



**MINUTES OF BARNHAM AND EASTERGATE PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD VIRTUALLY ON TUESDAY 21ST JULY 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: Rob Bates (Chair in absence of Sue Wallsgrove): Phil Cramp: Heather Kilroy: Ella Simmons.

In attendance: Alison Crabb (Clerk): 1 Member of the Public in respect of planning applications under consideration and 1 further Member of the Public

1. Apologies for absence

Paul Ayling: Sue Wallsgrove: Andy Earwaker

2. Declarations of Interest

Heather Kilroy declared a personal interest in BN/67/20 as a neighbour of the property.

3. Minutes of the meeting held on 9th June 2020

Resolved: That the minutes of the Planning & Environment Committee held on 9th June 2020 be approved as an accurate record of the meeting and signed by the Chair (this will be undertaken in due course when a face to face meeting can take place between the Chair and the Clerk).

4. Consideration of new applications made to Arun District Council

BN/62/20 – Barnham Court, Church Lane, Barnham - Construction of a garage space and Gardener's shed. The applicant was present and gave the Committee some background and further details on the application. Following a short discussion the Committee **agreed** to raise no objection to the application.

BN/63/20 – Barnham Court, Church Lane, Barnham – Listed building consent in relation to BN/62/20 – The Committee **agreed** to raise no objection to the application.

BN/58/20 – Veronicas, Park Road, Barnham – Demolition of conservatory. Single storey rear and side extension. The Committee **agreed** to submit an objection/comment on the large size of the proposed extension (which is to run the entire width of the property at the rear) and the proximity to the neighbouring property (plans showed 75cm between new extension and boundary).

BN/61/20 – Spode Cottage, Fontwell Avenue, Eastergate – Proposed side extension and dormers. The Committee **agreed** to raise no objection to the application.

BN/66/20 – Kenwood, Barnham road, Eastergate – Erection of summerhouse. The Committee **agreed** to raise no objection to the application.

BN/67/20 – Kuldana, Barnham Road, Eastergate – Erection of first floor and entrance porch. As already noted Heather Kilroy had declared a personal interest and took no part in the discussion of this application. The Committee **agreed** to raise no objection to the application.

BN/69/20 – Ravenhurst, Church Lane, Barnham – Demolition of existing garage and construction of new garage. The Committee **agreed** to raise no objection to the application.

BN/76/20 – Folly House, Fontwell Avenue – removal of store rooms and erection of single storey extension. 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

5. **To note the following responses to application submitted to Arun District Council that were taken via an email exchange as per the Committee’s Terms of Reference due to the response date occurring before this meeting.**

BN/60/20 – Pollards Nursery, Lake Lane – amendment to planning obligation to provide funding towards cycling facilities rather than a bus shelter - The Committee agreed via email to submit a response of no objection but sought reassurance that the funding would definitely be used to improve facilities that benefit the Parish. Since submitting this response the Planning Officer has informed the Council that the funds would be used for a cycle route from Yapton to Climping which, whilst not specific to Barnham and Eastergate, would help in due course when further cycle schemes are brought forward to link Yapton through Barnham and Eastergate. The Committee accepted this as it was noted that as the scheme predated CIL the Council cannot have control of the money for specific local improvements.

6. **To note the following decisions taken by Arun District Council**

BN/47/20 – The Lodge and Clarendon House, Church Lane, Eastergate – Reduce crown of 2 No Ash Trees. Approved conditionally. The Committee objected supporting the Tree Officer’s recommendations.

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. Refused. The Committee submitted an objection.

BN/15/20 – Land adjacent to 49 Warren Way, Barnham – Erection of 1 new dwelling. Refused. The Committee submitted an objection.

BN/24/20 – Tile Barn Farm 32 Hill Lane, Barnham – Erection of 1 new dwelling and new vehicular entrance. Refused. The Committee submitted an objection.

BN/5/20 – Land north of Sunnyside Cottages, Yapton Road – Erection of 3 new dwellings. Approved Conditionally. The Committee submitted no objection.

7. **WA/48/19 – Land at Fontwell Avenue** – to consider any implications for the Parish Council following the ADC Development Control decision on 24th June 2020 to defer the decision on this application until October 2020.

The Committee noted the decision of the ADC Development Control Committee to go against the Officer recommendation, which was to refuse the application, and instead defer the

decision on the application until October and ask the applicant (Dandara) to look at various significant issues of concern which if addressed to the satisfaction of ADC will result in the application being approved in October.

8. Review of Barnham & Eastergate Neighbourhood Plan

The Committee received a progress report on the latest position in respect of the Review of the Barnham and Eastergate Neighbourhood Plan from Consultant, Maureen Chaffe. The report detailed the progress that had taken place in the last few weeks to get to a position where a draft Revised Neighbourhood Plan and a draft Design Guide should be ready for consideration by the Planning & Environment Committee at the next meeting on 8th September. The Committee expressed their thanks to all the individuals involved for giving up their time to get the Council to this point and to thank Maureen for her leadership in this achievement.

The report contained two recommendations as follows:

1. That the Committee approve the attached draft letter to be sent to the developers' agents of the three sites identified as potential sites for delivering the required additional housing numbers
and
2. That the Committee endorse the approach outlined for the Reg 14 consultation process and timetable

Resolved: The Committee agreed both recommendations

9. To consider the following reports from other members of the Council:

The Committee noted the following reports from Chris Allington on item a. and Isabel Thurston on items b and c:

a. Barnham/Eastergate/Westergate Strategic Site Development progress

A more detailed update will be produced following a discussion with the Southern Consortium on 29th July and the next BEWAG which has now moved to 13th August 2020.

b. ADC Development Control Committee matters that impact on the Parish

Upton Brooks Nursery application in respect of drainage and sewer connections – item will be considered on 29th July meeting. It was noted that Southern Water has confirmed that there is not an 8 inch pipe going to a six inch pipe as had been thought and that there will also be computer controlled flow monitoring and alarm systems which should eliminate the risk of flooding. There is no comment on the possibility of connecting via Barnham Road, as this is not in the application.

As already mentioned in item 7 the Dandara site application has been deferred to enable the developers to consider all the areas of concerns which include: poor design, (the building designs do not match the now agreed Design Code); lack of information about how they would make a 10% carbon emissions reduction as required; inadequate parking in some areas, lack of EV charging points, lack of planting at the employment site and vague details of cycle path infrastructure.

c. Isabel Thurston’s Motion to ADC on Land Supply

A motion is being brought forward to ask the Leader of the Council to write to the Secretary of State for Housing, Communities and Local Government, Rt Hon Robert Jenrick MP, to ask him to consider that if a council has a made Local Plan, this should be acceptable proof of enough planned housing. Currently Arun’s housing supply is approx. 3.9 years, and this is why there is not much leeway in terms of having to accept applications that are, for example, outside built up area or otherwise not ideal locations. ADC cannot use normal planning restrictions to object. Notes: the motion was subsequently carried and the Leader will write to the Secretary of State; B&E Parish Council wrote to the Secretary of State in July expressing similar sentiments.

10. Date of Next Meeting

Tuesday 8th September at 7.30 p.m. – This meeting will almost certainly still be undertaken using Microsoft Teams unless government guidance changes significantly in the intervening weeks.

It was agreed to bring back to this meeting the deferred issues on litter picking, rewilding and use of chemicals by the Council’s maintenance contractors.

Signed:

Chair, Planning & Environment Committee