



## Easebourne Parish Council

### Planning Committee

#### Minutes of meeting held at 7.30pm on Wednesday 6<sup>th</sup> October 2021 in Easebourne CE Primary School

**Present:** T Baker (TB), M Noble (MN), D Pack (DP), C Sanderson (CS), A Keeling (AK)

**In attendance:** S Hurr, Parish Clerk

James Wood and Jacob Goodenough, Consultants from Metis Homes and 16 members of the public.

- 1. Public Question Time:** Mr H Beltran, Mr S Lunn, Mr R Sked and Ms A Howard, had registered to speak regarding applications, SDNP/21/04043/FUL, SDNP/21/04040/FUL, SDNP/21/04042/LIS, and SDNP/21/04041/FUL

A written representation had been received from Mr W Buchanan regarding 21/01348/LAPRE which had been circulated to the Committee prior to the meeting.

- 2. Apologies and Reasons for Absence:** C Cantlon due to personal reasons and E Roberts Grimsey due to work commitments.

- 3. Code of Conduct:**

- a. Declarations of Interest on items included on the agenda: MN regarding applications SDNP/21/04043/FUL, SDNP/21/04040/FUL, SDNP/21/04042/LIS, and SDNP/21/04041/FUL due to a commercial association with the landowners, DP regarding application SDNP/21/04043/FUL, due close proximity of his home and CS regarding application SDNP/21/04669/HOUS, due close proximity of his home.
- b. Dispensation requests: MN had submitted a request to speak during the debate regarding applications SDNP/21/04043/FUL, SDNP/21/04040/FUL, SDNP/21/04042/LIS, and SDNP/21/04041/FUL and been granted dispensation.

- 4. Minutes of the last meeting:** The minutes of the last meeting held on 4<sup>th</sup> August 2021 were agreed as a correct record and signed.

- 5 Planning Applications (one Licensing Application):**

SDNP/21/04043/FUL

Recreation Ground and Allotment Gardens, Egmont Road, Easebourne

Erection of 20 dwellings with access, parking and landscaping following demolition and site preparation.

*On a proposal by the Chairman of the Committee it was **RESOLVED** to make the following comments and object to the application:*

#### General Comments

The Parish Council would like to begin by stating that the time given in virtual meetings, for a site visit and attendance at the Parish Council Planning Committee meeting by Metis Homes consultants has been greatly appreciated in aiding Councillors to understand the detail of the proposed applications and wishes to extend its thanks to Metis Homes in this regard.

The Parish Council recognise the need for further housing, and the necessity for the allocations to be included within the Local Plan. The Parish Council has also received some representations from residents who are keen for the opportunity to have a home within the parish and others which although stating concerns with the proposed development, nevertheless, concur with the importance of further providing homes, particularly those which fall under the category of affordable.

The Parish Council is in receipt of 14 separate representations which include two formalised groups with an unknown number of members. These representations include comments which are relevant to each of the three sites and others which are specific to one.

Representations received by the Parish Council considered that the affordable homes were paramount across all three sites and the necessity to pepper-pot these across the three sites vital for the building of communities and retention of diversity which is established throughout the village. The Parish Council strongly supports the spread of affordable housing, providing an appropriate mix of dwellings across the three sites.

The majority of comments highlight significant concerns with traffic volume which will be increased by the developments, road safety particularly in relation to children and the difficulty of parking vehicles, already an issue for residents. Many also cite issues relating to the exacerbation of these matters caused by delivery vehicles during the construction programme. There is also the hard held belief that the traffic assessments undertaken and used for the application process do not reflect the true negative impact of current traffic levels on the village and further surveys should be carried out at busier times (post Covid-19 restrictions) to provide an accurate indicator of vehicle movements so appropriate measures can be put into place to minimise congestion in and around the village.

The Parish Council looks to the representations of residents who have expressed a wish to purchase one of these new properties, currently in vital occupations, but ones which do not carry a particularly high financial reward, and strongly supports the dwellings being made financially accessible to those families. On the matter of the consultation process, some representations considered that the medium for consultation necessitated by Covid-19, did not give sufficient opportunity for residents to fully understand the plans for the three sites.

