



**MINUTES OF THE BARNHAM & EASTERGATE PLANNING & ENVIRONMENT COMMITTEE HELD ON TUESDAY 7<sup>th</sup> JANUARY 2002 AT EASTERGATE VILLAGE HALL**

**Present:** Sue Wallsgrove: Paul Ayling: Rob Bates: Phil Cramp: Andy Earwaker: Heather Kilroy: Ella Simmons:

**In attendance:** Nina McMaster (Assistant Clerk): Mike Link (ABE CLT): Members of the public:

**1. Apologies for absence**

None

**2. Declarations of Interest**

Ella Simmons declared an interest in BN/128/19 as a neighbouring property to the site.

**3. Minutes of the meeting held on 19<sup>th</sup> November 2019**

**Resolved:** That the minutes of the Planning & Environment Committee held on 19<sup>th</sup> November 2019 be approved as an accurate record of the meeting and be signed by the Chairman.

**4. ABE Community Land Trust (CLT)**

Mike Link attended the meeting to update the Committee on the work of the ABE CLT. He firstly explained that the Trust was fully established with six directors appointed and that the Trust was now in a position to undertake business. He added that currently there was no representation on the Trust from residents of Barnham or Eastergate, although it was noted that the Parish Council now had an observer appointed (Andy Earwaker) so he asked for support in trying to find a local resident to come forward to join the Trust.

He updated on the results of the recent Housing Needs Survey that was distributed to all residents in Aldingbourne, Barnham and Eastergate. Of the 4000 forms distributed 500 were returned with 46 indicating a need for affordable housing, preferably a rental property through a housing association. It was noted that only 4 of those who responded were currently on the ADC housing list.

Discussions had been taking place with two housing associations (Saxon Weald and Aster) and agreements were in place to work with them in identifying suitable developments on which to provide the required affordable housing. Related to this the Parish Council had been asked to look at some potential rural sites and AE/AC agreed to get back to the Trust on these as soon as possible.

The next piece of work being undertaken would be approval of an allocations policy which it is hoped can be aligned and discussed with ADC to ensure that the right people are on the right lists.

## 5. Applications considered via email exchange and responses submitted

The Committee noted that the following applications had been considered via an email exchange and responses submitted to ADC due to the response date being prior to the date of this meeting and that all responses had been 'no objection' responses.

**BN/115/19 – Croft Cottage, Park Road, Barnham** – Single storey side and rear extension and porch to front.

**BN/114/19 – Shannock, Church Lane, Eastergate** – Crown reduction up to 2m of Beech Tree.

**BN/116/19 – 19 Elm Grove, Barnham** – Single storey rear extension and addition of a first floor.

**BN/113/19 – Highground Barn, Highground Lane, Barnham** – All-weather practice arena to support existing equestrian training yard.

**BN/99/19 – Barnham Court, Church Lane** – Erection of trellis and gates to entrances.

**BN/108/19 – 51 Elm Grove, Barnham** – Single storey rear extension and conversion of roofspace to habitable use.

## 6. Consideration of new applications made to Arun District Council

The Committee considered the following new applications within the Parish:

**BN/122/19 – Land North of Barnham Road, Eastergate** – Scoping Opinion document. This application was not the usual type of application and was seeking comments rather than an objection or no objection response. The document was a large document and only some of the members of the Committee had been able to find time to digest the full document. As a result the following items were noted and submitted to ADC to meet the very tight deadline. There will be further opportunities to respond to applications as they come forward in the future.

- Tier 7 Library included somewhere
- The need for an air quality assessment to be undertaken
- Grade 1 agricultural land and flood risks
- Mention was made of the minor aquifer in the area and flooding potential
- Ancient Trees in the area need protecting
- Need for sensitivity in respect of lighting provision – the Council's bat survey was forwarded
- Clarity required on the routing of the footpath close to the roundabout at the north of the map
- The need to maintain the green gap was not clear

**BN/120/19 – Swallowfield, Eastergate Lane, Eastergate** – Proposed single storey extension. The Committee **agreed** to raise no objection to the application.

**BN/121/19 – Swallowfield, Eastergate Lane, Eastergate** – Removal of redundant polytunnel & construction of 4 bedroom detached chalet bungalow with new entrance and relocation of Nursery parking area. The Committee **agreed** to submit an objection to the application as it was a clear change of use for current agricultural land; was outside the built-up area and would be an over-development of the site.

**BN/119/19 – Shannock, Church Lane, Eastergate** – Pollard by 4m 1 Lime tree within the Eastergate Conservation Area. The Committee **agreed** to raise no objection to the application.

