



## Ashington Parish Council

### Planning Committee Meeting

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Minutes of Ashington Parish Council Planning Committee Meeting held at 7.00pm on Wednesday 19<sup>th</sup> May 2010

Present: Councillors B Norton, N Carver T Kearney, J Stillwell, K Wood, M Woolley & D. Harbour.

Parish Clerk: K Dare

Members of the public: None

Declarations of Interest: Cllr Carver notified those present that he is the tenant of land adjacent to the Meiros Farm development site. He has no personal or prejudicial interests to declare at this stage and would update the Council if this changed in the future.

Apologies received from: None

Cllr Norton was unanimously elected as Chairman of the Planning Committee for the forthcoming year.

#### **Planning applications**

DC/10/0908 Demolition of rear part of existing building and erection of 2 x 2-bed self contained flats - Post Horses London Road. Councillors were concerned that 2 flats would require more parking space than one single house and parking is very limited at this site. HDC to check planning guidelines. Otherwise no objections.

DC/10/0887 Renewal of previously approved DC/07/0838, enclosing and completion of courtyard wall to south side including new gate (Listed Building Consent) - The Willows London Road. The Parish Council had no objections.

DC/10/0888 Renewal of previously approved DC/07/0837 for replacement door and installation of false ceiling in existing external side porch (Listed Building Consent) - The Willows London Road. The Parish Council had no objections.

DC/10/0864 Erection of 29 new 4 and 3 bed houses and 2 and 1 bed flats. Conversion of existing house into 5 individual units, associated parking and landscaping (total 34) - Meiros Farm Rectory Lane.

The Parish Council have a number of concerns about this application:

1. Deliveries to site – not during school drop-off and pick-up times as the vehicles have to drive past the Playschool on Rectory Lane.
2. Delivery vehicle routing – on and off the A24 via the Billingshurst Road junction only, to prevent construction traffic coming through the village and over the speed bumps.

3. Streetlights to match those of Meiros Way
4. Affordable Homes – priority given to Ashington residents or those with a strong connection to Ashington. Homes to remain affordable in perpetuity ie no automatic right for shared ownership to become full ownership. In addition some of the affordable homes should be available for rent and others shared ownership.
5. Parking – there appears to be no spaces for any visitor parking and residents parking space includes garage space. The Parish Council would like to see some allocated visitor parking spaces and a covenant placed on all properties prohibiting the future conversion of any garages into living accommodation. This is to preserve the number of parking spaces and improve facilities for visitors. In Rural areas people need cars and cannot rely on public transport.
6. Site entrance – concerns were expressed about whether sight lines and visibility splays were adequate as the site entrance is on a bend.
7. There appears to be no access through the site to the public footpath adjacent to Chanctonbury Lodge – Councillors would like access to be constructed/created (by leaving a defined opening in the perimeter fence).
8. Concerns were expressed about the numbers of trees to be felled – HDC's Tree Officer should be consulted.
9. Ashington First School is over-subscribed. The Council has concerns about school places in the village for occupants of these houses. WSCC should be consulted and the Developer may make a contribution to additional educational facilities in the village.
10. Trees along the northern edge of Chanctonbury Lodge appear in the maintenance schedule for the management company running this site, although the trees are owned by Chanctonbury Lodge. It is not clear why the management company should be asked to maintain trees that do not belong to the site.
11. Parish Councillors would like the Developer and WSCC to reconsider the existing junction of Rectory Lane and Meiros Way as a matter of urgency. The Parish Council is aware of many 'near misses' at this junction. Visibility at this junction is poor for vehicles turning right from Rectory Lane into Rectory Lane towards the site and several have almost been hit by vehicles travelling from Meiros Way. Given the additional volumes of traffic generated by this development Councillors would like to see Rectory Lane re-instated as the through road and Meiros Way turned into a T junction. This is how the road layout was in the past.
12. Wheel washing facilities on site are essential.
13. One plan shows the development possibly being extended into Chanctonbury Lodge. Whilst this is not for consideration in this application Councillors did express some concern as Chanctonbury Lodge is not included in HDC's LDF and the proposed entrance, and road size in the Meiros Farm development, is probably not suited to the increased traffic that would arise from an extension into another development.

DC/10/0730 Change of use of second floor from hotel to residential staff accommodation (Full Planning) - Mill House Hotel Mill Lane. The Parish Council support the application.

DC/10/0731 Alterations to second floor to facilitate change the use from hotel accommodation to residential staff accommodation (Listed Building Consent) - Mill House Hotel Mill. The Parish Council support the application.

**Amendments**

None

**Correspondence**

None

Meeting finished at 8.25pm

Signed.....

Date.....