Representations also raise concerns regarding the impact on local infrastructure and facilities, including the medical centre, water supply and sewage, and increased likelihood of flood risk. Again, the view was stated in some representations, that the assessments used for the application process or responses by statutory providers in connection with these matters were inaccurate or insufficient in their examination and detail. The Parish Council seeks assurance that the relevant checks are made to ensure that statutory provision of services can accommodate the increase in population resulting from the developments.

The Parish Council urges a robust construction management plan to ensure construction traffic and deliveries do not negatively impact residents.

The Parish Council welcomes opportunities for further planting, and other green initiatives associated with these developments including vehicle charging points.

The Parish Council will be looking to significantly influence the allocation of CIL and Section 106 funding and any other relevant contributions that will arise from these developments. Of particular importance to the Parish Council are highway improvements that can be implemented to slow traffic as it approaches each of the development sites, create a safer environment for pedestrians to access each site and improve pedestrian connectivity from each site to the rest of the village and surrounding area.

Representations from Residents Received by the Parish Council

The representations were dominated with concerns in relation to traffic volume and movement on

Egmont Road, parking issues and specifically the safety of children with the site being located opposite a school. The issue of construction traffic was also highlighted, as were increasing concerns around traffic volume, parking, and safety in the short-term.

Many of the representations commented that the flatted block was too tall, would result in a significant loss of privacy for neighbouring properties, and was not in keeping with surrounding buildings. That the overall number of dwellings on this, the smallest site was likely to have a significant impact on traffic and parking and would provide unsuitable homes due to their limited size. The green roofs although environmentally positive were considered by some to be difficult to maintain and could place an unnecessary burden on the owners.

Many representations also highlighted disappointment with the design of the proposed buildings and raised concerns that they are neither in-keeping with the area or sufficiently innovative to earn their place in the evolution of the village as good and respected design.

A number of the representations made suggestions they considered would improve the site which included pedestrian crossings (to Conifers School and across Easebourne Street to the church/garage/bus stop). Further submissions cited that sufficient vehicle electric charging for the flats should be provided, an increase in parking spaces within the site and a covenant that carports could not be changed to habitable accommodation.

### Conclusions of the Parish Council

The Parish Council is pleased that some suggestions it has made regarding extra planting and an extra parking space for the flats have been accepted and included within the application.

However, the Parish Council still have a number of significant concerns with this site, the smallest of the three, which are supported by comments received from residents.

Egmont Road sits in a particularly heavily populated area of the village with both residential properties, a school, and a one-way system which is more than occasionally misinterpreted or ignored by motorists. The Parish Council would strongly urge a further detailed traffic impact assessment is undertaken at school drop off and pick-up times which would provide information which could be utilised to install appropriate traffic calming measures, effective signage and potentially a speed reduction to 20mph, on Egmont Road, Cowdray Road and on the A272 approach to the site. The Parish Council would further also strongly urge works to deter or impede drivers from parking on verges or across residents' driveways, which is likely to be exacerbated by the development.

There is also a significant lack of parking spaces for the site with the potential result that there will be issues with cars left in the school car park and with school parents and residents set-up to be in continuous conflict. The Parish Council would like to draw attention to SD67 in the Local Plan

which states a requirement of development is Provision of all necessary vehicular parking on-site to avoid additional on street parking in Easebourne. Egmont Road and Cowdray Road which are narrow roads, are already busy with on street parking, so any additional parking is likely to have serious implications for anyone accessing these roads.

There is also great concern in relation to the density and design of the development, specifically the height and dominance of the block of flats so close in proximity to some of the villages older, listed cottages. This has been a point of discussion in many of the virtual meetings and the Parish Council is greatly disappointed with the final impressions of the flats, which were produced late in the process. It is appreciated that there is an eclectic mix of buildings around this area and creating a design which sits well amongst these homes is a challenge, but it is felt sadly not one that has been risen to. This block lacks imagination, with an appearance and height that is much more suited to a large, urbanised area, not a village in a National Park.

