
MINUTES OF THE PLANNING & PREMISES COMMITTEE MEETING HELD ON MONDAY 25TH OCTOBER 2021 AT 7.30PM AT THE STEYPNING CENTRE.

Present: Cllrs Trundle, Young, Northam, Hanson, Simon Alexander, Bell and Ian Alexander

Members of the public: 39 – including Cllr Goldsmith

Clerk – Hazel Roxby

MINUTES

P21/79
791

APOLOGIES

Apologies were received from Cllr Rudkin

P21/80
80.1

DECLARATIONS OF INTEREST

There were declarations of interest from councillor Bell to item 85.2 as he lives nearby.

P21/81
81.1

QUESTIONS FROM THE FLOOR -

There were questions, statements, concerns and objections made by the members of the public attending the meeting concerning item 85.1 (which was brought forward by the Chairman to item 83.1) the outline planning application for Land North of Glebe Farm and Kings Barn Lane.

- The level of development proposed would be unsustainable with the current infrastructure of water neutrality.
- Sewage facilities are inadequate to cope with the proposed development.
- Not enough school provision and medical facilities in the town to cope with the proposed housing/population increase.
- The land is Farm Land - would prefer developments to be carried out on Brownfield sites.
- River Adur would struggle to cope with any further surface water that would be increased by the proposed development and could lead to flooding.
- Further concerns centre on the amount of increased traffic to the town and neighbouring roads specially to Castle Lane which is a single- track lane.
- Concern that a new access will be created opposite Roman Road where the proposed emergency access point is designated to be.
- Concerns that a further roundabout on the by-pass will slow the traffic and cause further bottlenecks in rush hour to Steypning, Bramber and Shoreham.
- Horsham District Council recorded the land as un-developable in their recent Strategic Housing Land Availability Assessment why has this changed.
- Concerns for pollution and access to the site together with the land being adjacent to a (potential) flood plain.

- There is no safe traffic free crossing being designated for children to cross the A283 to get to school.
- Concern that buildings are being built close to the lithium Battery Energy Storage System and the possible dangers it poses.
- There is a lack of COP26 decarbonisation targets with this development plan
- There has been very little public consultation carried out with residents, Schools and Health centre concerning this development and the increase in population in the town.

81.2 Cllr Northam informed the members of the public that the committee are unable to answer any of the questions as the parish council are only consultees for HDC, who are the Planning Authority, and only see the same plans and have the same information as the public.

81.3 Cllr Ian Alexander informed the public that Richborough Estates are not the developers, if planning permission is agreed they will hand it over to developers and its very likely that the outline plans which have been received would be altered.

P21/82 **MINUTES** – to agree minutes of the last meeting on Monday 27th September 2021
82.1 Cllr Trundle **proposed, seconded** by Cllr Simon Alexander to accept the minutes of 27th September as a true and fair record of the meeting. **Agreed** 7 for and 1 abstention

P21/83 **The Chairman brought forward the discussion for item 85.1 concerning the Glebe Farm planning application.**

83.1 **Land North of Glebe Farm and Kings Barn Lane – to discuss and agreed consultation Arrangements for Steyning Parish Council with residents/planning consultants in relation to the following outline planning application.**

DC/21/2233 – Land North of Glebe Farm and Kings Barn Lane - outline application for up to 265 dwellings, demolition of no. 37 Kings Barn Lane to provide new pedestrian / cycle / emergency link, provision of vehicular access from the A283 Steyning By-Pass, provision of public open space, community orchard, sustainable drainage and other ancillary and enabling works. All matters reserved except for vehicular access from A283.

Cllr Ian Alexander **proposed, seconded** by Cllr Young **OBJECTION to the outline planning application for the reasons listed below. Agreed**

Reasons for Objection: Overdevelopment and unsustainable with the current infrastructure and water neutrality, increased flooding risk and concerns with highway access and increased traffic (see comments below)

- Water neutrality has not been taken into consideration
- There is a chalk stream on the northern boundary which is important to the eco system water run- off from the proposed development would destroy it.
- The land is adjacent to a flood plain and the river Adur being tidal would struggle to cope (during heavy rain and spring tides) with the increased surface water produced with the proposed development and could lead to local and downstream flooding.
- Sewage facilities are currently operating beyond original capacity and would be unable to cope with additional demand from the proposed development.
- School provision and medical facilities in the town are also at capacity without taking into consideration the additional proposed housing/population increase.
- Glebe Farm is currently farm-land - and government advice is currently to develop Brownfield sites ahead of Greenfield sites.

