting closed at 9.05pm

Signed: .....

**Chair, Planning & Environment Committee**