The Parish Council strongly objects to the height and design of the block of flats of which there is no other building in any way similar within the village and would greatly urge a complete redesign of this element of the proposals, with the removal of one storey at the very least bringing it down to 2.5 storeys as initially presented by Metis Homes to

the Parish Council, and at that time 2.5 storeys rather than 2, gave rise to concern. The Council would further wish consideration is given to the construction materials and the positioning of such with for example full wrap-around tile hanging which may help to break one of the particularly bleak looking walls, which would of course, appear less bleak with a reduction in height. There is an opportunity to create a facade which blends well with surrounding buildings but with an individuality worthy of this village setting and currently the design is considered sadly lacking in this regard.

The houses are also packed together, and the saw-tooth appearance considered harsh, overly uniform, and angular in such a long run. It is recognised that these roof lines exist elsewhere within the village but only in very short runs or on single buildings. Allowing gaps in the view is however, accepted as positive.

The Parish Council would like to draw attention to SD4, particularly 1a,1b, and 1c, and SD5 particularly 1a, 1c, 1f, 1g and 1k of the Local Plan, which it considers paramount and not sufficiently met by the site. The Parish Council would further like to draw attention to the close to adoption, Parish Design Statement particularly with regards to buildings which don't stand out as distinct or not belonging to the built and natural environment. Residents are not averse to appropriate contemporary architecture respectful of its immediate and wider context as regards neighbouring properties. The Parish Council would strongly advocate the use of materials found in many of the properties on Egmont Road particularly lighter materials rather than a distinct over- use of dark grey cladding which brings an unwelcome uniformity to the site. The Parish Council would further draw attention the Parish Design Statement, New Development should not dominate or adversely affect the parishes distinctive, informal character. The Parish Council would like to take a quote from one of the representations it received which referred to the aims of the near to adoption Parish Design Statement,' whatever schemes emerge, the style and quality of each, in every detail, will match up to what we already enjoy, such that they should become an integral part of our environment, sitting naturally in their individual local settings, as if they have always been there'. The Parish Council would also like to provide a further quote from the representations which simply summarises its own view, 'we believe Metis can do better'.

The Local Plan, states that this site could provide 16 to 20 dwellings, and it seems obvious that the lowest figure should be the absolute maximum number agreed, decreasing the height of the flats by one floor taking the number of flats down to seven and a more acceptable form within the site, and for surrounding homes, and removing one house, would go some way to reducing the issues a site of 20 dwellings would surely create.

The Parish Council would discourage the potential for owners of the houses at a future point to fill- in the carports to create habitable accommodation, but appreciate that this would require planning permission, and should this arise, objection representations could be made.

The Parish Council would like to draw attention to SD28 of the Local Plan in this regard, particularly 7.73 and the draft Affordable Housing Supplementary Planning Document. As this application currently stands, all the affordable homes are within a single block of flats only, which does not provide the mix of houses required by the Local Plan or by the diversity of families requiring accommodation within the parish. The Parish Council also has concerns regarding how the interpretation of affordable will be applied for example rented, shared ownership, or sold at 80% of market value. The provision of an opportunity to purchase a smaller and less costly home, would be supported by the Parish Council and therefore it suggests that some of the flats are available for outright purchase.

To summarise, the Parish Council strongly objects to the current proposals in this application for all reasons stated and would greatly urge that an alternative proposal with reduced density and stronger design is sought.

SDNP/21/04040/FUL

Cowdray Works Yard, Easebourne Lane, Easebourne

Hybrid Application: Full – Erection of 20 dwellings with associated access, parking and landscaping following demolition and site preparation; and Outline – construction of up to 1,500sq.m of commercial use (Class E(a), (Eb) and E(g)(i) Uses only) with matters reserved.

*On a proposal by the Chairman of the Committee it was **RESOLVED** to make the following comments and object to the application:*

## General Comments

The Parish Council would like to begin by stating that the time given in virtual meetings, for a site visit and attendance at the Parish Council Planning Committee meeting by Metis Homes consultants has been greatly appreciated in aiding Councillors to understand the detail of the proposed applications and wishes to extend its thanks to Metis Homes in this regard.

The Parish Council recognise the need for further housing, and the necessity for the allocations to be included within the Local Plan. The Parish Council has also received some representations from residents who are keen for the opportunity to have a home within the parish and others which although stating concerns with the proposed development, nevertheless, concur with the importance of further providing homes, particularly those which fall under the category of affordable.

