



MINUTES OF THE BARNHAM & EASTERGATE PLANNING & ENVIRONMENT COMMITTEE HELD ON TUESDAY 8th OCTOBER 2019 AT EASTERGATE VILLAGE HALL

Present: Sue Wallsgrove: Rob Bates: Andy Earwaker: Heather Kilroy:
In attendance: Nina McMaster (Assistant Clerk): Peter Cleveland (Planning app rep)

1. Appointment of Chairman

Sue Wallsgrove was nominated for Chairman and agreed to take on the role. The Committee unanimously approved her appointment.

Rob Bates was nominated for Vice-Chairman and agreed to take on the role. The Committee unanimously approved his appointment.

2. Apologies for Absence

Chris Allington: Ella Simmons:

3. Declarations of Interest

Members were reminded to make any declarations of personal and/or pecuniary interests that they may have in relation to the agenda. Sue Wallsgrove declared an interest in BN/894/19 as the property belongs to her son.

4. Minutes of the meeting held on 3rd September 2019

Resolved: That the minutes of the Planning & Environment Committee held on 3rd September 2019 be approved as an accurate record of the meeting and be signed by the Chairman.

5. Consideration of new applications made to Arun District Council

The Committee considered the following new applications within the Parish:

BN/74/19 – Barnham Court Farm, St Marys Anchor hold, Church Lane, Barnham – Continuance of use without compliance with condition 3 imposed under BN/14/00 relating to occupancy restriction. The Committee **agreed** to raise no objection to the application.

BN/73/19 – Barnham Court Farm, Church Lane, Barnham – Change of use of The Little Yard to independent dwelling and the stationing of up to 4 shepherd huts to be used as tourist accommodation. Affects Public Right of Way. The Committee **agreed** to submit a comment to restrict the number of huts placed on Site 3 on the plans to 1 only and also to ensure that no outside lighting was provided and also again on site 3 that no BBQs were to be used as due to inaccessibility of the site for emergency vehicles.

BN/77/19/L – Barnham Court Lodge, Church Lane, Barnham - installation of air source heat pump. The Committee **agreed** to raise no objection to the application.

BN/75/19 – Land adjacent to Cherry Trees, Lake Lane, Barnham – 1 No. dwelling and associated works. The Committee **agreed** to raise no objection to the application.

EG/22/19 – Boweries, Barnham Road, Eastergate – Outline application with some matters reserved for the erection of 28 No. dwellings, access, landscaping and associated works. The Committee **agreed** to reaffirm their previous objection to his application and to particularly draw attention to Policy ES10 in the Neighbourhood Plan in respect of trees and hedges and the green corridor.

BN/82/19 – Sunny Side Barn, Yapton Road, Barnham – 2 no. rooflights in south elevation. The Committee **agreed** to raise no objection to the application.

BN/65/19 – Bexstone House, Barnham Road, Eastergate - Outline application with some matters reserved for the demolition of existing dwelling and erection of 10 no new dwellings and other works. The Committee **agreed** to reaffirm their previous objection to this application.

BN/84/19 – 7 Foxes Croft, Barnham – Porch to front elevation. The Committee **agreed** to raise no objection to this application.

BN/88/19 – 37 Gospond Road, Barnham – Single storey rear extension and first floor side extension including demolition of existing single storey rear extension. The Committee **agreed** to raise no objection to this application.

BN/90/19/T – Land east of Toll Cottage, Lake Lane, Barnham – Fell 1 Ash tree. The Committee **agreed** to raise no objection to this application provided the District Council’s arboriculturalist confirms that felling is the right course of action.

BN/87/19 – Melcroft, Eastergate Lane, Eastergate – Two storey side extension, single storey rear extension and first floor side extension. The Committee **agreed** to raise an objection to the application in respect of the size and position of the proposed extension. The Committee had recently commissioned a bat survey of the footpath that runs adjacent to the property. That report identified several species of bats using the footpath as a flight path and therefore the Committee would wish to seek a condition that ensured that existing hedges and trees that might be impacted by the proposed extension are left untouched. The Committee also felt that the size of the planned extension should be reduced to ensure there is a significant gap between the proposed building and hedge that abuts the footpath. It was also agreed that a comment should be included that the use of outside lighting be kept to a minimum particularly if it was to be sensor controlled.

Resolved: That the Clerk be authorised to submit responses to Arun District Council as approved by the Committee

6. To retrospectively approve the responses submitted to the following applications with a deadline that required discussion and approval of response via email

BN/79/19 – 1 Little Barton, Church Lane, Barnham – Crown reduction of a Maple Tree – The Council agreed to submit a no objection response.

Resolved: The Committee gave retrospective approval to the application response

7. To note the following decisions by Arun District Council

BN/27/19 – The Fallows, Highground Lane, Barnham – Variation of condition 2 in respect of roof and materials

BN/7/19 – Land at former Pollards Nursery, Lake Lane – variation of conditions imposed on BN/16/12 in respect of energy supply and code of sustainable homes

BN/50/19 – 7 Paddocks Barnham – Crown lift to 1 Silver Birch Tree

BN/53/19 – 41A Barnham Road, Barnham – addition of 2 roof lights

BN/48/19 – 49 Warren Way, Barnham – two storey side extension

BN/55/19 – Episkopi, Fontwell Avenue, Eastergate – rear extension to replace conservatory

All the above decisions were approved conditionally and the Council had raised no objections to the applications.

8. Review of Barnham & Eastergate Neighbourhood Plan

The Committee received the notes of the latest meeting of the Neighbourhood Plan Review Team and noted the excellent progress being made. It was noted that grants had been approved from both the National Neighbourhood Planning programme (funds received) and Arun District Council (funds awaited). Draft Terms of Reference for the NPRT were also circulated for approval, as the Team is responsible to the Planning and Environment Committee for the work it is undertaking. The Committee had no issues with the proposed document and in particular noted that approval of the final documents would be passed through to Full Council to approve. The ToR were duly approved.

Resolved That the Terms of Reference for the Neighbourhood Plan Review Team be approved.

9. Matters discussed but not on the agenda so no firm decisions taken included:

Woodland Trust Tree offer - To be considered and brought to a future meeting Meeting undertaken with ADC planning officers in respect of the Dandara site on Fontwell Avenue. The main issue discussed centred around the Parish boundary ancient hedge.

10. Date of Next Meeting

The next meeting would take place on Tuesday 19th November 2019 at 7.30 p.m. at Eastergate Village Hall.

The meeting closed at 8.40 p.m.

Signed:
Chair, Planning & Environment Committee