



WESTHAMPNETT PARISH COUNCIL

Serving Westhampnett, Maudlin and Westerton

Clerk to the Council: Mrs Linda Lanham
Oak Tree Cottage, Claypit Lane, Westhampnett, Chichester PO18 0NU

Tel: 01243 536859 email: westhampnettclerk@gmail.com
www.westhampnettpc.co.uk

Minutes of the Westhampnett Parish Council Meeting held at 7pm on Monday 10th August 2020 via Zoom

Present:

Parish Councillors: Cllr C McLeish (Chairman), Cllr W Holden (Vice-Chairman), Cllr S Burborough, Cllr S James and Cllr C Moth.

The meeting was clerked by Parish Clerk, Mrs Linda F Lanham, with CDC Cllr H Potter, in attendance.

11 members of the public also attended, however Mr A Ball (RR) was unable to attend.

<u>Minute No</u>	<u>Item</u>	<u>Action</u>
177/20	<u>OPEN THE MEETING & TAKE APOLOGIES FOR ABSENCE</u> Cllr McLeish opened the meeting, welcoming all via Zoom. Apologies were received from WSCC Cllr J Hunt.	
178/20	<u>DISCLOSURE OF INTERESTS:</u> Cllr Burborough - Rolls Royce (as place of work but not a direct employee).	
179/20	<u>CONFIRM MINUTES OF THE LAST FULL PC MEETING</u> held on 13 th July 2020 The Minutes for the Parish Council meeting held on 13 th July 2020 were accepted. Cllr Holden proposed that they be approved, this was seconded by Cllr Moth, all were in favour and they were then signed by the Chairman.	<u>CMcL</u>
180/20	<u>MATTERS ARISING:</u> To deal with any matters arising from the Minutes of the last meeting. None.	
181/20	<u>REPORTS FROM EXTERNAL BODIES:</u> including District and County Councillors and local organisations; reports to be submitted by email to the Parish Clerk for circulation to Councillors prior to the meeting. Questions to be taken at the meeting. <u>Mr Andrew Ball (RR)</u> sent a short, written report, read out by the Chairman: <i>Manufacturing team returns to work on Monday 10 August following summer shutdown</i> <i>Still currently working a single shift, but this could be extended with a new model due for launch in the Autumn</i> <u>WSCC Cllr Jeremy Hunt</u> sent a short, written report, read out by the Chairman: <i>Nothing really to report, apart from the excellent news in regard to the successful Operation Watershed application for Westerton Lane. I have also updated Claire on the bollards on the Old Arundel Road. (Repair of damaged bollards – see Minute 183/20 below).</i> <u>CDC Cllr Henry Potter</u> sent the following report: <i>Westhampnett Parish Council Meeting 10 August 2020</i> <i>CDC District Councillors Report.</i> <i>A very brief report this month, August is regarded as the 'holiday' month, so meetings are few and far between.</i> <i>The alarming news that Robert Jenrick, the Minister for Housing, is this week to launch a 12 week consultation on the provision of more affordable homes, and a shake-up of the Planning Procedure to speed up the granting of Planning permissions. Obviously, details are unclear yet, but I fail to see how granting more permissions will help the younger members of our communities to get a mortgage or afford the sky high rents demanded in the Chichester District.</i> <i>Some encouraging news is the setting up of the Rural Crimes Team initiated by Katy Bourne, our Police and Crime Commissioner which I'm sure will bring some comfort to the rural areas where theft and burglary have reached unacceptable levels. Another offshoot of this is the determined effort of Police Officers tackling antisocial, dangerous, and noisy motorcyclists on our rural roads particularly the A272 Petersfield to Billingshurst and the A 285 Chichester to Petworth. This scheme was initiated by a fellow Councillor for Petworth, Alan Sutton, and I was talking to him only yesterday when he highlighted some of the success stories and the Police seizure of some offending motorbikes and cars.</i>	

