



Ashington Parish Council

Planning Committee Meeting

Minutes of Ashington Parish Council Planning Committee Meeting held at 7.00pm on Wednesday 30th May 2012

Present: Councillors D. Harbour, N Carver, T Kearney, B Norton, M Woolley, N Clark, R. Brennan

Parish Clerk K Dare

Members of the public: 6

Invited Guests: Roger Baldwin (architect), Peter Bradbury (agent) & Neil Northover (owner) regarding

Declarations of Interest: None.

Apologies received from: Councillors J Stillwell & K Wood (both personal)

Planning applications

DC/11/2648 Change of use to sui generis and construction of a petrol filling station including canopy (roadside facilities), with a retail store, ATM and ancillary offices, distribution yard, underground fuel storage tanks, secure fencing plus hard and soft landscaping - Land South East of Martins Farm London Road

The Chairman summarised the current situation regarding planning on this site:

Existing planning permission (DC/07/2372) - the site has existing planning permission for a petrol station, built car wash, restaurant, commercial lorry park - all with 24 hour opening. This permission expires in November 2012.

Current application (DC/11/2648) - petrol station, retail store (selling country goods), fuel distribution yard (basically twice per week an HGV will deliver pallets of fuel eg kindling, charcoal. The pallets will be broken down and 2-3 smaller lorries will deliver the fuel daily to local service stations, supermarkets etc). Reduced hours of opening (7.30am to 8pm). The petrol station is located in virtually the same position as the existing permission, the restaurant (existing permission) is located at the north of the site (where the storage yard for the current application is located).

The Parish Council's previous concerns on the current application included: introduces a more industrial nature to the site and excludes previous elements (restaurant/café), 'no end-user' had been identified for the petrol filling station, Proposed Opening Hours, lack of Planting/screening, lack of Renewable energy options, no mention of whether the lights will be switched off at night,

no details about the likely number of journeys to/from the site, no details of proposed routing of LGVs to/from the site, no proposed footpath to the site.

It was explained that amendments to the current application had been made and these included: confirmation that the owner will operate the petrol station (and would be the end user), reduced opening hours, full hard & soft landscaping scheme, reduction in area of the storage yard, reduction in the size of the retail unit, lighting switched off at night (8pm), advance signage on A24 directing vehicles to the site via the Billingshurst Road A24 interchange (ie not through the village), site access moved north so that it is not directly opposite Martins Farm, new footpath link to village.

Information had also been supplied about the number of deliveries to the site: 2 x articulated vehicles per week delivering solid fuel to the distribution yard, 2-3 small trucks working from the yard to deliver fuel to customers daily, 2 x petrol tankers per week delivering fuel to the petrol station.

Neil Northover explained that he was currently distributing solid fuel from a rented premises in Southwater and would move to Ashington if planning permission is given. He invited those present to visit his current site to see what the business involves, number of vehicles etc. He explained that his is a family run business and each aspect of the current application was needed in order to make the development viable. He would be competitive in his fuel prices (although can never compete against the big supermarkets), would introduce some competition into the heating oil market and would sell country goods in a countryside location.

There was some discussion about the country goods store – the Parish Council and members of the public present were keen that the country store also sold ‘farm shop’ type goods eg fresh meat/veg/bread as well as perhaps a limited range of grocery items usually found at petrol stations. All recognised that this may have a slight impact on the main retail store in the village (Co-op), however, a farm shop with its fresh goods, handmade, artisan, slightly more expensive, organic etc would never out-compete the Co-op but would give residents more buying choices. Further, the provision of some items on the outskirts of the village could reduce lorry traffic through the village seeking snacks (also a CAP 2010 priority).

The removal of the lorry park, with potentially noisy early starting in a residential area was welcomed.

Some concern was expressed that, at present, vehicles travelling from Billingshurst Road to the A24 don't slow down at the Billingshurst Road roundabout and traffic from the new development would be at risk of being hit as they entered the roundabout. WSCC would be asked to comment on this. The new development could help reduce speeding in this area as it would introduce more traffic onto the roundabout. New signage may be needed.

It was agreed that the Parish Council would SUPPORT the amended planning application. The new proposals for the site were much more appealing and

beneficial to the village than the existing planning permission (DC/07/2372). The Parish Council welcomed the creation of local jobs, the petrol station (both of which are in the Community Action Plan 2010), recognised that the site is self-contained and future expansion would not be possible, recognised the benefit of a country store (although would like this to have elements of a 'farm shop'). Some of the Parish Council's concerns could be controlled by appropriate planning conditions:

1. Opening & delivery hours – HDC's Environmental Health Officer has made some suggestions for the avoidance of noise disturbance to nearby residents.
2. Lighting – switched off when the site is closed at 8pm and on again in the morning
3. Height of goods stored in the distribution yard not to exceed 2m
4. Full hard & soft landscaping as per Preliminary drawing supplied to the Parish Council on 30th May 2012 and checked by HDC.
5. Advance signage and routing agreements to prevent vehicles travelling through the village
6. The petrol station is recognised as the main use of this site, any future planning applications for expansion of the retail premises or fuel distribution yard at the expense of the petrol station not to be permitted. HDC should advise on this.
7. Renewable energy to be considered
8. Portakabin to be temporary, permanent facility to be built in appropriate style.

Clerk to prepare a formal response and send to HDC Planning, Hazel Corke, Gary Peck, District Councillors Roger Arthur, David Jenkins & Philip Circus.

DC/12/0850 To remove partition wall between kitchen and downstairs toilet to enlarge existing kitchen and relocate door to sitting room to bottom of stairs (Listed Building Consent) - The Willows London Road Ashington
The Parish Council had no objections.

Meeting finished at 8.00pm

Signed.....

Date.....