- There are further concerns centred on the amount of increased traffic to the town and neighbouring roads specifically those which are single-track lanes.
- There are concerns that an additional access to traffic will be created opposite Roman Road where there is a proposed emergency access point.
- The proposed by-pass roundabout whilst slowing traffic speed, is likely to create rush hour bottlenecks with resulting increased pollution.
- There is no safe traffic free crossing being designated for children to cross the A283 to get to school.
- Horsham District Council recorded the land as un-developable in their recent Strategic Housing Land Availability Assessment in December 2018.
- The proposed buildings would be close to the lithium Battery Energy Storage System and the possible dangers it poses.
- There is a lack of COP26 decarbonisation targets including the provision of alternative energy and heating services within this development plan
- There has been very little public consultation carried out with residents, Schools and the medical centre concerning this development proposal and the resulting significant increase in the town population.

Comments:

The Planning Committee of Steyning Parish Council is delegated by the council to consider and make recommendations to Horsham District Council (HDC) and/or South Downs National Park Authority (SDNPA) on local planning applications and on other planning issues which may impact on the Parish.

The Committee has received representations from a number of residents both in writing and at a recent public committee meeting and is taking these into account in making the following comments, which in its own best judgement reflects the needs of the community as a whole.

Overdevelopment in Steyning

Two recent housing needs assessments have independently arrived at a figure of around 165 homes being required in the parish between the present day and the NP Planning horizon of 2035. At 265, the number of homes proposed in this planning application is well in excess of the stated needs; and furthermore, the developments already proposed at the former Grammar School site in Church Street and at Shooting Field will contribute significantly towards the 165 homes required, seriously exacerbating the overdevelopment that will result should this planning application succeed.

No consideration appears to have been given as to how local services will cope with such a sizeable increase in the population of Steyning likely to arise from this development. Many residents are concerned about this and given the experience of many it is hard to see how the schools and the local health services can accommodate much in the way of increased demand.

No housing type mix has been provided by the applicant. HDC has submitted a clear statement of the current demand (148 units) broken down into 1-bed, 2-bed, 3-bed and 4 or more bed units. Notwithstanding our objection, if the planning authority is minded to approve an application for development on this site, it should be a pre-condition that the developer commits to matching the unit mix in current demand as identified by HDC.

Highway Access and Parking

The main (and claimed to be the only) vehicle access to the development, emergency services excepted, being from the A283, raises concerns over the safety of both road traffic

and pedestrians, especially but not only in relation to access to and from school. With the closure of the Church Lane school site, the pedestrian route between the school and the new development will be most likely exclusively by crossing the A283, a fast and busy road on which traffic can be somewhat unsighted due to the gradual bend in the carriageway and the roadside vegetation.

The addition of a roundabout at the A283 access point is no doubt an expensive feature of the development. The council wonders whether the expense of the roundabout has led to the apparently excessive scale of this development?

The siting of a pedestrian and emergency services access point almost immediately opposite Roman Road, raises concerns that this may eventually become a second vehicle access point. This must be vehemently resisted for the following reasons. The route to the village over the Kings Barn Lane bridge, leads onto a narrow and sharp bend where Jarvis Lane becomes Cripps Lane. This is a dangerous corner even with current levels of traffic and it is not unknown for vehicles to have to mount the kerb to avoid oncoming traffic. Kings Barn Lane itself is usually restricted to a single line of traffic due to kerbside traffic and is unsuitable for any increase in traffic levels without a severe risk to road safety. The route to the A283 south from Kings Barn Lane would lead traffic down Roman Road and into Castle Lane, a single narrow lane with limited passing places with drivers unsighted due to the bend in the road and the hedgerows. This road is already made dangerous by the mix of pedestrians including dog walkers and parents with pushchairs, runners and cyclists who insist on using this road instead of the slightly longer Downs Link footpath running alongside the A283.

Water Neutrality

We see no evidence that the proposed development meets the requirements of the position statement on water neutrality issued by Natural England. The application should be rejected unless and until a binding statement of water neutrality is provided by the applicant.

d/clerk

We also see no evidence that the current sewerage provision and SuDS will be able to accommodate the increased demand and water run-off. Anecdotal evidence suggests that failures have already been observed at times of heavy rainfall.

