

WESTHAMPNETT PARISH COUNCIL

MINUTES OF THE EXTRAORDINARY MEETING OF THE COUNCIL

7 JULY 2015 AT 7PM

AT THE MARCH C. OF E. SCHOOL, WESTHAMPNETT

PRESENT: Cllrs Mrs Burborough, Fabricius, Harding, James, Mrs Hardstaff, Mrs McLeish and Mrs Moth.

IN ATTENDANCE: G. Burt, Clerk

1. Apologies

None

2. 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..

3. Community Hall Project

Councillors had recently met with Bellway Homes to discuss the provision of a hall, in accordance with a S106 agreement, on the former Maudlin Nursery site in Stane Street, which they were developing. At the meeting, Bellway had been asked to cost a design that they could build themselves, in the hope that there would be significant cost savings, given that they would be on site anyway. Bellway had since submitted a design and cost breakdown, copied to all Councillors. Members discussed the design, and felt that a further meeting was required with Bellway to explore further delivery options. Clerk to arrange meeting (two Councillors to attend) and simultaneously, seek the assistance from Action in Rural Sussex, to which the Council subscribes.

4. Planning Applications

RESOLVED the comments as per Appendix A.

Date of Next Meeting

MONDAY 18 JULY 2015 7PM

The meeting closed at 8.10pm.

Chairman:

Date:

Planning Comments

Application 15/01695/REM Maudlin Nursery Hanging Basket Centre, Westhampnett, West Sussex.

In general, the Parish Council supports the proposed revised layout but has the following concerns:-

1. Vehicle parking; garages and roadways within the site.

As a result of inadequate parking provision at 'The Grange' development to the north of the site, which has resulted in severe parking problems and issues for the neighbouring community, confirmation is required that:-

a) There will be adequate parking provision for all vehicles within the development. The Parish Council considers that there should be *at least* 2 car parking spaces per dwelling *plus* visitor parking at a ratio of 1 space per 5 dwellings.

b) Garages and carports should be of sufficient width to allow access out of a modern car, when parked therein. A *minimum width* of 3M for a single garage and 5.5M for a double garage, is suggested.

The Parish Council notes that block paving appears to be proposed for the majority of the internal roadways. Will these be adopted by W.S.C.C. Highways? If not, what are the management proposals for the maintenance of these roads?

Will on-site parking restrictions be applied as a condition of the development? There is no alternative space available on adjacent and surrounding roads and further parking on Stane Street would be extremely dangerous. Without such a condition, future violation would be difficult to enforce.

2. Drainage.

Is there sufficient remaining capacity at Tangmere for the foul drainage to be accommodated? If not what arrangements are being proposed?

What are the proposals for surface water drainage?

3. Existing Hedgerow and Ditch.

The Parish Council considers that the existing mature hedgerow and ditch along the northern site boundary to Stane Street, should be maintained for the following reasons:-

- a) Environmental - protection of nesting sites for birds and existing wildlife.
- b) Maintaining the rural aspect to the village scene.
- c) Provides a natural protection against uninvited and unwanted access onto the site, especially the village green.
- d) A hedgerow is a more sympathetic boundary material than fences or walls.