

WESTHAMPNETT PARISH COUNCIL

MINUTES OF AN EXTRAORDINARY MEETING OF THE COUNCIL

10 NOVEMBER 2015 AT 7PM

AT THE MARCH C. OF E. SCHOOL, WESTHAMPNETT

PRESENT: Cllrs Harding (Chairman), Mrs Hardstaff (Vice Chairman), Mrs Burborough, James and Mrs McLeish and Mrs Moth.

IN ATTENDANCE: District Cllr M Hall
G. Burt, Clerk
9 Members of the Press and Public

1. Chairman's Announcements

The Chairman welcomed those present to this extraordinary meeting, called to resolve two important matters. In respect of the planning application for 300 homes, the Chairman advised that having studied the volumes of supporting information, he was aghast at the inclusion of a considerable recreation facility to the west of Madgwick Lane served by a new roadway off Old Place Lane.

2. Apologies

An apology for absence was received from Cllrs Fabricius.

3. Declarations of Interest

Members and officers were invited to make any declarations of pecuniary and/or non-pecuniary interests that they may have in relation to items on the agenda and were reminded to make any declarations at any stage during the meeting if it then became apparent that this may be required when a particular item or issue was to be considered. None were declared.

None.

4. Public Questions

Several residents spoke against the planning application for 300 houses off Madgwick Lane, including a resident whose Equine business bordering the site would be adversely affected.

5. Planning Applications

Application: WH/15/03524/OUTEIA - Large Scale Maj Dev - Dwellings

Members RESOLVED to comment on the application as set out in Appendix A.

It was reported that whilst this application was under consideration by Chichester DC, the applicant had appealed to the Secretary of State (for non-determination) of the original earlier similar application. It was agreed that the comments on this new application would also be forwarded to the Inspector to reinforce the Parish's strength of feeling on the development of this site.

It was agreed that a flyer should be produced to encourage residents to not only object to the current *live* application, but also write to the Appeal Inspector.

6. Community Hall Project

Bellway had sent revised drawings to the Council, based on the Parish's own plans. They were also seeking the Council's opinion on whether the Council should build the facility rather than the developer (as originally planned) utilising funds to be transferred from Bellway, to which it could add. RESOLVED that in order to inform the Council's view on this, the Clerk be instructed to obtain the view of a Quantity Surveyor (QS) to get an approximate cost of the hall, as envisaged.

In the meantime, the Clerk be instructed to advise Bellway that the Council:

- a) Is happy for the to take forward obtaining Reserved Matters approval for the Parish Council's detailed drawings, subject to the District Council's pre-application approval.
- b) Supports Bellway's planning application for the retention of the driveway to the existing nursery house (thereby increasing the parking to the rear of the hall land).
- c) Confirms that necessary access rights and service easements for the pumping station in the SW corner of the site would be maintained/granted.
- d) Wishes for the open space (including play area) to the front of the hall, to be passed to the Parish Council, rather than the Estate Management Company. This was the original intention, as the area will often be used in conjunction with hall bookings, and also, as the space will serve the whole village and not just the new residents of the estate, it would be unfair to burden the latter with its maintenance costs.

Date of Next Meeting

MONDAY 16 NOVEMBER 2015 7PM

The meeting closed at 8.20pm.

Chairman:

Date:

APPENDIX A

PLANNING APPLICATION WH/15/03524/OUTEIA

Observations on Proposals for Development on land between Stane Street and Madgwick Lane, Westhampnett.

The application was validated 12.10.15.

The Parish Clerk was notified by letter dated 28 October 2015. The notification states that the statutory consultation period starts from the date of the weekly list the date of which is not given.

Tangmere Wastewater Treatment Works are scheduled for completion by 31 December 2017.

Drawing 5753 / P001B: Framework Plan.

1. Proposed removal of existing boundary hedgerows.

Objection to the proposed removal of existing boundary hedgerows, trees and planting from the western end of Stane Street, continuing alongside the roundabout and for the entire length of the site bounding Madgwick Lane up to Stocks Lane.

Reason for Objection.

Westhampnett Parish is a rural community and wishes to retain its existing rural character, removal of the existing indigenous hedgerow would destroy the rural character and have an adverse effect on wildlife habitat, especially birds.

The Parish Council considers that the existing hedgerows should be retained and enhanced with English native planting.

2. The width of the western end of the proposed new ride along Madgwick Lane should be extended to the central green area adjacent to the roundabout, so that it is the same as that for the eastern end, in order to provide a buffer for the existing dwellings on the northern side of Madgwick Lane.

