

Unconfirmed minutes – to be confirmed at the next meeting of Chanctonbury County Local Committee

Chanctonbury County Local Committee

6 June 2016 – At a meeting of the Committee held at 7pm at The Steyning Centre, Fletcher's Croft, Steyning, BN44 3XZ

Present: Mrs Arculus (Pulborough), Mr Barling (Bramber Castle), Mr Barnard (Henfield) and Mr Circus (Chairman and Storrington).

In attendance: Rachel Allan (Democratic Services Officer), Darryl Hemmings (Planning and Transport Policy Manager), Rupy Sandhu (Senior Planner), Chris Stark (Highways Area Manager) and Dean Wadey (Principal Community Officer).

Election of Chairman

1. Resolved – That Mr Circus is elected as Chairman of the Chanctonbury County Local Committee for the 2016/17 municipal year.

Welcome and Introductions

2. The Chairman welcomed all attending to the meeting and invited members to introduce themselves.

3. The Chairman presented a leaflet to the Committee and members of the public which set out the West Sussex joint commitment to over 84000 family and friends Carers 2015-20. He explained that if Carers were concerned about their caring roles and responsibilities, they should contact their GP or Carers Support West Sussex, details of which were in the leaflet.

Declaration of Interest

4. There were no declarations of interest.

Minutes

5. Resolved – That the minutes of the meeting of the Chanctonbury County Local Committee (CLC) held on 2 March 2016 be approved as a correct record and that they be signed by the Chairman.

Urgent Matters

6. There were no urgent matters.

Progress Statement

7. The Committee noted the progress statement, and made the following comments regarding individual entries:

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- HGV Movement, Storrington. The Highways Area Manager explained that there were continuing discussions on this issue, and a further meeting had been scheduled for July 2016. A further update would be brought to the next meeting of the Committee.

8. Resolved – that the progress report be noted.

Traffic Regulation Order for North Street, Storrington

9. The Committee considered the Report by the Executive Director Residents Services and Director of Highways and Transport requested that it, having considered that the safety concerns outweigh the objections raised by other local residents, agree that the Director of Law, Assurance and Strategy be authorised to make the Order as advertised.

10. The Highways Area Manager took the Committee through the Report. He advised that the most westerly section of North Street, Storrington was a residential road providing access to Holly Court, Holly Close and Love Lane. West Sussex Fire and Rescue Service and concerned residents had approached the County Council due to continuing access problems at the westerly section of North Street. Parking on both sides of the road means that there is insufficient road width making the road impassable for the larger emergency fire appliances.

11. He advised the Committee that the risk was so acute that it was proposed to introduce a length of double yellow lines on the southern side of North Street, from the existing restrictions at the Spierbridge Road junction westwards to the east of the lay-by and, a small section of double yellow lines on the northern side of North Street opposite the lay-by and adjacent to Love Lane. He added that upon formal consultation with the public, 8 letters of objection and 5 letters of support and a letter of no objection from Sussex Police had been received.

12. Members and the public raised a number of points:

- Residents expressed concern that the decision could lead to the displacement of parking, and that there was already a lack of parking for residents in that area. It was explained that any impact of parking was a separate issue, and could not be addressed as part of this decision.
- Members were clear that this TRO had been raised as a safety issue by the Fire and Rescue Service, and that public safety far outweighed other concerns.
- Members were however concerned about the lack of parking for residents in this area, and were happy to support this decision, so long as a separate discussion concerning parking in the area could take place. Storrington Parish Council agreed to work with residents on this issue.

13. Resolved – that the Chanctonbury County Local Committee, having considered that the safety concerns outweigh the objections raised by other local residents, agrees that the Director of Law, Assurance and Strategy be authorised to make the Order as advertised.

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Consultation on the Draft West Sussex Joint Minerals Local Plan

14. The Committee received a Report by the Executive Director Residents Services and Director of Highways asking it to inform the Cabinet Member for Highways and Transport about its views on:

- The draft Joint Minerals Local Plan;
- The proposed site allocation at Ham Farm, near Steyning, in the draft West Sussex Joint Minerals Local Plan; and
- The 'development principles' set out in the draft Plan that would apply to the Ham Farm site.

15. The Planning and Transport Policy Manager took the Committee through the Report. He advised that The West Sussex Joint Minerals Local Plan (JMLP) was being prepared in partnership with the South Downs National Park Authority (SDNPA). Informal stakeholder engagement about the contents of the Plan, including potential mineral site allocations, had been undertaken in June/July 2014 and August 2014.. Following consideration of the responses received, the results of further technical work, and dialogue with other Mineral Planning Authorities, a draft JMLP (the draft Plan) had been prepared for informal public consultation under Regulation 18 of the Town and Country Planning (Local Planning) Regulations 2012.

16. The draft Plan included the proposed allocation of strategic mineral sites that would help to meet some of the identified need for minerals through the plan period to 2033. There was one site within the CLC area, Ham Farm (near Steyning), that was a proposed site allocation for the extraction of 850,000 tonnes of soft sand. This would contribute a small proportion of the overall need for soft sand (3.56-4.61mt over the plan period to 2033). He added that the draft Plan included a set of 'development principles' for each proposed site allocation. These related to specific issues that would need to be addressed at the planning application stage, as and when proposals came forward for the allocated sites (see Appendix B).

