

From: Nicola Swann [REDACTED]
Sent: 12 September 2019 13:42
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Pagham responses

Dear Sirs

Pagham Parish Council have considered the following applications at a meeting of the Planning Committee held on 10th September 2019:

- 6.1** P/75/19/T – 8 Manor Park, Nyetimber PO21 3JS – fell 1NO Monterey Pine (T1). Deadwood and remove cones to 3No. Monterey Pine. Returned to the Committee following a site visit by Cllr Mr Huntley. **RESOLVED:** Cllr Mr Huntley advised that one tree had died and should be removed and the other tree could have the dead wood safely removed but there was no reason to remove the tree itself. There was no need to remove the cones as they would not become detached under normal circumstances. He provided a tree report to the Clerk (copy appended to the minutes). **REPORTS ATTACHED.**
- 6.2** P/70/19/RES – Land north of Summer Lane, Pagham PO21 4NG. Approval of reserved matters following outline consent P/58/15/OUT for 90No dwellings. Also seeking to address the terms of planning conditions 6 (phasing), 8 (ecology), 9(surface water), 12 (vehicular access), 15 (parking), 18 (Travel Plan), 20 (Landscape Management), 24 (Parking Control), 25 (Dwelling parking) and 26 (materials). **RESOLVED:** the Council could not approve the plans as proposed. It had several concerns and would set them out in a letter to the District Council (copy to be appended to the minutes). **LETTER ATTACHED**
- 6.3** P/78/19/CLP - Lawful development certificate for the proposed seasonal use as a caravan site for the accommodation of seasonal workers. **RESOLVED: the Council was concerned that the numbers of workers required for the site and working patterns observed by residents did not meet the conditions for required for permitted development rights to be established. It urged Arun District Council to seek legal advice on the argument outlined by the applicant.**
- 6.4** P/46/19/HH – 8 Laurel Drive, Mill Farm Estate, Pagham PO21 3ND – retention of chairlift on front elevation. **RESOLVED: No objection**
- 6.5** P/74/19/PL – The Pagham Club 2 West Front Road Pagham PO21 4SY – Removal of condition 4 imposed under P/8/04 relating to staff accommodation to be used as a separate unit of residential accommodation. **RESOLVED: to OBJECT to the proposals. It was felt that the reasons for the imposition of the condition in P/8/04 were still pertinent and there was no reason to remove the condition.**
- 6.6** P/69/19/OUT – 42 The Causeway Pagham PO21 4PG – Removal of boundary wall and erection of boundary fence at front of property **RESOLVED: NO OBJECTION but the Council would like to see more planting to screen the fence to soften the visual impact.**
- 6.7** P/79/19/PL – 78 Harbour Road Pagham PO21 4TD – Demolition of existing sheds & dwelling & erection of 1No dwelling. **RESOLVED: NO OBJECTION**

Nicola Swann
Clerk & RFO
Pagham Parish Council



PAGHAM PARISH COUNCIL

The Village Hall, Pagham Road, Pagham, Bognor Regis PO21 4NJ

All correspondence to be addressed to the Clerk

Arun District Council
Maltravers Road
Littlehampton
BN15 5LF

12th September 2019

Dear Sirs

Re: P/70/19/RES – Land north of Summer Lane, Pagham. Approval of reserved matters following outline consent P/58/15/OUT for 90No dwellings. Also seeking to address the terms of planning conditions 6 (phasing), 8 (ecology), 9(surface water), 12 (vehicular access), 15 (parking), 18 (Travel Plan), 20 (Landscape Management), 24 (Parking Control), 25 (Dwelling parking) and 26 (materials)

Further to a meeting of the Planning Committee of Pagham Parish Council held on 10th September 2019, the Council would like to make the following comments:

Public Open Space:

The Public Open Space to be provided under the scheme is, according to the terms of the s106 agreement issued with the original planning permission for the site, to be transferred to ADC. It has been agreed by all parties that this should be transferred to Pagham Parish Council along with a sum for future maintenance. The terms on which the Parish Council accept the land have yet to be agreed but the Council is commenting on the basis that it will take ownership of the space.

It would like to see improvements made to the proposals for the public open spaces – mown paths are not acceptable and hard surfaces are required. The area should have dog proof boundaries and the Council would like to see hedges in place to be in keeping with existing landscaping. It would prefer not to have a mound in the centre of the open space site. No provision has been made for street furniture or any lighting. Access arrangements will need to be reviewed as the submitted plans assume access is possible through the paddock field currently in the ownership of the Parish Council. The field is next to a car park, but this services the Pagham Village Hall and is not open unless the hall is in use. The Parish Council does not control the carpark or hall.

Footpath connecting this site and P/125/14/PL

There does not appear to be a footpath connecting these two sites as was provided for in the permission for P/125/14/PL. This should be addressed.

Plots 34/35 & 36/37

Plots 34/35 and 36/37 are too close to the boundary of the site and will be overbearing to the properties located at Brooks Close, Pagham. This is considered unneighbourly and will lead to loss of light. This is contrary to policy DDM1 Arun Local Plan 2018.

Junction Pagham Road and Summer Lane

The visibility splays proposed are not adequate. There will be a blind spot looking right from Summer Lane. Councillors would also like to see a crossing over Summer Lane

Summer Lane is very narrow and there is concern over the ability to accommodate refuse vehicles, deliveries, caravans etc with a width of only 4.1m at one point.

Street Scene L-L

The Council would like to see the roofs as hipped roofs.

Planting

Trees must be planted in autumn to ensure growth.

Attenuation ponds

The Council had concerns over the safety of these ponds. The knee rail proposed was not considered safe enough to prevent children playing in the area and entering the ponds. More secure fencing is required.

Bin Storage

The Council would prefer not to see bins stored at the front of properties, and would like to see additional bin storage provided for the affordable rented units.

Design

The Council would like to see bricks that are in keeping with other developments in the village used, to ensure the development is integrated.

Yours faithfully

A solid black rectangular box used to redact the signature of Nicola Swann.

Nicola Swann
Clerk & RFO
Pagham Parish Council