

BRAMBER PARISH COUNCIL

Minutes of Planning Meeting on Monday, 04 April 2016 held at Beeding&Bramber Hall

Present: Councillors M.Croker (Chairman), R.Potter , J.Goddard , M.Tilley, N.Stubbs, Mrs D.Goodall and the clerk.

1. Apologies for Absence

Apologies were received from Councillors N. Mills and Mrs. M. Goddard.

2. Declarations of Interest

There were no declarations.

3. Questions from the Public

No members of the public were present.

4. Planning Applications

The following planning application was considered:

DC/16/0550

Bramber Brooks, The Street

The council then had much discussion and closely examined both the current and previous plans.

It was decided that the council would recommend objection to the plans on the following grounds:

- a) The site is outside of the built-up area and also of the building line to the boundary stream. In addition, it would set a precedent for building on a flood plain which both the Bramber Parish Plan and the well developed Neighbourhood Plan are firmly against. The plans also do not in any way satisfy the identified housing need for approximately 8 social houses and some retirement accommodation highlighted in the recent Housing Needs Survey.
- b) All rear garden sections to the north of the stream and to the East of the site are subject to strict control in as much as no buildings are permitted. If this were allowed it could open the flood gates for further developments in this area thereby spoiling the attractive and undeveloped nature of this small part of Bramber.
- c) It is essential that the present lawful access of vehicles to the back gardens of two adjacent properties is maintained and this has not been addressed in the planning documents.
- d) It is also of concern that no consideration has been given to the fact that the proposed driveway will impinge on the well used footpath (FP 2779).
- e) Whilst individual trees in the copse are not significant individual specimens, together they form a valuable habitat for both birds and other wild life. It would appear that the proposed

building will involve most, if not all, of the existing trees but there is no proposal in the application to replace them with similar or better specimens. In addition, this area of trees has been significantly reduced by the removal of trees for the recent construction west of the site when considerably more trees were removed than had been shown in the original application.

- f) Finally, the Council questions the adequacy of the visibility splay and would emphasise the volume of coaches and cars visiting St Mary's and also the entrance to the mobile home park (accommodating 20+units) both of which are almost directly opposite.

5. Any Other Planning Business

The clerk reported that two new applications had just been received which need to be considered before the end of April. They are:

DC/16/0624 Castle View, The Street

Variation of Condition A to previously approve application DC/11/2028 (proposed erection of 4 houses, pursuant to extant permission ref DC/10/0441 for demolition of the existing building and construction of 8 x 2 bedroom apartment). To create an additional kitchen window to ground floor of unit 1 and to reposition existing kitchen windows to units 2,3 and 4 and to provide natural day lighting and an improved aspect to all units.

DC/16/0696 Little Drove, Bramber

Variation of Condition 1 to previously approved application DC/15/2712 (conversion of existing dwelling to 2 dwellings) to add a conservatory to the proposed plans.

The next planning meeting will be held on **Monday, 18th April at 6.30 pm** to discuss these plans.