



**MINUTES OF BARNHAM AND EASTERGATE PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD AT BARNHAM COMMUNITY HALL ON TUESDAY 25th JUNE 2024**

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

In attendance: Gemma Hindson (Assistant Clerk, Planning), two representatives in respect of planning application BN/38/24/PL and one member 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 14th May 2024

Resolved:

That the minutes of the Planning & Environment Committee held on 14th May 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/38/24/PL

Address: Land to the rear of The Croft Surgery Barnham Road Eastergate PO20 3RP

Application details: Construction of 21 No dwellings, access, landscaping and associated works. This application is in CIL Zone 2 and is CIL Liable as new dwellings.

Committee response: The Committee resolved to submit an objection. The Committee stated that this proposed development was not included in the current BEPC NP and the 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/64/24/HH

Address: 11 Bateson Way Barnham PO22 0FL

Application details: Proposed garage conversion works.

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

Application number: BN/60/24/HH

Address: Berwick Lodge 138 Barnham Road Eastergate PO22 0EH

Application details: Single storey rear extension, new garage door and alterations to fenestration/openings.

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/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: 15.05.24

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: Objection

Decision: Refused

Decision date: 23.05.24

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: No objection

Decision: Approve Conditionally

Decision date: 28.05.24

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: Support

Decision: Approve Conditionally

Decision date: 29.05.24

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: No objection

Decision: Approve Conditionally

Decision date: 30.05.24

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: No objection

Decision: Approve Conditionally

Decision date: 31.05.24

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: No objection

Decision: Approve Conditionally

Decision date: 06.06.24

Application number: BN/53/24/HH

Address: Kingarth Lake Lane Barnham PO22 0JA

Application details: Single storey front extension.

Committee response: No objection

Decision: Approve Conditionally

Decision date: 19.06.24

7. To note relevant appeal decisions made by the Planning Inspectorate

Appeal Ref: APP/C3810/W/23/3327867 Land adjacent to - Highfield House, Yapton Road, Barnham PO22 0AZ

- The appeal was made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant outline planning permission.
 - The appeal was made by Mr B Aslam of Orchestra (Special Projects 1) Ltd against the decision of Arun District Council.
 - The application Ref i was BN/119/22/OUT.
 - The development proposed was the development of 19 dwellings with associated car parking, landscaping, drainage and open space with all matters reserved except for access.
- Decision:** The appeal was dismissed.

8. Update from the Church Commissioners of England, Investment Division following the BEW Advisory Group meeting

This item was postponed to a future meeting.

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

9.1 Barratt's update

Nothing to report

9.2 Dandara/Fontwell Avenue update

Building works for the shop are now underway. It was also noted that preliminary clearance works had commenced on the land adjacent to Fontwell roundabout where the factory will be built.

9.3 Croft Surgery

The Assistant Clerk attended the Friends of the Croft meeting on 14th June and the following points were noted:

- The building works continue to run with no delay, however it was noted that solar panels would no longer be installed due to financial constraints.
- Members of the group continued to raise concerns around the number of available parking options.

9.4 Warwick Nurseries and Boweries

Following concerns raised by the Committee about the poor state of the road following the completion of recent works, the Assistant Clerk reported that a response had been received from the WSCC Senior Engineer who had stated that the surfacing was a temporary surfaceput in place while the utility services are installed and that workmanship was being monitored by their inspectors. Sue Wallsgrove also reported that seven properties from this development had been handed over to Arun as social housing.

10. Environmental matters:

10.1 Air Quality Monitoring update:

The last tube collection was completed on Monday 10th June.

Reports from the last cycle were received on Wednesday 29th May 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 ⁻³	ppb	Comments
BEPC/23A/NA8S1	Lampost No 2 Fontwell Ave	03/04/2024 16:05	08/05/2024 17:27	841.37	1.14	19.5	10.1	
BEPC/23A/NA8S2	Lampost No 5 Fontwell Ave	03/04/2024 16:10	08/05/2024 17:24	841.23	1.03	17.6	9.2	
BEPC/23A/NA8S3	Lampost No 7 Fontwell Ave	03/04/2024 16:12	08/05/2024 17:20	841.13	1.3	22.1	11.5	
BEPC/23A/NA8S4	Lampost No 10 Barnham Road	03/04/2024 16:14	08/05/2024 17:10	840.93	0.82	13.9	7.2	
BEPC/23A/NA8S5	Lampost No 43 Barnham Road	03/04/2024 16:16	08/05/2024 17:05	840.82	1.05	17.9	9.3	Webs + spider
BEPC/23A/NA8S6	Lampost No 5 Yaplon Road	03/04/2024 16:18	08/05/2024 16:56	840.63	0.87	14.9	7.7	

The Assistant Clerk noted that an enquiry had been made with the lab technician as to the impact of the spiders and it was reported that this was common and could affect the result as their web may block the air flow disrupting the NO₂ intake.

10.2 Vehicle Activated Screen (VAS)

Report for May 2024

Total vehicles (from both units): 209,554

Average speed for all vehicles: 33.72mph

Following the presentation made by Andrew Crawford at the Planning and Environment Committee meeting held on Tuesday 14th May, the Committee discussed next steps and it was agreed to move forward with the Speedwatch initiative if a group of volunteers can be established, which can include Parish councillors as well as members of the general public.

10.3 Litter issues around the Parish

Following a meeting with Arun District Council representatives on Thursday 23rd May, the Assistant Clerk and Andrew Crawford agreed that the ‘grit box’ litter bin would be installed at the Farnhurst play area. It was also noted that a Streetside recycling bin trial had commenced following the installation of a recycling bin next to the bus stop outside the station car park entrance in Barnham centre.

10.4 Flooding issues around the Parish

Nothing to report.

11. Report by Assistant Clerk

The Assistant Clerk mentioned the following matters:

- Two days of much needed gully cleaning maintenance has been completed by WSCC Highways at Lake Lane. Further CCTV investigations and 150m of ditching work was still to take place.
- Following resident enquiries about the lack of yellow planning notices regarding application BN/50/24/PL, Land and Buildings East of 28 Barnham Road Barnham PO22 0ES, the ADC case officer has provided evidence that notices were posted in three locations on 15th May 2024.
- Arun District Council Gypsy & Traveller DPD - Notice of Withdrawal Regulation 27 has been issued.
- There had been a change to hedgerow legislation and the key regulations are:
 - Buffer Strips: A 2-metre buffer strip must be maintained around hedgerows, free from cultivation, pesticides, and fertilisers.
 - Cutting Ban: Hedgerow cutting was prohibited from 1 March to 31 August to protect nesting birds.

[The Management of Hedgerows \(England\) Regulations 2024 \(legislation.gov.uk\)](https://www.legislation.gov.uk)

- The redevelopment of Barnham Square was imminent. A meeting had been requested by the developer with representatives of the Parish Council and ABE Community Land Trust with regard to the provision of social housing.

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

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

13. Date of Next Meeting

Tuesday 30th July 2024 at 7.30 p.m. in public in Barnham Community Hall. However, it was agreed that unless any significant planning applications were received, the meeting would be cancelled by the 19th July 2024.

The meeting closed at 8.50pm

Signed:

Chair, Planning & Environment Committee