The Parish Council is in receipt of 14 separate representations which include two formalised groups with an unknown number of members. These representations include comments which are relevant to each of the three sites and others which are specific to one.

Representations received by the Parish Council considered that the affordable homes were paramount across all three sites and the necessity to pepper-pot these across the three sites vital for the building of communities and retention of diversity which is established throughout the village. The Parish Council strongly supports the spread of affordable housing, providing an appropriate mix of dwellings across the three sites.

The majority of comments highlight significant concerns with traffic volume which will be increased by the developments, road safety particularly in relation to children and the difficulty of parking vehicles, already an issue for residents. Many also cite issues relating to the exacerbation of these matters caused by delivery vehicles during the construction programme. There is also the hard held belief that the traffic assessments undertaken and used for the application process do not reflect the true negative impact of current traffic levels on the village and further surveys should be carried out at busier times (post Covid-19 restrictions) to provide an accurate indicator of vehicle movements so appropriate measures can be put into place to minimise congestion in and around the village.

The Parish Council looks to the representations of residents who have expressed a wish to purchase one of these new properties, currently in vital occupations, but ones which do not carry a particularly high financial reward, and strongly supports the dwellings being made financially accessible to those families.

On the matter of the consultation process, some representations considered that the medium for consultation necessitated by Covid-19, did not give sufficient opportunity for residents to fully understand the plans for the three sites.

Representations also raise concerns regarding the impact on local infrastructure and facilities, including the medical centre, water supply and sewage, and increased likelihood of flood risk. Again, the view was stated in some representations, that the assessments used for the application process or responses by statutory providers in connection with these matters were inaccurate or insufficient in their examination and detail. The Parish Council seeks assurance that the relevant checks are made to ensure that statutory provision of services can accommodate the increase in population resulting from the developments.

The Parish Council urges a robust construction management plan to ensure construction traffic and deliveries do not negatively impact residents.

The Parish Council welcomes opportunities for further planting, and other green initiatives associated with these developments including vehicle charging points.

The Parish Council will be looking to significantly influence the allocation of CIL and Section 106 funding and any other relevant contributions that will arise from these developments. Of particular importance to the Parish Council are highway improvements that can be implemented to slow traffic as it approaches each of the development sites,

create a safer environment for pedestrians to access each site and improve pedestrian connectivity from each site to the rest of the village and surrounding area.

#### Representations from Residents Received by the Parish Council

A number of representations cite concerns with the egress and ingress to the site and that this will not provide safe access due to the volume of traffic on Easebourne Lane.

Other representations express disappointment at the lack of affordable housing on the site, and concerns regarding noise and light for residents with the commercial units in close proximity to properties.

Some representations made suggestions they considered would improve the site which included providing a second exit onto the A272, Petworth Road and providing pedestrian crossings over this road.

#### Conclusions of the Parish Council

The Parish Council wishes to raise concerns regarding safe access for pedestrians to and from the site, and for vehicles entering and exiting the site. The Parish Council would therefore request an appropriate suite of measures are installed to potentially include traffic calming and a pathway from the south side of the site leading to a pedestrian crossing on Easebourne Lane, potentially nearer to Conifers School. Without this, pedestrians are left to cross a busy A road without assistance. There is also concern that the lack of a safe foot crossing will only worsen the potential increase in traffic as residents eventually give up trying to exit on foot and instead revert to cars.

The Parish Council was also disappointed with regards to the design of some of the proposed dwellings, although supports the more industrial design to reflect the current use of this site and suggests this could be taken a step further in this direction to create a more innovative character. The Parish Council would draw attention to the close to adoption Parish Design Statement Residents are not averse to appropriate contemporary architecture respectful of its immediate and wider context as regards neighbouring properties The Parish Council would therefore also suggest that the ironwork on the current large building in this location and any similar architectural features are preserved and incorporated into the new dwellings where possible. The Parish Council would also strongly advocate the use of materials found in many of the properties on Easebourne Lane, particularly stone, and other lighter materials to provide visual impact, and would seek to reduce or remove the over-use of dark grey cladding, which is generally not found elsewhere within the Parish.