**BN/130/19 – Flamsteed, Lake Lane, Barnham** - Two storey side and front extension and habitable roofspace. The Committee **agreed** to raise no objection to the application.

**BN/128/19 – Land adjacent to Highfield House, Yapton Road, Barnham** – Application for Outline Planning Permission for development of 70 bed care home and 14 assisted living bungalows with associated, car parking, landscaping and access.

Several Members of the public were in attendance for consideration of this application and were given the opportunity to put forward their views to the Committee, which were taken into consideration when the Committee **agreed** to submit an objection to the application on the following grounds:

The Barnham and Eastergate Neighbourhood Plan policy CLW1 Supporting Independent Living states that new independent living and care homes will be supported provided that the design, and scale of the development are in keeping with the character of the location and impact of the amenity of surrounding residential properties is acceptable. This application does not meet this policy on many aspects.

The land identified is in a rural location that currently provides a gap between the villages of Barnham and Yapton – which the B&E Neighbourhood Plan 2020 will seek to protect to prevent the coalescence of the two villages and the loss of which would impact the rural character of the village. The nature of the development would have an adverse visual impact on the street scene. The amount of additional traffic that such development would generate (taking into account residents, staff, visitors, deliveries) would be unacceptable, in addition to the two currently approved applications for 38 dwellings and 95 dwellings along the same stretch of Yapton Road. The type of facility would mean traffic movements at all times of day and night.

The need to light the site would have a detrimental impact on surrounding properties who currently have no street lighting and potentially on wildlife behaviour and habitats. The site is too far from local amenities for the type of residents that would be accommodated (the latest draft Design Guide states that residential property should not be more than 15 minutes from central village facilities). The need for such a facility has not been proved and contradicts ADC policy HMD2 because it is not in a built up area and as already stated is not close to local amenities (Windmill Shopping does not have the appropriate useful shops as stated) and the bus service only runs during the day six days a week at 2 hourly intervals. The Committee noted that a previous application for development of this site BN/12/15 for 30 dwellings was refused and the reasons stated in that refusal are still current in respect of this application.

The Committee also **agreed** to take the proposed objection to Full Council for their comments and possible amendment. The outcome of that discussion can be found in the Full Council minutes of 14<sup>th</sup> January 2020.

**BN/131/19 – Angel’s Nursery, Yapton Road, Barnham** – Application for variations of conditions imposed on BN/43/16 relating to Approved Plans, Access/Maintenance of Watercourse or Culvert and Access and Associated off-site highway works. The Committee **agreed** to raise no objection to the application

**BN/125/19 – Orchard House, Highground Lane, Barnham** – Alteration and Refurbishment of existing residential annex including 3 roof lights. The Committee **agreed** to raise no objection to the application.

**BN/129/19 – Land to the rear of Lillies, Yapton Road, Barnham** – repositioning of red line and garage 4 and 5 of approved application BN/6/18. The Committee **agreed** to raise no objection to the application

**BN/135/19 – Birchwood House, Church Lane, Barnham** – Subdivision of existing dwelling into two separate dwellings. The Committee **agreed** to raise no objection to the application.

**BN/136/19 – 49 Downview Road, Barnham** – part two storey, part single storey extension, dormers and rooflights. The Committee **agreed** to raise no objection to the application.

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

**7. To note the following decisions by Arun District Council**

**BN/91/19 – Wilton, Barnham Road, Eastergate** – Two storey extension to the side, single storey extension to the rear and all existing windows/doors to be replaced.

**BN/90/19 – Land East of Toll Cottage, Lake Lane, Barnham** - Fell 1 Ash Tree

Both decisions approved conditionally and the Council had raised no objections to the applications.

**BN/87/19 – Melcroft, Eastergate Lane, Eastergate** – Two single storey side extension, rear extension and first floor side extension.

Approved conditionally – the Council objected in respect of the proximity to the footpath and bat/wildlife concerns. The officer report noted that the proposed extensions would be 1m from the boundary and no works were proposed to the hedge.

**EG/22/19 – Boweries, Barnham Road, Eastergate** – Outline application for 28 houses

**BN/65/19 – Bexstone House, Barnham Road, Eastergate** – Outline application for 10 houses

Both applications were refused and the Council had submitted strong objections to the applications.

**BN/105/19 – The Cottage, Piggeries, Church Lane, Barnham** – to note that this application was withdrawn by the applicant.

**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 continued progress being made.

**9. Date of Next Meeting**

The next meeting would take place on Tuesday 18<sup>th</sup> February 2020 at 7.30 p.m. at Barnham Community Hall.

The meeting closed at 8.40 p.m.

**Signed:** .....

**Chair, Planning & Environment Committee**