

# Shermanbury Parish Council

67 Oak Tree Drive, Hassocks, West Sussex. BN6 8YA

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www.shermanburyparishcouncil.co.uk

## Minutes of Shermanbury Parish Council Extraordinary Meeting held Monday 29<sup>th</sup> January 2018 at 7.30pm in the Peacock Rooms at the Royal Oak Pub in Wineham.

### Minutes

Present: Cllr T. Brown, Cllr C. Foster, Cllr P. Lightburn, Cllr A. Ofield-Kerr, Cllr G. White, Cllr C. Whitton, Clerk D Langston and seven members of the public.

**9.18 Apologies for Absence.** Apologies received from Shermanbury Parish Councillor C. Ansell due to illness.

**10.18 Declaration of Members Interests.** No interests were declared.

**11.18 Approval of the previous PC meeting minutes held on 15<sup>th</sup> January 2018.** Minutes were approved as a true record by council and signed by the Chairman.

**12.18 To resolve the following planning applications:**

**DC/17/2557 Morley Manor, Brighton Road, Shermanbury.** Retrospective application for the retention of a three bay stable. Council resolved it had no objections.

**DC/17/2558 Morley Manor, Brighton Road, Shermanbury.** Retrospective application for the retention of staff accommodation and ancillary facilities to rear of main dwelling. Proposed reduction of roofline by 600mm, removal of dormer windows and replacement with conservation roof lights. Council resolved it objected to the replacement of dormer windows with conservation roof lights as these are not in keeping with the local design/vernacular. It was also resolved that reduction of the roof line is inappropriate to the setting of the building. Conditions should also be imposed to ensure ancillary accommodation cannot be treated as a separate dwelling.

**DC/18/0091 Land West of Brighton Road, Brighton Road, Shermanbury.** Development comprising of the erection of 17 residential dwellings, the creation of a new highway access and associated soft and hard landscaping.

Cllr T. Brown highlighted that after an extensive period of consultation the Wineham and Shermanbury Neighbourhood plan (WASP) was passed at referendum. Common throughout the consultation process was the field on the A281 north of the Partridge Green turning, which was referred to in the WASP as Barmarks.

Policy 6 of the WASP referred specifically to this development and set a series of criteria specific to the site which needed to be incorporated within its development. This and other policies included within the WASP have been scrutinized by the Parish Council resulting in a number of questions to the site developer, Riverdale Development which has submitted a planning application for the Barmarks site to Horsham District Council.

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For the sake of clarity the Chairman emphasised that the Parish Council and local residents of Shermanbury must submit any concerns or comments to Horsham District Council whose planning officers will make the final decision or refer the decision to the District Council Planning Committee.

It is confirmed that it was the Parish Councils intention to be as fully involved in the decision making process as is allowable under English planning regulations and the good will of the officers of HDC.

The Chairman confirmed that Policy 6 of the WASP allows for at least eleven and up to around twenty dwellings to be built at Barmarks. The proposed development is for seventeen dwellings of which four are for rent and two will be joint ownership (affordable housing). 11.3 per hectare) (The average density of new residential development was 31 addresses per hectare in 2015

Council have reviewed the planning documents and have highlighted a number of items for clarification with Riverdale Development based on policies and aims contained within the WASP see below:

## Recreational Facilities

- Open space is included on the plans, there is no prospect of these being owned by the Parish Council and therefore ways are being investigated of protecting this open space from development in perpetuity.
- **Policy 1: Flood Risk**
  - What provision will be made to ensure maintenance of the attenuation pond? Will the pond be fenced and with what? It is understood that this item will be covered as part of the management plan. Council will request a copy of this document and would also like assurances that a life preservation buoy will be located on site.
- **Policy 4: Location and Setting –**
  - What type of materials will be used? It is expected that any permission will have a condition requiring details and samples would have to be submitted to approval. Specifically we would like to see samples of bricks and roof tiles prior to commencement of construction.
  - Plots 12 to 15 should be of Sussex tile hung design using neighbouring Barrack Cottages as a benchmark. Council are happy to supply information obtained as part of the Design Statement process to ensure compliance with this request.
  - Contained within this policy is the request to provide sufficient sensitively sited storage space for refuse collection. Clarification is required as to the location of this storage space for each dwelling. Is the development to be fenced in some way if yes with what type of fencing? Council would like assurances that the same type of site fencing currently used to mark the boundary will be used to enhance any boundary areas requiring repair/replacement.
  - In a landscape section the application states that because the copse in the south-west is predominately of one tree type, it will be thinned and planted with other tree types. We would want to ensure that the screen that this copse affords Wymarks Farm will not be lost. Detailed landscaping plans have been submitted which cover this item.
  - **Aim 5: Utilities –** How will utilities be provided to each dwelling? It is understood that all utilities will be installed underground to each individual house although Council will seek clarification on the utilisation/placement of any oil tanks and request that if used these be restricted in size to 2,500 litres.

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- **Policy 6: Housing Development/Aim 9: Road Safety and Traffic Calming**
  - We note that the proposed visibility splays necessitate the removal of several trees and would request that trees of a similar nature/height are replanted at a location setback slightly in order not to impose on the required sight lines. Submitted landscaping plan shows height of trees to be replanted. It is understood that the replacement of any landscaping will be covered by the management plan.
  - Local knowledge highlights the need for a proposed safe area for residents to cross the A281 in order to access public transport links.
    - 2003 data for A281 over 7 days reveals an average speed of 42.8mph, however 10% at speeds between 46-51mph and 1% speeds between 51 – 71mph, with one vehicle over 70mph. Local experience suggests these speeds are increasing. Provision should be made for the installation of a “pedestrian refuge” adjacent to the development entrance.
    - The development is likely to attract both the retired and families with young children, increasing the use of bus services. Provision for an easily accessible bus stop for north bound buses should be incorporated in the design. Council are currently undertaking a speed data collection survey along the A281 and will request a site meeting with West Sussex County Council Highway Authority to highlight these concerns once this data is fully available.
- **Aim 6: Affordable Housing: Serving the Needs of Local Residents –**
  - Assurance required as to who will provide this and how it will be policed.
- **Aim 7: Accessibility –** Query as to whether this has been addressed in road width.
- **Community Cohesion**
  - In view of the aim to provide areas of informal open space provision should be made to ensure the Parish Council have the opportunity to encourage community cohesion by acting as a liaison point on the Management Committee.

Council appreciate the sympathetic design of the development and agree to continue to work with Riverdale Development to resolve a number of the above items which are imperative to ensuring the policies contained within the WASP are addressed.

During its deliberations Council took account of the comments highlighted during the public forum by residents dwelling in the immediate vicinity of Barmarks prior to the commencement of business which related to the number of dwellings.

Council supports the application but requests the concerns of Shermanbury residents to be taken account of by reducing the number of dwellings whilst keeping the six affordable dwellings.

**13.18 To consider the appointment of the Data Protection Officer.** Councillor P. Lightburn was duly elected to the role of Data Protection Officer. Following the meeting guidelines from SSALC/NALC highlight that Council officials should not take on this role. Cllr Lightburn will liaise with Clerk regarding this item and bring to next meeting.

**14.18 To receive an update on Highways Safety items.** Clerk confirmed Speed Survey Data collection commenced on Friday 26<sup>th</sup> January 2018 and will run for one week. Village gates remain an ongoing item and will be carried forward to the next meeting.