The Parish Council would also like to draw attention to SD4, particularly 1a,1b, and 1c, and SD5 particularly 1a, 1c, 1f, 1g and 1k of the Local Plan, which it considers paramount and not sufficiently met by the site. The Parish Council would further draw attention the Parish Design Statement, New Development should not dominate or adversely affect the parishes distinctive, informal character. The Parish Council would like to take a quote from one of the representations it received which referred to the aims of the near to adoption Parish Design Statement ‘whatever schemes emerge, the style and quality of each, in every detail, will match up to what we already enjoy, such that they should become an integral part of our environment, sitting naturally in their individual local settings, as if they have always been there’. The Parish Council would also like to provide a further quote from the representations which simply summarises its view, ‘We believe Metis can do better’.

The Parish Council would like to draw attention to SD28 of the Local Plan, particularly 7.73 and the draft Affordable Housing Supplementary Planning Document. The Parish Council therefore objects to this application for the reasons stated, and specifically on the grounds that this site should also include 50% affordable homes and urges that the developer justification for not providing these should be robustly examined.

SDNP/21/04042/LIS

Easebourne Primary School, Easebourne Street, Easebourne

Works to change the use of the core of former school building to three dwellings, demolition of mid to late 20<sup>th</sup> century rear extensions and outbuildings, and associated development.

*On a proposal by the Chairman of the Committee it was **RESOLVED** to make the following comments and support the application:*

The Parish Council is delighted that the old school building will be renovated, later extensions demolished, blocked doors and windows reinstated, and some windows replaced with traditional windows and therefore supports this application.

SDNP/21/04041/FUL

Easebourne Primary School, Easebourne Street, Easebourne

Erection of 20 dwellings, including conversion of former school building, with associated access, parking and landscaping following demolition and site preparation.

*On a proposal by the Chairman of the Committee it was **RESOLVED** to make the following comments and object to the application:*

#### General Comments

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On the matter of the consultation process, some representations considered that the medium for consultation necessitated by Covid-19, did not give sufficient opportunity for residents to fully understand the plans for the three sites.

Representations also raise concerns regarding the impact on local infrastructure and facilities, including the medical centre, water supply and sewage, and increased likelihood of flood risk. Again, the view was stated in some

representations, that the assessments used for the application process or responses by statutory providers in connection with these matters were inaccurate or insufficient in their examination and detail. The Parish Council seeks assurance that the relevant checks are made to ensure that statutory provision of services can accommodate the increase in population resulting from the developments.

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The Parish Council welcomes opportunities for further planting, and other green initiatives associated with these developments including vehicle charging points.

The Parish Council will be looking to significantly influence the allocation of CIL and Section 106 funding and any other relevant contributions that will arise from these developments. Of particular importance to the Parish Council are highway improvements that can be implemented to slow traffic as it approaches each of the development sites, create a safer environment for pedestrians to access each site and improve pedestrian connectivity from each site to the rest of the village and surrounding area.

#### Representations from Residents Received by the Parish Council

Representations commented that the number of proposed dwellings were excessive, and give an impression of an estate, which is not in keeping with other existing houses in the road, although others suggested that the size of the site could accommodate more dwellings.

Representations raised concerns regarding the narrowness of the road, the current high volumes of traffic and safety issues regarding the junction on to the A272, Petworth Road. There was also the suggestion that widening the visibility splay at the exit/entrance of the site would improve its safety.

#### Conclusions of the Parish Council

The Parish Council is concerned that Easebourne Street is in large part a single-track road, with a regular flow of farm vehicles as well as existing residents, motorists that use the road as an alternative access to surrounding villages and for exiting on to the A286 further north. Easebourne Street also has a very busy junction onto to the A272 which is a significant pinch-point due in part to the usual one or two parked cars as patrons visit the popular village shop. Vehicles are frequently prevented from turning into Easebourne Street due to exiting traffic and this then causes hold ups on the main A272, heading into Midhurst and towards Petworth.

