

**Easebourne Parish Council**

**Planning Committee**

**Draft Minutes of Meeting held at Meeting at 7.35pm on Monday 6<sup>th</sup> November 2017  
at the Refectory (behind St Mary's Church)**

**Present:** T Baker (TB) [from 8.10pm], H Grantham (HG), Astrid Keeling (AK) [from 7.40pm], Darren King (DK), D Pack (DP)

**In attendance:** S Hurr (SH) Clerk to the Parish Council, and nine members of the public

**1 Public Question Time:** Summaries of questions, comments and responses regarding the South Downs Local Plan and Cowdray Estate Pre-applications for the three sites –

Question/Comment Response	Has Cowdray Estate communicated with you? Parish Councillors have met with both the South Downs National Park Authority (SDNPA) and Cowdray Estate, and there is an intention to have another meeting. Cowdray Estate consider their consultation went according to plan. At the SDNPA meeting the theme seemed to be that we are lucky to only have 60 houses proposed, but they were disappointed that Cowdray Estate submitted pre-applications.
Question/Comment Response	Are SDNPA 'hand in glove' with Cowdray Estate? HG said she thought not.. Other reasons are driving the local plan, which are not just to put up houses.
Question/Comment Response	What happens after 21 <sup>st</sup> November 2017? The Local Plan will go to a Government Planning Inspector for deliberation/consideration.
Question/Comment Response	Views must be submitted by 21 <sup>st</sup> November 2017? Yes.
Question/Comment Response	I would like to write a letter myself. You are welcome and encouraged to do so.
Question/Comment Response	Do SDNPA understand that patient numbers are increasing at the Health Centre as it has responsibility for all residents in Midhurst and Easebourne? Extra houses would place extra strain on the Health Centre. Our District Councillor has been giving this issue attention. The Parish Council are also preparing a Village Plan, and this matter will be included in the plan, we appreciate the cumulative effect on the surgery and other services.
Question/Comment Response	If Conifers School do not have more room, they will go from the parish. SDNPA cannot make Cowdray Estate allow Conifers School to move to the old school site.
Question/Comment Response	Previously it seemed that we could not have a Village Plan as Cowdray Estate owns the land. We will have a village plan, there are many positive reasons to do so.
Question/Comment Response	Is it too late for a Village Plan? No, with a village plan we will be better placed to influence the SDNPA.
Question/Comment Response	Will the Parish Council submit a written response? We will submit a response on-line, which will follow the broad format given by SDNPA. Residents letters will add to the Parish Council response.
Question/Comment	Can we see the Parish Council submission before it is sent?

Response	That would be very difficult logistically within the timescales to organise.
Question/Comment Response	I wrote to both organisations but have not received a response. Do not know if they are obliged to acknowledge all correspondence.
Question/Comment Response	What happens to what has been said? This is recorded in the formal minutes of the meeting and will be used to prepare the Parish Council response submission.
Question/Comment Response	Did the Parish Council question the number of proposed homes? Yes, the Parish Council has questioned the number of proposed homes.
Question/Comment Response	We have now received a letter stating Easebourne Primary School is going to be bigger. The Parish Council has received that too and has been asked to provide a consultation response. One of our Parish Councillors will be meeting with the Head Teacher to gather further details to inform our response.
Question/Comment Response	How will Cowdray Estate take their farm equipment between the lagoon and the houses, between the school and farm land? It also floods. That would be their issue. The National Rivers Authority say it will not flood, it is a run off.
Question/Comment Response	The Cowdray pre-applications are on the footpath to the allotments. These are Cowdray plans and not part of the SDNPA plan.
Question/Comment Response	What are the timescales for the plans? Cowdray Estate can submit planning applications at any time. The Local Plan will be in existence for 15 years.
Question/Comment Response	Do we have a say in any planning applications submitted? In the usual way that we would have with any planning applications (planning application papers for a planning application on the agenda shown as an example).
Question/Comment Response	How do we find out about Parish Council meetings/planning meetings? All full Parish Council meetings, Finance meetings and Planning meetings are advertised in accordance with local authority legislation; and can be viewed on the two notice boards (on the shop and by the football ground), and on the Parish Council Website.
Question/Comment Response	Could meetings be advertised in the newspaper? This would be very costly and have a significant impact on the precept.

