



Ashington Parish Council

Planning Committee Meeting

Minutes of Ashington Parish Council Planning Committee Meeting held at 7.30pm on Wednesday 16th September 2015

Present: Councillors M Woolley, T Kearney, K Wood, J Stillwell, N Clark, S Cox, N Spiers

Parish Clerk K Dare

Members of the public: None

Declarations of Interest: None

Apologies received from: None

Invited Guests: John Longhorn + 2 others to speak about land on Billingshurst Road

Invited Guest

The Chairman introduced the guests and reminded Councillors of the need to listen to the presentation, ask questions for clarification but not make any decisions until the planning application stage.

John Longhorn is known to most Councillors as he was involved in the Penn Retreat development.

John explained that he and his colleagues are appointed representatives of the owner of a plot of land along Billingshurst Road (between Oast House Farm and Meadow House, stretching westwards and 50 acres in total). The owner wished to make the Parish Council aware that their land is available for development and asked that the Council consider it during the preparation of the Ashington Neighbourhood Plans. It is not intended that a planning application would be submitted ahead of the Neighbourhood Plan.

John explained the emerging Horsham District Planning Framework (HDPF) and the importance of Neighbourhood Plans in the planning process. He explained HDC's 'settlement hierarchy' policy and the designation of Ashington as a Medium Village (hierarchy being Main Town, Large Village/Small Town, Medium Village, Small village, unclassified settlement) and the HDC's Policy 3 to concentrate higher growth in the larger settlements, with lower amounts according to the hierarchy. Villages like Ashington have not been allocated any housing developments in the HDPF but Neighbourhood Plans are expected to deliver @1500 homes across the District in the time period to 2031. HDC has not given any Parishes an idea of how many homes they are expected to take. If sufficient housing doesn't come forward through Neighbourhood Plans then HDC will have to prepare an 'allocations document' where they select sites for development in order to meet their housing targets.

John pointed out that much of the land north of Rectory Lane is under contract to either Wates or Taylor-Wimpey or his client and that growth in Ashington is most likely to occur in this northern area as the east/south is bounded by the A24 and the west by land of high archaeological significance.

His client would like the Parish Council to consider 6.5 acres of their land for development and sketch plans showed a possibility of up to 75 homes with football pitches, changing rooms and car park as community benefit in lieu of the homes. He explained that there appears to be a real need for football pitches in Ashington as several of the junior teams have to play home matches at Steyning or Small Dole due to a lack of pitches in the village. This was just one idea of what could be achieved on the site. Another idea was that a financial contribution could be made to ACCT to enable them to extend the Community Centre to replace the old buildings on Church Lane. The landowner is keen to give something back to the village in exchange for building houses.

Essentially, if the village allows housing developments then community funds and/or facilities would be made available for improvements to the infrastructure in the village. The village would need to prioritise its needs and allocate housing sites in its Neighbourhood Plan that would generate enough funds in order to achieve these needs. It will be a balance between needs and new houses as this is where the funding will come from.

There was some discussion about house sizes, types, tenures, houses for the elderly but these details would need to be sorted out when the village knows what its needs are.

John pointed out that, by coming to the Planning Committee meeting, he and his colleagues are not simply ticking a 'statement of community involvement' box but genuinely looking to work with the Parish Council to help the village achieve its needs.

The Chairman explained that the Parish Council does not know what infrastructure/projects the village needs until it has consulted with the village as part of the Neighbourhood Plan. He explained that the Parish Council had delayed the NHPlan for several reasons: waiting for other villages to progress theirs so the Council could see what needs to be done; waiting for the HDPF to be approved as the NHPlan needs to fit with the HDPF; lack of Parish Council resource (a plan is in place to address this).

John Longhorn will send the Clerk a copy of the presentation documents so that she can put them in her Neighbourhood Plan file.

The Chairman thanked the guests for their presentation and they left the meeting.

Public Adjournment

None present.

Planning applications

DC/15/1924 Demolition of existing building and erection of 2no detached and 5no 2 storey terrace houses. – Hoots House, London Road

The Parish Council support development on this site in principle as it is a derelict brownfield site, within the BUAB and the Parish Council submitted the site to HDC's SHLAA consultation.

The Council supports the inclusion of smaller homes.

However, the Council still has some concerns:

1. no affordable homes are proposed – the HDC Local Development Framework proposes 20% affordable homes on sites of 5-14 homes. The Parish Council would expect one of the proposed smaller homes to be affordable.
2. The Parish Council still require the Developer to investigate the possible discharge of surface water from the development into the Parish Council's pond before the Council will give its consent to this
3. The Council notes that car ports instead of garages are to be provided and asks that a condition be imposed to prevent conversion of these into secure garages or habitable rooms in the future in order to protect the parking provision within the development.
4. No visitor parking spaces are available. The Council is concerned that parking on the pavement will occur and overspill parking into London Road needs to be avoided as the site is in close proximity to a roundabout.
5. There is no access to the rear gardens of Plots 3,4 and 5 except through the house. This means that bins will be stored at the fronts of these plots but no bin stores are shown on the plans. It will be an eyesore if bins are on full view.
6. Plot 7 – there is a paved area proposed in the front garden to allow the resident to get from their garage to their front door. However, this is adjacent to the highway pavement. The front garden path is unnecessary and the area should be planted or laid to lawn.
7. Land at the south east corner of the site belongs to WSCC and land ownership should be checked carefully prior to development
8. As previously proposed by the Developer there should be restrictive covenants to prevent extensions and to ensure that the homes are marketed for a period of time to local people as a priority.

DC/15/1927 Existing Lawful Development Certificate for existing conservatory – 19 Mill Mead.

The Council has no objections.

Amendments

None

Correspondence

None

Meeting finished at 7.55pm

Signed.....

Date.....