There is a total lack of safe pedestrian connectivity on this road which has no pavement or footpath, therefore the Parish Council would greatly support a footpath (which has potentially been mooted by the developers) from the rear of the site leading south towards the burial ground at Glaziers Lane, which would provide safe access to Easebourne Park and Easebourne CE Primary School.

Easebourne Street has suffered from flooding a number of times in the recent past from the River Ez, which results in silt and mud being washed down to the junction with the A272 resulting in a dangerous surface for vehicles on a significant bend in the road. Furthermore, a number of residential properties on the lower end of Easebourne Street, the Village Shop, the White Horse Public House and houses opposite the junction on the A272 have all been previously flooded as a result of the River Ez being overwhelmed. There is concern that the site is currently partly to blame for this flooding, with water from the hardstanding rushing onto the road. Therefore, the Parish Council would like to be assured that this development does not exacerbate the likelihood of this occurrence becoming more frequent in the future, post development.

The Parish Council would like to draw attention to SD4, particularly 1a,1b, and 1c, and SD5 particularly 1a, 1c, 1f, 1g and 1k of the Local Plan, which it considers paramount and not sufficiently met by the site. The Parish Council has a number of reservations, regarding the design of the proposed new buildings, which are considered disappointing alongside such a historic landmark site for the village. These dwellings are not in keeping with the elegance and



detailed design of the school building or the headmaster's house. The Parish Council would again draw attention to the close to adoption Parish Design Statement particularly with regards to buildings which don't stand out as distinct or not belonging to the built and natural environment. Residents are not averse to appropriate contemporary architecture respectful of its immediate and wider context as regards neighbouring properties. These houses could be found in any town or city estate and are neither innovative or distinctive but present another bland collection of mostly flat-fronted houses lacking in charm and interest.

The Parish Council would strongly advocate the use of materials found in many of the properties on Easebourne Street, particularly stone, and other lighter materials rather than a distinct over-use of dark grey cladding which brings an unwelcome uniformity to the site. The Parish Council would further draw attention the Parish Design Statement, New Development should not dominate or adversely affect the parishes distinctive, informal character. The Parish Council would like to take a quote from one of the representations it received which referred to the aims of the near to adoption Parish Design Statement, 'whatever schemes emerge, the style and quality of each, in every detail, will match up to what we already enjoy, such that they should become an integral part of our environment, sitting naturally in their individual local settings, as if they have always been there'. The Parish Council would also like to provide a further quote from the representations which simply summarises its view, 'We believe Metis can do better'.

The Parish Council is pleased that views across the fields will be maintained (as required by the Local Plan) although wishes to make it clear that it has no desire to take on responsibility for another park, with Easebourne Park in such close proximity, and does not have the resources to do so. The open green space must be maintained by an appropriate management company, formed by the developer, and paid for by residents of the finished properties.

The Parish Council would like to draw attention to SD28 of the Local Plan in this regard, particularly 7.73 and the draft Affordable Housing Supplementary Planning Document. The Parish Council also has concerns regarding how the interpretation of affordable will be applied for example rented, shared ownership, or sold at 80% of market value. Although the Parish Council recognises the reduced number of affordable houses on this site is permitted by the discounting of the conversion of the school building, it wishes to make a plea for the number of affordable dwellings to be increased.

To summarise, the Parish Council object to the current proposals for all the reasons stated and would greatly urge a stronger design for the new dwellings which harmonise and blend with the existing historic buildings on this site.

The Committee took a short break.

SDNP/21/03095/HOUS

Merok, Dodsley Grove, Easebourne

Single storey extension to the rear of the property.

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

SDNP/21/04669/HOUS

Budgenor Cottage, A286, Hollist Lane to Winters Lane, Easebourne

Proposed extension of garage and new roof construction to add an additional bay providing habitable accommodation.

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

21/01348/LAPRE

Cowdray Park, Easebourne

New Premises Licence

*On a proposal by the Chairman of the Committee it was **RESOLVED** to submit no comments on this application as the Parish Council wishes to support local business, however, should any issues occur during the course of the event in contravention of the four licensing objectives, they will be reported to Chichester District Council for investigation.*

**6 Date of Next Meeting:** 7.30pm, Wednesday 3<sup>rd</sup> November 2021

Meeting closed at 9.16pm

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Chairman