

# Pagham Parish Council

Minutes of the **Planning Committee** Meeting held on Tuesday 14<sup>th</sup> March 2017 at 7.00pm in the Committee Room at Pagham Village Hall

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Present: Cllrs Mr Cole, Mrs D Hall, Mr P Higson, Mr Huntley (Chairman) and Mr R Radmall

In attendance: Nicola Jones [Clerk/RFO]

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**P16/214**      **Receive apologies for absence**  
Cllr Mr Hailey

**P16/215**      **To receive declarations of interest by Councillors on any of the agenda items below.**  
P16/215.1      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".

**P16/216**      **Public Session** *Questions and comments from Members of the Public Present*  
One member of the press was present at the start of the meeting. One member of the public joined at 7.15pm. She wished to object to the planning application outlined at agenda item 6.1.

**P16/217**      **To receive and approve the minutes of the Planning Committee meeting held 28<sup>th</sup> February 2017** (previously issued)  
P16/217.1      It was RESOLVED to APPROVE the Minutes, and the Chairman was authorised to sign them as an accurate record of that meeting.

**P16/218**      **Matters arising from the previous Minutes** (*this is for information sharing purposes only*)  
P/16/138/OUT & P/16/140/OUT – further work was being undertaken by the Working Party to finalise the detail of the objections to the proposed developments. Cllrs Mr Radmall and Mr Huntley had met with an environmental consultant who would be scrutinising the documents submitted with the applications which dealt with biodiversity.

**P16/219**

**Planning Applications**

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;

**NJ**

P16/219.1

**P/6/17/OUT – Land North of Hook Lane, Pagham. Outline application with some matters reserved for construction of up to 300No. new homes, Care home of up to 80No. beds, D1uses of up to 4000sqm including a 2 form entry Primary School, formation of new means of access onto Hook Lane & Pagham Road, new pedestrian & cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features & associated ground works & infrastructure. This application is a Departure from the development plan.**

Councillors noted that the impact of this application, being the third of three large applications currently under consideration for Pagham (the other two being P/16/138/OUT and P/16/140/OUT), had been much discussed during previous planning meetings. There would inevitably be impacts from traffic generation, pressure on other infrastructure such as medical services, schools, sewerage and the biodiversity of the area. There were concerns from a major local business regarding the impact on tourism as the scale of development would impact the look and feel of the village. All these matters would be included in the Council's response when finalised. In addition to the general concerns regarding all three developments, there were specific concerns regarding surface water flooding in the area. Hook Lane had been the subject of a previous planning application appeal in August 2000. The application had been rejected and the appeal unsuccessful on 11 grounds. It was noted that the grounds on which the Council wished to object to the current proposals were substantially similar and, whilst the specific policy references may have changed over the years, there had been no significant alterations to the site or its condition. **RESOLVED:** to **OBJECT** to the application in on the grounds noted. Cllr Mrs Hall abstained from the vote.

**P16/220**

**To note any decisions confirmed by Arun DC**

P16/220.1

P/4/17/PL – Land adjacent to 36 Nyetimber Crescent Pagham PO21 3NN. Change of use from grass verge to residential garden. **PERMIT.** Parish Council had withdrawn its objection once ADC confirmed a condition would be added preventing the enclosure of the area. However, it was noted that a low picket fence had been installed. This would be questioned with the Planning Officer concerned.

**P16/221**

**Enforcement & ADC Planning Committee**

P16/221.1

None

**P16/222**

**Major Local Development/Local & Neighbourhood Plans.**

P16/222.1

ADC were due to meet on 22<sup>nd</sup> March to consider the amendments to the Local Plan to be submitted to the Inspector. Submission would be preceded by a consultation period of 6 weeks where the Parish Council could make comments

**P16/223**

To note the date of the next Planning Meeting on 28th March 2017.

The meeting closed at 8pm

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

Date \_\_\_\_\_