17. The Planning and Transport Policy Manager confirmed that the results of the informal consultation would inform the preparation of the Proposed Submission Draft JMLP which would be considered by both authorities later in 2016. Following approval, the Proposed Submission Draft JMLP would be subject to formal representations in November 2016 to January 2017 under Regulation 19 of the Town and Country Planning (Local Planning) Regulations 2012, before it would be submitted for examination in public by a Government-appointed Planning Inspector. Once adopted the JMLP would replace the current Minerals Local Plan that was adopted in 2003. He added that the current consultation closed on 17 June 2016, and encouraged members of the audience to respond to the consultation. He advised that there would be a consultation report produced that would address all concerns raised as part of the consultation.

18. Members and the public raised a number of points:

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- Mr Barling advised that he was opposed to Ham Farm (near Steyning) as a proposed site allocation for the extraction of soft sand. He explained that the site would be highly visible, and would have a significant impact on traffic. He added that this would lead to a larger clearance of trees in that area. He further added that the traffic report that had been used was flawed. He explained that he believed there was insufficient inert material in the County available for the restoration of this site, therefore materials would have to be imported from outside West Sussex.
- Many residents also raised concern about the impact the site would have on traffic in the area, and that traffic was already heavy at certain points of the day. There was concern that this could lead to an increase in accidents on the A283, particularly on the safety of cyclists.
- Residents and members questioned the number of vehicular movements, and the impact on traffic and residents in the area.
- That assumptions made as part of the Transport Assessment which accompanies the draft Plan needed to be challenged as part of the consultation process.
- There was a concern about the restoration plan for the site, and what analysis had been undertaken on where the restoration material would come from.
- Residents and organisations had expressed concern on the impact these proposals would have on the visitor economy.
- It was questioned whether soft sand could be supplied from other sources, including the use of marine dredged aggregates.
- Residents advised that the land at Ham Farm was mainly used for the production of maize to feed a nearby Anaerobic Digestion plant, and that maize would have to be brought in from other areas if this plan were to go ahead.
- Concerns were also raised regarding the impact this would have on house prices and quality of life (with reference to noise and dust) in the area for residents. Also, it was advised that some adjoining buildings were listed.
- The viability of the site was questioned, and concern raised that borehole testing had been undertaken by the operator and landowner rather than the Council.
- The appropriate use of the land was discussed, and whether this was the best site in the County for this.
- Residents expressed concern on the impact this would have on local businesses, such as Alderwood Ponds.
- Members were clear that other sites, irrespective of whether they were within the South Down National park, should be considered.

19. The Planning and Transport Policy Manager addressed some of the raised concerns as follows:

- The 2015 traffic report undertaken by consultants did not consider there would be a severe impact to traffic, and it was necessary to demonstrate a severe impact for sites to be ruled out on transport grounds.
- That there would be a need to cut back some vegetation, but the development principles would ensure that the site was well screened.

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- It was confirmed that the amount of inert material arising in the County far exceeds the amount required for the progressive restoration of the Ham Farm site.
- Borehole data provided by the operator indicates that the sand within the site is between 5-15 metres deep.
- The process for calculating vehicular movements was explained. An assumption had been made that this was based on an 11 hour working day (7:00-18:00), five and half days per week as it is standard industry practise for sites to operate on Saturday mornings.
- It was agreed to investigate how the traffic flow figures were calculated, and whether they were an average.
- It was confirmed that a hydrogeological report had not as yet been prepared and that this would be required at planning application stage.
- There was currently no evidence from the minerals industry that soft sand could come from marine sources during the plan period.

20. Resolved – that the Chanctonbury County Local Committee recommends that the Cabinet member for Highways and Transport ensures that all residents views are addressed as part of the consultation process. It further agrees that although the development principles address relevant issues, they were concerned that the principles were fairly and properly applied.

Talk with Us Open Forum

21. The Chairman invited questions and comments from members of the public, which included: -

- A resident requested that the County Council assisted Steyning as it had lost nearly all its local banking facilities, perhaps by referring this issue to the Economic Development Group. He added that the impact on smaller local businesses was particularly detrimental. The member for Steyning confirmed that talks were in place with a local business to install a cash machine, and whether the Post Office was able to offer additional services. *Action: Democratic Services Officer to refer this issue to the Leader (as Portfolio Holder for the Economy) and Duncan Barratt (Strategic Manager Economy) to investigate this issue.*
- The Committee received a petition regarding HGVs in Storrington and the impact on that area. Members reiterated, as discussed earlier in the Progress Statement, that this issue was being addressed by the Committee, and that a meeting was taking place on 5 July 2016. The Parish Council had also been looking at a possible feasibility study but had suspended further action pending the outcome of the meeting on 5th July.

Chanctonbury Community Initiative Funding (CIF)

22. The Committee considered a report by the Director of Law, Assurance and Strategy (copy appended to signed minutes), which sought decisions on the applications received under the CIF scheme.

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23. Members considered the applications as listed in Appendix A of the report and the following comments were noted;

24. Resolved that –

a) The following awards were made:

964/C- Ashington Festival, £816.00, to cover the festival first aid costs.

965/C- Partridge Green Pre-School, £810.00, to purchase a climbing frame and outdoor garden shed.

1004/C – CHART, £2,500, towards Cardiopulmonary Resuscitation Training Equipment. The Committee could not support the whole amount requested as it felt there were other organisations who undertook similar activities in the area and the amount requested was higher than the Committee usually awards.

Nominations and Appointments to School and Academy Governing Bodies

25. The Committee noted that there were two vacancies at St. Peter's CE Primary school and Steyning Grammar School.

Date of Next Meeting

26. The Committee noted that its next scheduled meeting would take place at at 7.00 p.m. on Wednesday 7 September 2016 in a venue to be advised.

The meeting ended at 9.45 p.m.

Chairman