



MINUTES OF BARNHAM AND EASTERGATE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT BARNHAM COMMUNITY HALL ON TUESDAY 14th May 2024

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

In attendance: Gemma Hindson (Assistant Clerk, Planning), representatives from We Care 360 in respect of planning application BN/31/24/PL, Mike Link, ABE CLT in respect of item 7 on the agenda, Andrew Crawford in respect of item 10.2 on the agenda and four members of the general public.

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. Members of the Public present raised no issues relating to items on the agenda.

4. Approval of Minutes of Meeting held on 2nd April 2024

Resolved:

That the minutes of the Planning & Environment Committee held on 2nd April 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/31/24/PL

Address: The Old Farm Barnham Road Eastergate PO20 3RP

Application details: Change of use from dwelling house (C3) to a residential children's home (C2). This application is in CIL Zone 2 (Zero Rated) as other development.

Committee response: The committee resolved to support the application as it is in line with BEPC NP policy EE1 - Support for business.

Application number: BN/41/24/HH

Address: Berry Cottage Highground Lane Barnham PO22 0BT

Application details: Part single, part two storey rear extension, installation of 4No. dormer windows and removal of rooflights.

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

Application number: BN/45/24/HH

Address: 23 Elm Grove Barnham PO22 0HJ

Application details: Retrospective application for a single storey rear extension.

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

Application number: BN/44/24/HH

Address: Lyndhurst Eastergate Lane Eastergate PO20 3SJ

Application details: Erection of storage building and home office in rear garden.

Committee response: The Committee resolved to submit a no objection response provided that BEPC NP policies ES16 - Dark night skies and ES17 - Singleton and Cocking Tunnels are adhered to.

Application number: BN/42/24/HH

Address: 14 Farnhurst Road Barnham PO22 0JS

Application details: Single story front extension and installation of 1 x side window.

Committee response: The Committee resolved to submit a no objection response, but noted concerns that the newly proposed window in the utility room overlooks the neighbouring property and would like to see the use of obscured glass.

Application number: BN/50/24/PL

Address: Land and Buildings East of 28 Barnham Road Barnham PO22 0ES

Application details: Part-demolition and change of use of existing buildings from vacant retail (Class E) to a hot food takeaway (sui generis). Provision of car parking, installation of extraction and ventilation equipment and external alterations including replacement roof and new shopfront. This application is in CIL zone 2 (zero rated) as other development.

Committee response: The committee resolved to support the application as it is in line with BEPC NP policy EE1 - Support for business.

Application number: BN/53/24/HH

Address: Kingarth Lake Lane Barnham PO22 0JA

Application details: Single storey front extension.

Committee response: 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 decisions taken by Arun District Council since the last meeting of the Committee

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: No objection

Decision: Approve Conditionally

Decision date: 08.04.24

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 reduce branches on southwest to southeast aspects only, leaving a minimum of six metres radial crown spread when measured from the bark of main stem.

Committee response: Refer to Tree Officer

Decision: Approve Conditionally

Decision date: 09.04.24

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: Objection based on 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.

Decision: Refused

Decision date: 30.04.24

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

Decision: Approve Conditionally

Decision date: 30.04.24

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

Decision: Approve Conditionally

Decision date: 07.05.24

7. Introduction to ABE Community Land Trust from Mike Link

Mike Link, ABE Chairman presented the Aldingbourne, Barnham and Eastergate Community Land Trust (CLT). The key points of the presentation were:

- CLT's are not-for-profit community-led initiatives
- ABE CLT has been in operation for five years and is supported by the local parishes and Arun District Council
- The aim of the CLT is to allocate properties to people with strong local connections via a nomination scheme
- Through ABE 21 affordable homes were recently allocated to nominated people at the Woodgate housing development.
- The scheme could be enhanced by being aware of housing development proposals as soon as possible.

8. CPRE Sussex - Survey on sewage spills and development pressures in your area

The item was reviewed and discussed by the committee, and the decision was made that committee members would respond to the survey.

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

9.1 Barratt's update

No update from the development site. Chris Wells updated the committee that the A29 Northern realignment scheme was due to commence with the demolition of the former Fleuri nurseries and construction of the roundabout on Barnham Road. It was noted that the roundabout is positioned over the sewer that collapsed previously.

9.2 Dandara/Fontwell Avenue update

Sue Wallsgrove updated the committee that the building of the shop was now underway with five flats above.

9.3 Croft Surgery

No update

9.4 Warwick Nurseries and Boweries

The committee commented that there had been no improvement made to the road surfacing at the entrance of the of this development despite previous reports to WSCC and requested that the Assistant Clerk report the matter to the appointed ADC case worker for the development to escalate.

10. Environmental matters:

10.1 Air Quality Monitoring update:

The last tube collection was completed on Wednesday 8th May.

Reports from the last cycle were received on Wednesday 24th April 2024 with no results reaching the threshold. A marked increase was however noted at the Yapton Road site.

Sample Number	Site	Date and Time ON	Date and Time OFF	Exposure Time (Hours)	Total µg	µg m ⁻³	ppb	Comments
BEPC/23A/NA7S1	Lampost No 2 Fontwell Ave	29/02/2024 16:30	03/04/2024 16:05	815.58	1.1	19.3	10	
BEPC/23A/NA7S2	Lampost No 5 Fontwell Ave	29/02/2024 16:35	03/04/2024 16:10	815.58	1.12	19.7	10.2	
BEPC/23A/NA7S3	Lampost No 7 Fontwell Ave	29/02/2024 16:37	03/04/2024 16:12	815.58	1.46	25.7	13.4	
BEPC/23A/NA7S4	Lampost No 10 Barnham Road	29/02/2024 16:40	03/04/2024 16:14	815.57	1.07	18.8	9.8	
BEPC/23A/NA7S5	Lampost No 43 Barnham Road	29/02/2024 16:42	03/04/2024 16:16	815.57	1.13	19.8	10.3	
BEPC/23A/NA7S6	Lampost No 5 Yapton Road	29/02/2024 16:45	03/04/2024 16:18	815.55	1.83	32.2	16.7	

10.2 Vehicle Activated Screen (VAS)

Report for April 2024

Total vehicles (from both units): 279,393

Average speed for all vehicles: 34.08mph

BEPC Councillor Andrew Crawford gave a presentation on future options for VAS data analysis. The key points of the presentation were:

- Review of publicly available data sets in the local area for traffic and air quality monitoring

- Detailed analysis of data retrieved from BEPC VAS unit 2 and review of information that is not available with the existing set up
- Local communities that currently undertake Speedwatch activity and what the associated data possibilities are
- Discussion points for BEPC and how to move forward

10.3 Litter issues around the Parish

The Assistant Clerk reported that ADC had taken delivery of the proposed ‘litter boxes’ and were seeking advice as to where these should be placed around the parish. This was discussed by the committee and it was determined that further evaluation was required. This will be followed up by the Assistant Clerk and Andrew Crawford at a meeting with ADC representatives on Thursday 23rd May.

10.4 Flooding issues around the Parish

Nothing to report

11. Report by Assistant Clerk

The Assistant Clerk mentioned the following matters:

- Network Rail had informed BEPC of the permanent closure of Coxs Farm Level crossing and the public footpath diversion. This was discussed and accepted by the committee as a matter of Health and Safety.
- Local plan consultation meeting took place Monday 29th April 1400-1800 at Barnham Community Hall and the consultation period was now closed.

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 25th June 2024 at 7.30 p.m. in public in Barnham Community Hall

The meeting closed at 9.35pm

Signed:

Chair, Planning & Environment Committee