



Ashington Parish Council

Planning Committee Meeting

Minutes of Ashington Parish Council Planning Committee Meeting held at 7.30pm on Wednesday 15th July 2015

Present: Councillors M Woolley (Chairman), K Wood, S Cox, J Stillwell , L Di Castiglione, N Clark, N Spiers

Parish Clerk: K Dare

Members of the public: 8

Declarations of Interest: None

Apologies received from: Councillors T Kearney, S Ball, R Strudwick, G MacPherson (all personal)

Invited Guests – Robin Pearmain (Senior Planning Manager, Linden Homes), Judith Ashton (Judith Ashton Associates), James Bevis (Highways Consultant, i-Transport), James Atterbury (Communications Consultant, Remarkable Engagement). To present proposals for redevelopment of Chanctonbury Nurseries.

The Chairman welcomed everyone to the meeting and explained that:

1. the guests had been invited to present their proposals for redevelopment of Chanctonbury Nurseries to the Parish Council. Members of the public had been able to see the proposals at the recent exhibition but this was the first time the Parish Council had seen the proposals.
2. As the proposals are not a formal planning application this is an information gathering session for the Parish Council. The Council cannot make any decisions on the proposals as this could be seen as pre-determination and could preclude Councillors from taking part in determination of an application at a later date. Councillors must maintain an open mind at this stage in proceedings.
3. If an application is submitted then members of the public would be able to address the Council again at this stage. They would also be able to submit comments to HDC and speak at the HDC Committee meeting where the application will be determined. Therefore, there are many more opportunities to come to express their opinions.

Public Adjournment

No comments.

Presentation by Linden Homes

Robin Pearmain explained that he had attended a Parish Council meeting in October 2014 where he had presented an overview of their intentions for the

site. He had also presented information about Linden Homes (see Minutes of Oct 2014 for details).

He explained that this is an 'allocated' site on HDC's SHLAA document.

Judith Ashton explained that the site is 2.3 hectares (@5 acres) of 'previously developed land' currently used for business purposes (storage of caravans, boats etc). The site is dilapidated. It has been identified on HDC's SHLAA document as a potential development site. Linden are proposing 82 homes and a mix of private and affordable properties. The site has been designed according to the surroundings and is to have a good relationship with nearby properties and ensures protection of the nearby public footpath. The planning application will be accompanied by a myriad of technical reports which assess all aspects of the development eg highways, ecology, trees etc etc

James Bevis explained that a full highways assessment will accompany the planning application. They are working with WSCC to address any highways concerns. The existing access into the site will be improved as it is sub-standard. They are proposing a connection from the site to the public footpath that runs alongside the site and are talking to WSCC about improvements to the public footpath surface from the site towards the village. He explained that WSCC have some concerns about the width of Rectory Lane – it is wide enough for 2 cars to pass, wide enough for one car and one lorry but not wide enough in places for 2 lorries. The Developer will need to demonstrate that this constraint can be overcome.

He explained that peak time traffic flow along Rectory Lane is @1 vehicle per minute and this will increase to <2 vehicles per minute as a result of the development. This calculation is based on the TRICS database that all local authorities recognise as being an accepted vehicle movement predictor.

WSCC has also asked the Developer to review the pedestrian links from the site to the village and they have recognised that the hedge along Rectory Lane needs cutting back and the footpath could possibly be improved by some resurfacing work.

A suggestion was made at the public exhibition that the speed limit outside the site should be reduced from 60mph currently to 30mph. However, the speed data taken outside the site showed that most vehicles are travelling at @30mph due to the narrowness of the road and the lack of forward visibility.

James Atterbury explained that 673 households were invited to the Public Exhibition – 41 attended and 15 provided feedback. Of those 15 responses:

3 objections

3 unsure

6 support with concerns

3 support

Positive comments from the exhibition were: Welcome improvements to the footpath, site is an eyesore, development of a brownfield site

Concerns were: access along Rectory Lane, lack of capacity at the school, lack of infrastructure in general in the village, traffic.

He had been in contact with some residents in Meiros Way who had not been able to attend the Exhibition and Linden Homes had provided a website, email address and telephone number for residents to use.

In summary, the Developer had sought pre-application advice from HDC and would be submitting a planning application for a traditional development, mostly 2 storey homes, although some 2.5 storey (rooms in the roof) were planned. If the application is approved then there will be some s106 infrastructure funds paid to HDC/WSCC for improvements in the local area. They had also sought pre-application advice from other authorities eg WSCC, Southern Water. The purpose of this pre-application advice is to identify areas of concern and address them prior to an application being submitted. It is likely that a planning application will be submitted to HDC in late August with a view to being determined a few months later. Once work on site has started it is likely to take 2 years to completion.