The members of the public thanked the committee for their time and support and left the meeting.

P21/84

MATTERS ARISING AND ACTIONS

d/clerk

84.1

72.1 – The IT Contractor has been working on a solution for microphones. New equipment has been purchased and set up by the IT contractor. The equipment is being tested at this meeting.

84.2

75.3 – PCSO's and Wardens be requested to move forward to issuing CPW's to those that have already received banning letters from the Council. Letter sent to the PCSO's and Wardens. **Actioned**

84.3

75.4 – Pictures of the vandalism that happened at the Steyning Centre to go on the web site - **Actioned**.

84.4

77.1 – Agenda an item for the budget process – **see item 89.1**

P21/85

PLANNING APPLICATIONS

85.1

DC/21/2179 – 30 Middle Mead - Erection of a single storey front and side/rear extension Cllr Trundle **proposed, seconded** by Cllr Ian Alexander No Objection. **Agreed**

- 85.2 DC/21/2050 – 8 Church Mead** – Surgery to 1 x Sycamore
Cllr Trundle **proposed, seconded** by Cllr Hanson No Objection. **Agreed**
- 85.3 DC/21/2340 – 75 High Street** – Fell 1 Leylandii
Cllr Trundle **proposed, seconded** by Cllr Ian Alexander No Objection. **Agreed**
- 85.4 DC/21/2343 – 6 Gatewycke Terrace, Tanyard Lane** – Surgery to 1 Ash (Works to Trees in a Conservation Area)
Cllr Trundle **proposed, seconded** by Cllr Hanson No Objection. **Agreed**
- 85.5 DC/21/2216 – 57 Coombe Road** – Removal of existing side utility room projection, erection of a replacement single storey side utility room extension and enlargement of existing garage.
Cllr Trundle **proposed, seconded** by Cllr Ian Alexander No Objection. **Agreed**
- P21/86 LATE PLANS**
- 86.1 DC/21/2259 – Doves Place, Coxham Lane** - Fell 1 Beech and surgery to 1 Beech
Cllr Hanson **proposed, seconded** by Cllr Young No Objection. **Agreed**
- 86.2 DC/21/2384 – The Chestnuts, Twittenside, Penfold Way** – Surgery to Leylandii Hedge
Cllr Simon Alexander proposed, seconded by Cllr Ian Alexander No Objection. **Agreed**
- P21/87 PLANNING DECISIONS FROM HDC and SDNP APPLICATIONS PERMITTED**
- 87.1 DC/21/1030 -39 Shooting Field** - Extensions and alterations to existing garage to create pitched roof containing 4 rooflights, with installation of weatherboarding and new window and door openings at ground floor level.
- 87.2 DC/21/1800 - 27 Newham Close** - Retrospective planning application for the erection of a log cabin style outbuilding in the rear garden.
- 87.3 DC/21/1801 - 2 Rosemary Avenue** - Erection of a single storey front extension.
- 87.4 DC/21/0515 - 95 High Street** - Installation of 2no. replacement windows and erection of a detached rear garden building (Householder Application).
- 87.5 DC/21/1559 - 69 Kings Barn Lane** - Erection of a two storey side extension, single storey rear infill extension and first floor rear extension incorporating a balcony/deck area.
- P21/88 DEPUTY CLERKS REPORT FOR STEYNING CENTRE**
- 88.1 Bookings update** – October has been another good month for bookings. The Drama Club have restated their rehearsals to put on a production next weekend. The Heber Opera and Kaleidoscope Singers have had events this month. There has been another new Pilates class started. The income for the month is £7,143.36.
- 88.2 Film nights update** – the film was Nomadland - there were 66 people attending the film. There was a profit of £1.83 from the tickets and wine sold. The next film is The Father Tickets are on sale and so far 20 tickets have been sold.
- 88.3 LED Lighting 2nd Phase** – The Contractor has carried half of the phase 2 LED lighting the ladies gents and disabled toilets, the outside security lights, and the balcony and boiler room have all been completed. Coombe Court, committee room 3, the disabled toilet, the kitchens and store cupboards are booked in to be done next week depending on supplies being available. This will complete the change to LED lighting at the Steyning Centre. There is no phase 3.