<p>181/20 Cont.</p>	<p><i>As I write this, I still have had no communication from our Planning department regarding the discharge of the sewage from Madgwick Park, but, as I said to your Clerk, Linda, I would remind Jo Bell and Tony Whitty at a Planning Meeting this coming Wednesday 12th that we are still awaiting their response.</i></p> <p><i>And that concludes my report</i></p> <p><i>Henry Potter</i></p> <p>There were no questions on the report.</p> <p>Mr Bob Keatley, a resident, said that the reply is now outstanding for 3 months, and Cllr Potter confirmed he would raise this matter at the CDC Planning Meeting this Wednesday.</p>	<p>HP</p>
<p>182/20</p>	<p>MEMBERS' REPORTS: To receive reports from Members where not covered in agenda below. None.</p>	
<p>183/20</p>	<p>UPDATE ON REQUESTS RECEIVED BY PARISH CLERK</p> <ol style="list-style-type: none"> 1. Goodwood Cinema Hooting of car horns – further complaints have had to be made to Goodwood as more hooting was reported, often late in the evening between 10pm – 1115pm. When the Planning Application was made to amend the Licence, the Parish Council carefully considered noise nuisance for Westerton especially and, with the information provided, decided it would not affect the residents. However, this hooting activity was not mentioned, and it is not reasonable that it should intrude into residents' lives. Cllr Potter said he would email CDC Licencing department (David Knowles-Ley and Laurence Foord) about this disturbance. 2. Bollards at end of Old Arundel Road – No repairs have been done, apparently it is on the schedule, under intermediate action. 3. The new Street Lighting and Central Reservation Beacon in Madgwick Lane is likely to be a nuisance at night as the lights will shine into the front bedrooms of the houses. It has been arranged for a shield to be added to the Beacon, and should the Street Lights need that too, it can be arranged once they are in use. 4. A request for a Dog Bin / Litter Bin in Madgwick Lane was received. This is pending until a full discussion can be had as to potential positioning and necessity. 	<p>HP</p> <p>LFL</p> <p>LFL</p> <p>LFL</p>
<p>184/20</p>	<p>PLANNING MATTERS:</p> <p>Planning Update since the last Parish Council Meeting on 13th July 2020</p> <p><u>New Planning Applications for the period week 29 (15/07/20) to week 32 (05/08/20) inclusive</u></p> <p><u>20/01600/EIA - Case Officer: Jeremy Bushell</u> Land North Of Madgwick Lane Westhampnett Chichester West Sussex PO19 7AG West Sussex Screening Opinion to confirm whether or not there is a requirement for an Environmental Impact Assessment in connection with the proposal for 'Residential development comprising up to 250 dwellings, including an element of affordable housing, associated landscaping, open space, sustainable drainage systems and vehicular access from Madgwick Lane', on parcel of land to the north of Madgwick Lane.</p> <p><u>PC Lodged on 24/07/20:</u> Westhampnett Parish Council regards the provision of a full EIA as essential and reserves the right to make further and better submissions on this request and on any subsequent application.</p> <p><u>PC Lodged on 28/07/20:</u> Westhampnett Parish Council wish to raise an OBJECTION to the possibility that EIA would not be undertaken. "EIAs should be reserved for developments that have a realistic likelihood of causing significant environmental impacts individually or in a combination with other developments." Quote from summary in letter from Nexus Planning to CDC 25.06.20</p> <p><u>1. Location.</u> One of 3 parcels of land allocated in the adopted Chichester Local Plan 2014-2029. Of which:- - 2 parcels: Madgwick Park and North East Chichester were identified for housing development:- Madgwick Park: 300 homes, now under construction. North East Chichester: 200 homes, CC/16/03791/OUT, approved subject to S106 Agreement, still outstanding. - The 3rd parcel, land north of Madgwick Lane & east of the River Lavant, was identified for Open Space, Sport and Recreation (Policy 54) and Green Infrastructure (Policy 52), as illustrated by Appendix A: A.25 & A.26. Housing was not allocated for this parcel of land. It appears that the 3 sites are being developed piecemeal rather than a masterplan. Plan Policy 7 requires a masterplan for the entire area: Was this done? If so, please provide reference.</p> <p><u>2. The Site.</u> Part of a larger tract of agricultural land. Not contained between existing development. No natural north and east boundaries, therefore at risk to further development. Extends urban development, east of Chichester and encroaches into designated rural areas. Not allocated or identified for housing in either the CLP 2014-2019 or the Local Plan Review 2020. Impact. Housing development on land north of Madgwick Lane would have a significant impact on Westhampnett Parish; SDNP; eastern side of Chichester; the Goodwood Estate and Rolls Royce.</p> <p><u>3. Impact Loss of Agricultural land.</u> Land north of Madgwick Lane has always been farmland. If housing development were allowed on land north of</p>	

