



**MINUTES OF BARNHAM AND EASTERGATE PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD AT BARNHAM COMMUNITY HALL ON TUESDAY 25TH FEBRUARY 2025**

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

In attendance: Gemma Hindson (Assistant Clerk, Planning), 2 representatives in relation to agenda item 9 and 1 member of the public.

1. Apologies for absence

Chris Wells

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. There were no members of the public present.

4. Approval of Minutes of Meeting held on Tuesday 14th January 2025

Resolved:

That the minutes of the Planning & Environment Committee held on Tuesday 14th January 2025 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/11/25/PIP

Address: Land South of Wandleys Lane opposite Wanley Lodge Barnham BN18 0YT

Application details: Application for planning in principle for a minimum net gain of 5 No dwellings and a maximum net gain of 7 No residential dwellings with associated access and landscaping.

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, ES4 Protection of open views, ES10 Trees and Hedgerows, ES15 Green Infrastructure and Ecosystem Services, ES16 Dark night skies and ES17 Singleton and Cocking Tunnels.

Application number: BN/5/25/A

Address: The Co-operative Food 1 Steeplechase Way Fontwell BN18 8UF

Application details: Installation of various signage.

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

Application number: BN/14/25/T

Address: St Philip Howard School Elm Grove South Barnham PO22 0EN

Application details: 1 No. English Oak (T1) crown lift north-west canopy to a height of 5m from ground level and crown lift northern canopy to 2m from ground level.

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

Application number: BN/15/25/HH

Address: 8 Highview Road Eastergate PO20 3XB

Application details: Single storey side extension.

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

Application number: BN/16/25/A

Address: Land at the junction of Church Lane and Marshall Close Barnham

Application details: Installation of 2No. banner signs.

Committee response: The Committee resolved to submit a no objection response. However, concerns were raised regarding the total size and number of banners included within the application.

Application number: BN/20/25/HH

Address: 73 Elm Grove Barnham PO22 0HW

Application details: Single storey side extension.

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

Application number: BN/22/25/TC

Address: The Old Vicarage Barnham PO22 0DA

Application details: Fell 1 No. Pine and 1 No. Fraxinus (T1 and T2). These trees are within the Church Lane, Barnham Conservation Area.

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 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/2/25/HH

Address: 142 Barnham Road Eastergate PO22 0EH

Application details: Detached garage

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

Application number: BN/3/25/S73

Address: Land at Tars Farm Church Lane Barnham PO22 0DB

Application details: Removal of conditions 13-fencing set back 5m from rife and 18-external lighting (duplicate of condition 27).

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

7. To note decisions taken by Arun District Council since the last meeting of the Committee

Application number: BN/155/24/HH

Address: White Cottage Lake Lane Barnham PO22 0AE

Application details: Single storey front porch, side and rear extensions. Roof extension to facilitate new first floor with dormers. Alterations to fenestration.

Committee response: The Committee resolved to submit an objection as there were concerns with adherence to BEPC policies ES1b Reducing Flood Risk and ES1c Sewage.

Decision: Approve Conditionally

Decision date: 30.01.25

Application number: BN/164/24/HH

Address: Tangles Lake Lane Barnham PO22 0AE

Application details: Rear roof extension.

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

Decision: Approve Conditionally

Decision date: 06.02.25

Application number: BN/167/24/HH

Address: 8 Downview Road Barnham PO22 0EE

Application details: Demolition of existing kitchen and bay windows and construction of single and two storey side and rear extensions. First floor added to existing footprint.

Committee response: The Committee resolved to submit a no objection response, but noted disappointment at the proposed number of trees to be removed as part of the design.

Decision: Approve Conditionally

Decision date: 17.02.25

8. To note applications that have been withdrawn since the last meeting of the Committee

Application number: BN/156/24/PL

Address: Land West of Brookside Highground Lane

Application details: Proposed agricultural barn for storage of tractor and hay. This application is in CIL zone 3 (zero rated) as other development.

