

# Pagham Parish Council

Minutes of the **Planning Committee** Meeting held on Tuesday 31<sup>st</sup> January 2017 at 7.30pm in the Small Hall at Pagham Village Hall

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Present: Cllrs Mr Cole, Mr Hailey, Mrs D Hall, Mr P Higson and Mr R Radmall

In attendance: Nicola Jones [Clerk/RFO]  
1 member of the press

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**P16/182**      **Receive apologies for absence**  
Cllr Mr Huntley gave his apologies.

**P16/183**      **To receive declarations of interest by Councillors on any of the agenda items below.**  
P16/183.1      Cllr Mrs Hall in her capacity as Vice Chairman of the Arun District Council Development Control Committee gave the following declaration "I will be voting on the matter before me, having regard only to such information as placed before the Parish Council. If I come to consider the matter again at the District Council further information will be available and I will consider all the information available at that time and I may come to a different decision".

**P16/184**      **Public Session Questions and comments from Members of the Public Present**  
P16/184.1      4 members of the public were present. All wishes to speak on matter 6.1 on the agenda. A representative of the PAGAM group who opposed development plans for this and the two other large scale developments currently being consulted on wished it be recorded that he would be seeking an extension of the amount of time allowed for comments on applications as the group felt it was impossible to fully digest the documents generated by three major planning applications in the statutory timeframe. He noted that the Parish Council had arranged an extension for this very reason. A representative of the developer pointed out the benefits the scheme would bring to the Parish, including new scout facilities, a school and an ambulance post. One quarter of the site would be public open space and buffering would be included in the scheme design to reduce the impact on existing properties. Other members of the public asked whether there would be an increase in the number of homes should the land being reserved for the school not be required by WSCC.

**P16/185**      **To receive and approve the minutes of the Planning Committee meeting held 17th January 2017** (previously issued)  
P16/185.1      It was RESOLVED to APPROVE the Minutes, and the Chairman was authorised to sign them as an accurate record of that meeting.

**P16/186**      **Matters arising from the previous Minutes** (*this is for information sharing purposes only*)  
None.

- P16/187 Planning Applications** NJ  
 To consider responses to Planning Applications which have been submitted to Arun District Council and to delegate to the Parish Clerk to respond to each application in accordance with the Parish Council's resolution;
- P16/187.1 **P/134/16/OUT - Land North of Sefter Road & 80 Rose Green Road Pagham. Outline application with some matters reserved for development of up to 250 dwellings (incl affordable homes), provision of land for a replacement scout hut, land for an Ambulance Community Response Post facility & land for 1FE primary school. Primary vehicular access from Sefter Rd & demolition of 80 Rose Green Road & creation of pedestrian & emergency only access. Provision of public open space including children's play areas, landscaping, drainage & earthworks - Departure from the Development Plan. This application also falls within the parish of Aldwick.**
- P16/187.2 Cllr Radmall advised the meeting that a team of Councillors had been scrutinising the documentation for the application in great detail and inconsistencies and errors had been identified. The Parish Council did not agree with the assertion that there were no severe
- P16/187.3 adverse impacts from the increased traffic generation from the sites, it did not feel that drainage and sewerage issues had been correctly addressed. Cllr Higson commented that there would be an adverse effect on the tourism industry and therefore the local economy. The Committee felt it was of great importance that the cumulative effect of this and the two other large applications currently under consultation in Pagham be considered (P/140/16/OUT and P/6/17/OUT). Given the level of objection within the local community and the concerns which had arisen over transport, drainage, effect on tourism and loss of agricultural land, IT WAS RESOLVED to OBJECT to this application. It was further resolved that a detailed objection based on the views expressed at the meeting would be prepared and returned to the next meeting of the Committee for ratification. Cllr Mrs Hall abstained from the vote.
- P/1/17/PL – 3 Sandy Road Pagham PO21 4SP – Single replacement dwelling. RESOLVED:** No objection, however given the unusual design there was a concern over the overall height of the building which was unclear from the drawings supplied.
- P/3/17/HH – 2 Lake View Pagham PO21 4QP - Retention of free standing car port to front elevation. RESOLVED:** No objection.
- P16/188 To note any decisions confirmed by Arun DC** NJ  
 P16/188.1 P/125/16/HH – 3 The Green, Pagham. Rear box dormer roof extension. PERMIT.
- P16/189 Enforcement & ADC Planning Committee**  
 P16/189.1 None.
- P16/190 Major Local Development/Local & Neighbourhood Plans.**  
 P16/190.1 The Clerk and two members of the Committee had attended a briefing session held by ADC on the Local Plan. It was noted that there was still a shortfall in housing numbers and ADC were looking to address this either through parishes identifying further sites or by ADC using a Small sites DPD. Parishes would have an opportunity to comment on proposals. It was further noted that the Transport Policy and Infrastructure Delivery Plan were due to be published on 6<sup>th</sup> February 2017.
- P16/191 British Horse Society**  
 The British Horse Society had contacted the Council via an Access and Bridleways officer working in the area. There was a concern regarding the lack of signage warning of horses on the Lower Bognor Road in Lagness. the Committee felt the road could not be made any safer than at present and that it would not wish riders to think they were safe due to the addition of extra signage. Concerns were also expressed regarding the level of proposed development for the area which would bring added danger for horse and rider.  
 IT WAS RESOLVED: the Clerk write to the Officer expressing the Committee's views
- P16/192**
- P16/193 Consultation by Natural England – Coastal Access Delivery team**  
 The Parish Council was consulted by Natural England regarding its initial conclusions for coastal access arrangements in the Parish. IT WAS RESOLVED: No objection to the proposals.  
 To note the date of the next Planning Meeting on 14<sup>th</sup> February 2017.

The meeting closed at 8.30pm

Signed \_\_\_\_\_  
Chairman

Date \_\_\_\_\_