184/20
Cont.

Madgwick Lane (parcel 3), the accumulative effect of all 3 developments would result in at least 50% of former productive agricultural land being lost. Natural England Agricultural Land Classification for this area shows it to be of high agricultural quality, Grades 1, 2 and 3a.
NPPF updated 2018/19 requires preservation of good quality farmland, particularly Grades 1, 2 and 3a land, being best and most versatile (BMV) land.
Assessment of soil quality required.

Housing = people who require food. More people, more food required. Less land, less potential to grow local food & more food miles, which has an Environmental impact. As a nation we already only produce 50% of what we need. Government Policy now to grow more & reduce food miles.

4. Archaeology.

Known deposits of significant Bronze Age structures, deposits, and ritual activities; the Roman period and Middle Ages activities.

Full site assessment required to ascertain implications for development.

5. Ecology.

Badgers and birds (linnets, yellow hammer (both on the Red List) and red partridge) are all known to inhabit the area

An environmental impact assessment on loss of habitat for wildlife - flora and fauna, is required.

6. Noise.

Significant noise impact for occupants outside from both cars and aircraft (particularly helicopters)

Generated by Goodwood motor circuit and airfield. The Goodwood Motor Circuit Diary 2020 shows that in the period 11th July to 31st October being 113 days there is to be 49 days of Category 2 - 105Db events at the Motor Circuit. That is 44% of the days.

Cars & aircraft activities.

Technical design can mitigate noise levels inside dwellings but not outside. Occupants have a right to tranquillity. Desk top prepared flight paths are not adhered to; continuous overflying circuits by aircraft cause negative impact; as do continuous routes around the circuit by motor vehicles.

7. Traffic.

Madgwick Lane, as the name implies, has a single carriageway in both directions, rising to a blind bend at the top (north-east) and having a sharp blind bend at the bottom (south-west). Traffic flow will increase significantly on completion of Madgwick Park (phase 1).

An impact assessment is required to ascertain the implications of development on the northern side of the lane. Particularly as it would appear that this would be the only opportunity for traffic to access/egress the site.

8. Flood risk.

Flooding is a known factor on this land. This will affect house positioning, design, and purchase.

An environmental impact assessment is required.

9. Conclusions.

Reliance is made in the planning submission on an EIA carried out for 200 homes on land designated as North East Chichester (phase 2).

- This parcel of land and that of Madgwick Park (phase 1) have entirely different properties and criteria.
- The EIA was carried out over 4 years ago. Policies; Regulations and the built Environment has changed since then.

- This land was designated to be retained for Open Space, Sport and Recreation (Policy 54) and Green Infrastructure (Policy 52), as illustrated by Appendix A: A.25 & A.26. it was not allocated for housing. Therefore, the impact of such a change should be assessed.

There would be a significant effect on the environment; location and increase in size. Therefore, the Parish Council considers that an Environmental Impact Assessment is necessary.