## **2 Apologies and Reasons for Absence:** J Hines (JH) due to personal reasons

### **3 Code of Conduct**

- a. Declarations of Interest on items included on the agenda: DP, Egmont Road site in the local plan.
- b. Dispensation requests: none received.

**4 Minutes of the last meeting:** The minutes of the last meeting on 9<sup>th</sup> October 2017 were proposed as a true record of the meeting by HG, seconded by AK, agreed by all Councillors present, and signed by HG.

**5 Matters Arising not already covered by the Agenda:** None

### **6 Update on South Downs Local Plan and Community Infrastructure Levy**

HG explained that she had attended the SDNPA workshop regarding the local plan and a number of other Parish Councils were represented at the workshop. A question was asked about the impact of submissions from Parish

Councils and local residents, the response was that the Planning Inspector does consider all information and may make changes as appropriate.

There are five areas which are considered and the Parish Council needs to respond in this format:

- Has the Plan been positively prepared? (Based on a strategy that provides for the development and infrastructure needs)
- Is the Plan justified? (Founded on proportionate evidence and is the most appropriate strategy against all reasonable alternatives)
- Is the Plan effective? (Deliverable and based on effective joint working on cross-boundary strategic priorities).
- Is the Plan consistent with National Policy? (Enable the delivery of sustainable development in accordance with the National Planning Policy Framework and consistent with the DEFRA Vision & Circular on English National Parks and the Broads)
- Has the Plan met legal and procedural requirements?

Each of the three sites were discussed. In brief -

Works Yard – this was considered a more realistic plan, but is too dense and there are issues of access on the main road (this detail will be down to how the design is created).

Egmont Road – cannot support additional housing on this site.

Easebourne Street – this is not currently sufficiently clear and more information is required.

HG again encouraged all residents to write their own responses to South Downs Local Plan.

*A break took place whilst members of the public were given the opportunity to leave before continuing with the planning meeting.*

## **7 Planning Applications:**

SDNP/17/04995/LIS

The Lodge, King Edward VII Hospital, Kings Drive, Easebourne

Retention of existing fascia sign attached to north elevations of existing building for a temporary period of 5 years

*On a proposal by the Chairman of the Committee it was RESOLVED to make no objection to this planning application.*

SDNP/17/04928/HOUS

5 Canada Grove, Easebourne

Single storey extension to rear of property

*On a proposal by the Chairman of the Committee it was RESOLVED to make no objection to this planning application.*

SDNP/17/05356/TCA

The Barn, Easebourne Street, Easebourne

Notification of intention to reduce side (eastern sector over hanging barn) by approx. 2-2.5 on 1 no. Oak tree

*On a proposal by the Chairman of the Committee it was RESOLVED to make no objection to this planning application.*

SDNP/17/05393/TCA

Land adjacent to The Barn, Easebourne Street, Easebourne

Notification of intention to fell 1 no. Elm tree

*On a proposal by the Chairman of the Committee it was RESOLVED to make no objection to this planning application.*

SDNP/17/04906/FUL

Cowdray Farm Shop A272 Easebourne Street to Heath End Lane, Easebourne

Extension and internal alterations

*On a proposal by the Chairman of the Committee it was agreed to postpone a decision to the next meeting allowing Planning Committee members further opportunity to examine the details of this planning application.*

**8 Date of Next Meeting to be arranged as required by the submissions of the planning applications.**

Meeting closed at 8.30pm

**Signed by Committee Chairman: ..... Date: .....**