Questions from Councillors:

1. Do you own the site? No – Linden Homes have an option to purchase subject to planning permission being granted.
2. What are the demographics of the people likely to move into the site ie how many working people, how many children etc? Linden Homes didn't have the figures to hand but could send them to the Clerk. They explained that WSCC have a formula used to calculate the number of children likely to move into a new development (pupil project ratio) and this would determine the amount of s106 funds that the Developer has to pay to WSCC towards the education of the additional children.
3. Are there any community benefits within the scheme itself? The benefits are new homes for the village and improvements to the footpath.
4. Are there any plans to change the Rectory Lane/Meiros Way junction as this is the scene of many a 'near miss'? Linden Homes will look into this but WSCC have no issues with the junction so it is unlikely they will ask for any changes to be made. A mini roundabout could make the likelihood of accidents worse as vehicles generally drive straight across them. Lack of forward visibility and the bend in the road reduce vehicle speeds and therefore the likelihood of accidents.
5. How are people going to get from the public footpath into the new development. It looks like they are entering the development onto roads rather than footpaths? There are 'shared surfaces' within the development where pedestrians and vehicles do not have separate spaces.
6. Are there any long term plans to keep the Rectory Lane hedge and footpath maintained as it is impassable for most of the year due to being blocked by vegetation and pedestrians have to walk in the road? No – this hedge is not within the control of Linden Homes and WSCC should enforce maintenance by the owner of the hedge.
7. Who is going to maintain the small green area in the centre of the development? This will be a private estate and all residents will pay a management fee for maintenance of the estate.

8. What is the impact on the village of the loss of the business? The caravan storage business will move elsewhere and there is capacity at other sites for the caravans to be stored.
9. How much visitor parking is there? Plenty – the site has been designed with the correct number of residents and visitors parking spaces.
10. Has the catchment area for surface water run-off been evaluated fully – there are flooding issues at Mill Lane and this site must not make the situation worse? A surface water management plan will be in place. The development is required not to worsen surface water run-off in the area and it needs to achieve greenfield run-off rates so attenuation tanks will be installed and water pumped into the nearby ditches at greenfield run-off rates.

The Clerk clarified the status of the site in HDC's planning framework: The site is not 'allocated' as previously stated by Linden Homes, it is classified as a 'potential development site'. The site has planning approval as a B8 business use but has no residential planning permission. It is Previously Developed Land (brownfield), part of the site lies within the village Built Up Area Boundary (BUAB) but part of the site lies outside the BUAB but it is 'immediately adjacent' to the BUAB. Once an application is submitted the Parish Council and HDC will need to weigh up the positive aspects of development against negative aspects and HDC will need to decide if it complies with their adopted and emerging planning policies. Residents should not feel that planning permission for this site is a 'done deal' and should feel able to comment (positive or negative) on the exhibition materials and/or the planning application.

The Clerk asked Linden Homes to provide her with a paper copy of the planning application as this was easier for the Parish Council to study rather than electronic documents.

The Chairman thanked the guests for attending and they left the meeting.

The Chairman explained the planning application and appeal process to members of the public who were unfamiliar with it. He also explained the Neighbourhood Plan status and HDC's Planning Framework and how this seeks to concentrate development in the larger settlements (Horsham, Billingshurst, Southwater) and restrict development in medium villages (Ashington) to sites identified through Neighbourhood Plans.

Planning applications

DC/15/1291 Proposed two storey side extension including first floor extension over the existing garage – 22 Warminghurst Close

The Council has no objections but is concerned that the roof windows on the west side are low and overlook the neighbouring property possibly resulting in a loss of privacy.

DC/15/1393 Demolition of existing dwelling house formerly 2 No. Flats and the erection of 2 No. Five bedroom houses with new vehicle accesses – Sunbeams, London Road

The Parish Council objects to this application – Ashington’s Housing Needs Survey 2012 shows that the village needs small homes. This application seeks to replace two small homes (bungalow and flat) with two much larger homes and is, therefore, contrary to the village housing needs. The Council is also concerned about overdevelopment of the site and building in front of the established building line.

DC/15/1427 Change of use only from sui generis to A1/A2 – Cherubs Beauty Salon, London Road

The Council has no objections, although notes that no opening hours are specified. The site is in a residential area and opening hours should be no earlier or later than the existing business.

Amendments

None

Correspondence

None

Meeting finished at 9.00pm

Signed.....

Date.....