Decision due by 25/09/20

WH/20/01903/OBG - Case Officer: Jane Thatcher

Ms Julian Jones

Land North Of Madgwick Lane Westhampnett West Sussex

Deed of variation to the S106 Agreement in relation to applications 15/03524/OUTEIA and 15/03884/OUT - Madgwick Lane for a change in the trigger for the sports provision from the 200th dwelling (as drafted) to the 225th dwelling (as proposed). The relevant part of the S106 Agreement is Schedule 1, section 6, paragraph 6.2.

O.S. Grid Ref. 487255/106469

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QE89M0ER0WT00>

PC must comment by 26/08/20

Update on outstanding Planning Applications

WH/20/01080/FUL - Case Officer: Calum Thomas

Mr Paul Calvesbert

Hadley House Claypit Lane Westhampnett PO18 0NU

Demolition of existing two storey detached dwelling house and garage and the construction of a two storey detached dwelling house, with balcony to the southern elevation and link to garage and indoor pool enclosure. To include a reconfiguration of the existing access to provide a new entrance gate and pillars.

O.S. Grid Ref. 488191/106301

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q9HWOZERINL00>

Withdrawn on 17/07/20

184/20 Cont.	<p><u>WH/20/01411/TDOC</u> Madgwick Park Extend hours until 9pm, Monday to Saturday, effective immediately and continuing until 31 December 2020 from permissions WH/15/03524/OUTEI, WH/15/03884/OUT, WH/18/01024/REM, WH/18/01023/REM, 19/02351/NMA, 19/02629/NMA and 19/02346/REM. Land North Of Madgwick Lane Westhampnett West Sussex</p> <p>29/07/20 New version now submitted for hours 7am to 7pm, with other conditions. <u>PC must comment by 12th August</u></p> <p><u>Decisions</u></p> <p><u>WH/20/01107/DOM - Case Officer: Vicki Baker</u> Mr S Rigden Bay Leaf House Stane Street Westhampnett PO18 ONT Extension of existing double garage to provide additional secure parking. O.S. Grid Ref. 488242/106148 To view the application use the following link; https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q9NMW3ERISB00</p> <p>Permitted on 04/08/20</p> <p><u>20/01615/NMA - Case Officer: William Price</u> Chichester Contract Services Stane Street Westhampnett Chichester West Sussex PO18 0NS Non-material amendment to planning permission 19/03202/FUL to reduce number of brick piers, amend brick type and increase size of steel work panels. https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QCSJKRER0UX00</p> <p>PC unaware of this application – was Permitted on 10/07/20</p> <p><u>20/01644/DOC - Case Officer William Price</u> Chichester Contract Services Stane Street Westhampnett Chichester West Sussex PO18 0NS Discharge of condition 5 from planning permission 19/03202/FUL. Removal of Willow Tree due to fungus, and replant with another tree Existing Hawthorn Hedge to be replaced with large specimen Hawthorn. https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QCSJKRER0UX00</p> <p>PC unaware of this application – Discharged 05/08/20</p> <p><u>WH/20/00752/LAPREM</u> Minor Variation of Premises Licence Goodwood Motor Circuit Claypit Lane Westhampnett Chichester West Sussex PO18 0PH Application to vary the premises licence for part of the motor circuit to create space for drive in cinema</p> <p>Granted, no date given.</p> <p><u>SDNP/20/01568/FUL & SDNP/20/01569/LIS - Case Officer Vicki Colwell</u> The Goodwood Estates Limited Addition of a porch to the Lennox Suite. The Goodwood Hotel , Hat Hill Road, Goodwood, Chichester, PO18 0QB Grid Ref: 489227 108345 https://planningpublicaccess.southdowns.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q937ESTUMMR00</p> <p>Approved on 14/07/20</p>	
185/20	<p><u>UPDATE ON WESTERTON LANE FLOOD RELIEF PROJECT AND APPLICATION TO OPERATION WATERSHED</u></p> <p>Cllr Holden advised that the application had been approved, and the project team would be Mr Geoff Hardstaff, Cllr Jeremy Hunt, Goodwood, and himself.</p> <p>The Parish Clerk confirmed that the funds would be coming into the Parish Council Barclays Account, and she would contact Landbuild (the preferred supplier) to commence the project.</p>	<u>LFL</u>
186/20	<p><u>SOUTHERN WATER RE: FOUL SEWERS CAPACITY IN STANE STREET:</u> Update on correspondence with SW</p> <p>The Councillors discussed the mapping provided by Southern Water and agreed that the Parish Clerk should ask for the maps to the north as well in order to have the full picture of that part of Westhampnett.</p> <p>Cllr Henry Potter said that at present, according to Southern Water, up to 64 homes on Madgwick Park could go into the diagonal pipeline to Stane Street, but after that there would have to be tankering. The Parish Councillors were not happy with the situation and Cllr Potter confirmed he would press CDC Planning strongly to enforce the Planning Conditions.</p>	<u>LFL</u> <u>HP</u>