3. Position of equipped play area.

Objection to the proposed position of the equipped play area at the western end of the site.

Reason for Objection.

Westhampnett Parish Council:

- considers the proposed location too remote from the northern part of the site.
- is concerned about Health and Safety issues as the location is close to a major traffic intersection *and* proposed water park; further exacerbated by the proposed removal of an existing, protective boundary hedgerow.

The Parish Council considers that this facility should be located in the centre of the site.

4. The Central Green Area.

Objection to the proposed position.

Reason for Objection.

Westhampnett Parish Council considers that this should be centrally located together with the equipped play area.

5. Community Facility.

Westhampnett Parish Council considers that if this is included, it should be located together with the equipped play area and central green area however, the need for such of a facility is currently unidentified. A community hall is going to be built on another site which is centrally located between Westhampnett and Maudlin. It is questionable as to the need and viability for two such facilities within the Parish.

6. Pedestrian Access between the Site and Stane Street.

Objection.

The number of proposed access points into the development is excessive.

There is no pavement on the northern side of Stane Street, thus pedestrians and cyclists would be forced to cross this very busy road.

Two access points, one at the east end and one at the west end would be sufficient. The eastern end would require a central reservation for safety reasons.

7. Foot/cycle path alongside Madgwick Lane.

Objection.

No provision has been made within the site for a foot/cycle path close to the boundary with Madgwick Lane, to link the proposed crossing of the lane at the eastern end (opposite the entrance to Stocks Lane) with the roundabout at the western end.

The Parish Council considers that such a provision should be made for the following reasons:-

- In the interests of safety. Currently there is no footpath; the lane is increasingly used by both pedestrians and cyclists, pedestrians are at risk and cyclists cause problems for motor traffic with potential risk to both.
- During special events at Goodwood, there are a lot of pedestrians in the lane.
- Creation of a pedestrian/cycle link would provide access to the South Downs national park.

Drawing 5753 / P002B: Density Plan.

Areas coloured Very Pale Blue and Pale Blue.

It is noted that the proposed density and number of units for these areas are:-

Very Pale Blue:	Density 15 - 25	Number of units 19.
Pale Blue:	Density 20 - 30	Number of units 29.

The Parish Council has no comments to make on these proposals.

The remaining development, areas coloured Mid-Blue and Dark Blue.

Objection to the proposed allocated mid and dark blue areas.

The Parish Council considers that this should be a mixed development; dispersed and integrated to avoid adverse social grouping impacts. This would allow the central green area and equipped play area to be joined in the middle of the site and would free up the existing position for the play area to become a 'nature' walk.

Drawing 5753 / P003B: Building heights.

The Parish Council has the following objections to the proposals:-

1. During consultations with the applicant's agents, representatives of the Parish Council were assured that there would not be any 3 storey development. Drawing 5753 / P003B indicates to the contrary.

Westhampnett Parish Council Objects to any 3 storey development on this site.

2. **The area coloured mid-green** adjacent to the southern end of the west boundary indicates development upto 1.5 storeys, **conflicts with proposals on drawings 5753/001B and 002B** which indicate this area for a Community Facility.

3. Proposed disposition of building heights.

The Parish Council considers that this should be a mixed development which is dispersed and integrated, to reflect a rural environment and avoid the perception of a walled fortified city.

Site lines to the South Downs and Cathedral should be preserved. On the current proposals they are not.

In Conclusion.

Westhampnett Parish Council strongly objects to the entire concept for the development.

This is a rural development and an extension to a village. It is not an urban housing estate nor is it an extension the Chichester City. None of the proposals reflect this; the concept is based on an Urban not a rural development.

How many times must the Parish Council have to say that Westhampnett is a **rural community** and wishes to remain so? All development should reflect this fundamental wish of the local community which should be listened to. To ignore this is contrary to National Government Policy.

It is recognised that this is an Outline Application and that the information presented on the drawings is for informative purposes. However, if the Parish Councils comments are taken into consideration this will alter the layout and could have an effect on the final numbers. **Therefore the Parish Council requests that this application is either withdrawn by the applicant or refused by the Chichester District Council.**

Drawings 5753 / SK 58 and SK 59

The proposals for 'temporary vehicle access' from Madgwick Lane and sports pitches; parking and changing facilities are contained within documents supporting the Outline Planning Application **WH/15/03524/OUTEIA** comments for which are attached to this document