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

Application number: BN/165/24/HH

Address: 39 Spinney Walk Barnham PO22 0HT

Application details: Proposed single storey rear extension and two storey side extension, following demolition of single storey side extension.

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

9. Presentation from Land Quest in relation to Land at Wandleys Lane, Eastergate - Neighbourhood Plan Site 1

Peter Cleveland from Henry Adams, agent and Darren Harman from Land Quest, developer spoke about the development proposals for the 10 residential dwellings. The main points that were made were around design concept and assumption, site opportunities, proposed scheme design, ecology and biodiversity net gain. A discussion was held with Committee members regarding local infrastructure constraints that could impact the development. It was noted that these would be reviewed fully when the application is formally submitted.

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

10.1 Barratt's update

No update had been received.

10.2 Dandara/Fontwell Avenue update

It was noted that there are only 3 properties on the development remaining to be sold.

10.3 Croft Surgery

No update had been received.

10.4 Warwick Nurseries and Boweries

No update had been received.

10.5 Barratt David Wilson Homes - Tars Farm

Sue Wallsgrove updated the Committee that there continued to be issues on this site and that ADC were monitoring the situation closely.

11. Environmental matters:

11.1 Air Quality Monitoring update:

The latest tube collections were completed on Monday 13th January.

Reports from the last cycle were received on Thursday 23rd January with one void result and no other 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/24B/NA4S1	Lampost No 2 Fontwell Ave	09/12/2024 16:15	13/01/2025 15:55	839.67	1.14	19.4	10.1	
BEPC/24B/NA4S2	Lampost No 5 Fontwell Ave	09/12/2024 16:19	13/01/2025 16:00	839.68	1.31	22.3	11.6	
BEPC/24B/NA4S3	Lampost No 7 Fontwell Ave	09/12/2024 16:21	13/01/2025 16:08	839.78	0.47	7.9	4.1	
BEPC/24B/NA4S4	Lampost No 10 Barnham Road	09/12/2024 16:23	13/01/2025 16:11	839.80	0.6	10.3	5.4	
BEPC/24B/NA4S5	Lampost No 3 Barnham Road	09/12/2024 16:26	13/01/2025 16:14	839.80	0.79	13.5	7	
BEPC/24B/NA4S6	Lampost No 5 Yaplon Road	09/12/2024 16:30	13/01/2025 16:16	839.77	1.15	19.7	10.2	

11.2 Vehicle Activated Screen (VAS)

Report for January 2025

Total vehicles (from both units): 275,797

Average speed for all vehicles: 33.14mph

There have been some issues with battery life and the connection cable and the unit. Replacements have been ordered.

11.3 Litter issues around the Parish

The Assistant Clerk and Andrew Crawford met with representatives from the ADC cleansing team on Tuesday 4th February. A discussion was held regarding the merits of a Keep Barnham Tidy Campaign and the Committee agreed to support this if volunteers could be identified to lead the project.

11.4 Flooding issues around the Parish

It was noted that sewage had emerged on Barnham Lane through manhole that was repaired last year. There have also been issues reported with the CSO chamber in Marshall Close and Southern Water and Environment Agency have attended to assess the situation.

12. Report by Assistant Clerk

The Assistant Clerk mentioned the following matters:

- The Planning Inspectorate hearing in relation to WA/35/23/OUT - Outline Planning Application For Up To 95 No. Residential Dwellings (Including 30% Affordable), Land East of Wandleys Lane Fontwell, will take place at the Millenium Chamber at Littlehampton Town Council on Tuesday 11th March.
- The Surface Water Drainage policy update from Southern Water was shared with all Parish Councillors
- An alert from the Forestry Commission on the subject of Invasive Spruce Bark Beetle Awareness shared with committee members

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

It was noted that the data received from the most recent call to sites had been collated and that the information will be made available on the ADC website shortly.

14. Date of Next Meeting

Tuesday 15th April 2025 at 7.30 p.m. in public in Barnham Community Hall.

The meeting closed at 8.55pm

Signed:

Chair, Planning & Environment Committee