195/20	<p><u>PARISH FINANCIAL MATTERS:</u></p> <p>1. To approve the <u>Accounts</u> up to 31st July 2020: There being no questions, the approval of the accounts was proposed by Cllr Holden, seconded by Cllr James, and all voted in favour. The Accounts were signed by Cllr McLeish.</p> <p>2. Further to the <u>Internal Auditor</u> issues discussed at the last Parish Council meeting a local auditor has agreed to speedily action the internal audit for the Parish Council. <u>RESOLVED:</u> To change Internal Audit company from Audit Solutions Ltd in Wiltshire to R S Hall and Co (Rachel Hall) at Woodgate. Proposed by Cllr McLeish, seconded by Cllr Burborough and all voted in favour.</p> <p>3. <u>AOB:</u> Some Cheques need approval and signing, Cllr McLeish and Burborough offered to do these.</p>	<p><u>CMcL</u></p> <p><u>LFL</u></p> <p><u>LFL/</u> <u>CMcL/</u> <u>SB</u></p>
196/20	<p><u>CORRESPONDENCE, INCLUDING NOTICES & LEAFLETS:</u></p> <p>Cllr McLeish is putting the Newsletter together at present. It will include a reminder not to just take down trees without the appropriate permission as has happened in Roman Walk. It was suggested that perhaps a request for a volunteer Tree Warden could be added in. To be finalised and delivered asap.</p>	<p><u>CMcL</u></p>
197/20	<p><u>DEALING WITH LOCAL ISSUES:</u></p> <p>Mrs Pam Clingan, a resident, advised that she has twice had <u>drones</u> from Madgwick Park over her land and low across buildings. The first time was in April and she called 101. She was told that she must call 999 if it happened again. The second time was in July. Each time she advised Goodwood Aerodrome immediately as they should not be within 5km of the aerodrome. Cllr McLeish said she would add this into Newsletter, and the Parish Clerk will advise the local PCSO.</p> <p>Cllr Moth said the <u>Litter Bin</u> by the Bus Stop outside Tilemakers needs re-installing. The Parish Clerk to contact WSCC Cycle Path team as it was re-sited as part of that project.</p> <p>Mr Bob Keatley asked about the <u>flight paths</u> from the Aerodrome. These were to be re-issued after the March Meeting of the Goodwood Aerodrome Consultative Committee. Details to be obtained by the Parish Clerk.</p>	<p><u>CMcL /</u> <u>LFL</u></p> <p><u>LFL</u></p> <p><u>LFL</u></p>
198/20	<p><u>QUESTIONS BY THE PUBLIC:</u> Any resident of the area covered by the Council and present at the meeting may ask questions relating to the business of the Council.</p> <p>None.</p>	
199/20	<p><u>DATE OF NEXT FULL PARISH COUNCIL MEETING: 14th September 2020</u></p> <p>Noted.</p>	
200/20	<p><u>CLOSE MEETING</u></p> <p><u>The Chairman closed the meeting at 9.13pm.</u></p>	

Signed.....
Chairman of Meeting

Date.....