



**MINUTES OF BARNHAM AND EASTERGATE PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD VIRTUALLY ON TUESDAY 9th JUNE 2020.**

Due to the COVID19 Pandemic this meeting took place virtually using Microsoft Teams following government legislation allowing Parish Councils to undertake meetings in this manner until 2021.

Present: Sue Wallsgrove (Chair): Rob Bates (Vice-Chair): Phil Cramp: Andy Earwaker: Heather Kilroy: Ella Simmons.

In attendance: Alison Crabb (Clerk): Nina McMaster (Assistant Clerk): 4 Members of the Public in respect of planning applications under consideration: Maureen Chaffe (Neighbourhood Plan consultant)

1. Apologies for absence

Paul Ayling

2. Declarations of Interest

None declared

3. Minutes of the meeting held on 24th March 2020

Resolved: That the minutes of the Planning & Environment Committee held on 24th March 2020 be approved as an accurate record of the meeting and signed by the Chair.

4. Consideration of new applications made to Arun District Council

BN/46/20 – Land Rear of Poachers, Eastergate Lane, Eastergate - Construction of 1 no. 4 bed detached dwelling with detached carport. The committee **agreed** to raise no objection to this application.

BN/50/20 – Land west of Fontwell Avenue, Eastergate - Demolition of existing structures and erection of 42 no. dwellings with access, parking, landscaping & associated works. This application is a departure from the development plan. The committee **agreed** to submit an objection on the following basis:

The site is in conflict with the made Barnham and Eastergate Neighbourhood Plan and specifically in relation to policies of that Plan as detailed below.

In addition, the Committee deems this application to be premature. As part of the ongoing review of the Neighbourhood Plan to identify sites to meet an additional requirement for housing from ADC, at its meeting on 24th March 2020 the P&E Committee resolved to put this site forward as one of three sites on which the Neighbourhood Plan review team would continue to assess viability through the Strategic Environmental Assessment process and in discussion with the land agents/owners. The review team (whose work has been necessarily delayed by Covid-19 lockdown) is due to present its findings to the P&E Committee in June /

July 2020 when consideration will be given to the final sites to be consulted on at Reg14 later in the year.

ES1 - "New development...will not be supported without clear evidence provided of there being no flood risk" - NP review team identified flooding to the east of this site as a constraint; in addition local knowledge/residents confirm the junctions of both Level Mare Lane and Wandleys Lane both risk flooding;

ES10 - "Development that damages...trees or hedgerows of...amenity value will not be supported" - in addition to our principle to protect, preserve and enhance green assets in the parishes, and the impact on wildlife of developing this site, this relates to our objective of avoiding coalescence and protecting the semi-rural character of Eastergate; note ADC Tree Offer, Mark Warwick's report on BN/128/19/OUT (Refused) that states: "Roadside hedgerow and trees contribute greatly to the character of the area and their future growth and influence should be a major consideration in designing a site layout."

GA1 - New developments should...provide access to public and community transport" - no provision.

GA2 - This application does not "support or extend the existing footpath and cycle path network".

CLW4 - "The provision of Allotments will be supported" - the Council has identified a strong and as yet unmet community need for allotments and would like to see land included in the site for such provision.

H3 - "No more than 25% of the housing units to be provided should have one or two bedrooms" when a site is more than 400 metres walking distance from a village centre. The application is for 42 dwellings to be built approx. 855 metres from Eastergate centre - 4 x 1 bedroom; 12 x 2 bedrooms; 22 x 3 bedrooms; 4 x 4 bedrooms; thus 38% of this application is 1 and 2 bedroomed dwellings and the application fails to meet this Policy.

BN/47/20 – The Lodge and Clarendon House, Church Lane, Eastergate – Reduce crown of 2 No Ash Trees. The Committee **agreed** to submit an objection having noted the advice of the ADC Tree Officer to refuse the application.

BN/49/20 – The Cottage Piggeries, Church Lane, Barnham – Continuance of use without compliance with condition 2 imposed under BN/6/20 relating to occupation of mobile home, new dwelling and 1 bedroom annex above garage. The committee **agreed** to submit an objection to removal of the condition in that it would remove the gypsy/traveller rights on the site which is something they have consistently opposed unless ADC can give the Council an assurance that if they are minded to agree the application that they will not ask the Council to find an alternative site to replace this site.

BN/51/20 – Land at Chantry Mead and rear of 14-18 Downview Road, Barnham – 4 no dwellings including access, landscaping and associated works. The Committee **agreed** to raise no objection to this application.

BN56/20 – 33 Hill Lane, Barnham – Demolition of existing shed/garage and erection of 1 no. dwelling. This application affects a Right of Way. The committee **agreed** to raise no objection to this application following clarification on the impact on the Right of Way and the culvert from ADC.

BN/54/20 – Minstrels Barn, Church Lane, Barnham - Proposed single storey extension to courtyard area and changes to fenestration (in Church Lane Conservation area and listed building). The Committee **agreed** to raise no objection to this application.

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

- 5. To note that due to the inability to hold virtual meetings for a period of time the Committee had considered and agreed responses to various applications received via an email exchange as per the Committee's Terms of Reference. The applications considered and the responses submitted are detailed in the attached report.**

The committee having received a copy of the report **agreed** the report and its contents as an accurate record.

- 6. To note the decisions taken by Arun District Council since the last meeting on 24th March 2020 as detailed in the attached report. The report also shows the response submitted by the Committee to the applications.**

The committee **agreed** to note the decisions taken by ADC as detailed in the report.

- 7. Review of Barnham & Eastergate Neighbourhood Plan**

To receive an update on current position and next steps from Maureen Chaffe, Consultant lead on preparation of Plan.

Maureen Chaffe (Neighbourhood Plan Team consultant) was present and informed the Committee that a draft of a revised document would be circulated very shortly and members would be asked to respond with their detailed comments on the document. A final draft will require further approval by the Committee (July 2020) and ultimately Full Council prior to proceeding to Reg 14 consultation.

- 8. Update from Clerk**

The Clerk updated the Committee on two environmentally related issues that had been brought to her attention by Councillors, who had received representations from residents.

Farnhurst Playpark – areas of grass surrounding the park being used a storage area for furniture, cars etc – Following phone calls and emails the Clerk established that as the owner of said goods was a resident of one of their properties the matter had been referred to ADC Housing Department. The response from that department currently is that the Neighbourhood Services officer has been asked to liaise with ADC Cleansing team to look at how to get this removed from council land. The additional comment received was that ADC had experienced an increase in fly tipping during lockdown, due to a number of factors, but they were now looking at how to restart inspections and collection without compromising the health and safety of their employees and contractors. The PCSO was also contacted and has arranged to ensure additional inspections are made when possible but as it is ADC land their powers do not allow them to arrange removal.

Gospond Road – potential illegal business and anti-social behaviour – The Clerk had raised the matter with the PCSO and received the following response. The matter is one for ADC and they are already looking into it following a resident's complaint. Patrols already take place and will continue but if any further instances are reported to Councillors they should be asked to report them to 101 via a phone call or email as without these reports the evidence doesn't exist for the Police to expend resources to resolve the issue.

9. Date of Next Meeting

Tuesday 21st July 7.30pm via Microsoft Teams.

Signed:

Chair, Planning & Environment Committee