



Easebourne Parish Council
Planning Committee
Minutes of meeting held at
7.30pm on Wednesday 7th December 2022
in Easebourne CE Primary School

Present: M Noble (MN), D Pack (DP), Chairman C Sanderson (CS), J Macdonald-Lawson (JML)

In attendance: District Councillor F Hobbs and Parish Clerk S Hurr (SH)

- 1. Public Question Time:** None present
- 2. Apologies and Reasons for Absence:** Apologies received from Cllr E Grimsey Roberts and Cllr C Sanderson due to personal commitments.
- 3. Code of Conduct:**
 - a. Declarations of Interest on items included on the agenda: None
 - b. Dispensation requests: None
- 4. Minutes of the last meeting:** The minutes of the last meeting held on 2nd November 2022 were agreed as a correct record and signed.
- 5 Planning Applications:**

SDNP/22/04836/LDP

Pilsdon, 11 Vanzell Road, Easebourne

Lawful development certificate for proposed ground floor rear extension.

On a proposal by the Chairman of the Committee it was RESOLVED to make no objection but to draw attention to the Dark Skies policy in relation to the roof lights and request that night-time blinds are installed and instruction for use included within the conditions.

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 1,000sq.m of commercial use (Class E(a), (Eb) and Eg)(i) Uses only) with all matters reserved.

On a proposal by the Chairman of the Committee it was RESOLVED to submit the following comments:

The Parish Council has previously submitted extensive comments regarding this application, some of which remain valid observations, but on this occasion the Parish Council will focus on those matters it considers continue to require further attention.

In terms of comments received from residents, the emphasis has been centered on concerns related to having a single entrance and exit, and the request for a second or alternative entrance to and from the development via the A272 as previously cited in the Parish Council's comments. Although the Parish Council can appreciate the benefits of this suggestion, it also has concerns regarding the resultant difficulties such an entrance may elicit. Therefore, the Parish Council requests that consideration of this second entrance is fully evaluated as a potentially viable option.

The Parish Council continues to have concerns regarding the traffic survey information. Any increases in traffic will further exacerbate the continuing issue of traffic flow through North Street, Midhurst, therefore the Parish Council would welcome further independent study of this matter.

The Parish Council would also support the provision of safe walking and cycling routes to enable the residents of this development to access local facilities.

The Parish Council also has particular concerns pertaining to the limited parking allocation and very limited unallocated parking provision.

In relation to the design of the dwellings and advisory comments provided by the Planning Officer, the Parish Council is pleased to see that some improvements have been made, particularly the removal of the pergolas, reduction in black cladding, removal of the coach house, and alterations to the properties facing onto Easebourne Street, but considers that the overall designs remain disappointing. The Parish Council again notes previously submitted comments: 'The Parish Council..... 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', which states 'Residents are not averse to appropriate contemporary architecture respectful of its immediate and wider context as regards neighbouring properties.' The Parish Council continues to request a more industrial design narrative for these dwellings. The Parish Council further notes that the Parish Design Statement is now in its final stages of consultation prior to a potential adoption early in the new year.

The Parish Council is very pleased to see the introduction of affordable housing on the site, but also supports the comments from the housing officer in relation to the type of dwellings provided for this purpose and asks that current need over any other consideration is prioritised.

The Parish Council supports provision for bats and wildlife and would like to see planting opportunities maximised on the development.

The Parish Council also draws attention to the correspondence sent by the Planning Officer to the developer on 11th November 2021, and 'officer response to draft revisions June 22'. The Parish Council commends the detailed guidance these provide, and furthermore trusts that each of the points raised are both accepted and actioned by the developer.

NB The Parish Council has also forwarded the recent comments received from the 'Residents Action Group', directly to the Planning Officer for consideration.

Cllr Hobbs left the meeting at 7.56

SDNP/22/05466/TPO

Cypress House, Dodsley Grove, Easebourne

Fell 1 no. Horse Chestnut tree (T1) within Group, G2, subject to EB/78/00406/TPO.

On a proposal by the Chairman of the Committee it was RESOLVED to object to the felling of this tree and support the enquiries of the tree officer.

SDNP/22/03671/HOUS

Laurel Cottage, 34 Lutener Road, Easebourne

Proposed rear roof dormer and conversion of roof into habitable space.

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

6 Date of Next Meeting: 7.30pm, Wednesday 4th January 2022

Meeting closed at 8.19pm

Signed: _____ Date: _____
Chairman