



Easebourne Parish Council

Planning Committee

Minutes of meeting held on 7.30pm on Wednesday 1st February 2023 in Easebourne CE Primary School

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

In attendance: Parish Clerk S Hurr (SH)

- 1. Public Question Time:** None present
- 2. Apologies and Reasons for Absence:** Apologies received from Cllr T Baker due to work commitments and Cllr E Grimsey Roberts due to personal commitments.
- 3. Code of Conduct:**
 - a. Declarations of Interest on items included on the agenda: DP regarding planning application SDNP/22/05244/HOUS due to the close proximity to own home and the applicant being a known neighbour.
 - b. Dispensation requests: Granted to DP to allow impart of information regarding planning application SDNP/22/05244/HOUS.
- 4. Minutes of the last meeting:** The minutes of the last meeting held on 4th January 2023 were agreed as a correct record and signed.
- 5 Planning Applications:**

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 submit the following comments; The Parish Council is pleased to see both comments from the SDNP Planning Officer/s addressed and the near to adoption Parish Design Statement guidance acknowledged.*

The Parish Council also welcome the overall improvements in design, removal of small consistent porches and change in use of materials particularly in relation to stone (although a more extensive use of stone would be welcomed), a reorientation of plot one and extensive improvements to plot seven.

However, the Parish Council wish to draw attention to previously submitted comments:

'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. We would again request that further work is carried out with the developer and WSCC Highways to determine if enhancements

can be made to this junction to improve safety and maintain a better flow of traffic ahead of any development on this site.

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 also has concerns regarding how the interpretation of affordable will be applied for example rented, shared ownership, or sold at 80% of market value.'

In summary, the Parish Council continues to have concerns regarding traffic, pedestrian access and issues with drainage/surface water in Easebourne Street, and would urge an appropriate interpretation of 'affordable housing' is applied in accordance with current housing need, but is pleased with improvements in the design and layout of the dwellings.

SDNP/22/05854/FUL

Beam Ends, Upperfield, Easebourne

Replacement dwelling with annex, detach car port and home office.

On a proposal by the Chairman of the Committee it was RESOLVED to query whether brick or stone could replace the proposed render. The Parish Council also fully supports the recommendations in the report provided by the Environmental Officer.

SDNP/22/05244/HOUS

31 Cowdray Road, Easebourne

Demolition of ground floor side extension and erection of two storey side extension.

On a proposal by the Chairman of the Committee it was RESOLVED to query whether the pitch/design of the proposed extension roof is considered by planning officers to be in keeping with neighbouring properties. The Parish Council also fully supports the recommendations in the report provided by the Environmental Officer.

SDNP/23/00175/LDP

4 Weavers Close, Easebourne

Single storey rear extension.

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

6 Date of Next Meeting: 7.30pm, Wednesday 1st March 2023

Meeting closed at 8.19pm

Signed: _____ Date: _____

Chairman