

BRAMBER PARISH COUNCIL

Minutes of Planning Meeting on Monday, 18 July 2016

in Beeding & Bramber Hall at 6.00.p.m.

Present: Councillors N.Mills (Chairman), R.Potter , J.Goddard , M.Tilley, M.Crocker, Mrs D.Goodall and the clerk. There were 11 members of the public present.

1. Apologies for Absence

Apologies were received from Councillors N. Stubbs and M. Goddard.

2. Declarations of Interest

Councillor Mrs Goodall declared a personal interest in the application and took no part in the decision.

3. Questions from the Public

All members of the public present stated that they had strong objections to the application to be considered. The Chairman said that some of the reasons cited, such as the loss of a popular amenity and use by dog walkers and families, would not be used in the council's recommendations as they were not necessarily planning issues although valid comments for individuals to make to the district council.

4. Planning Applications

The council then considered the following application:

DC/16/1355 Land North of Clays Hill

Change of use of land for the keeping of horses and for the erection of a stable block with associated hard standing, fencing and vehicular access.

There was a long discussion amongst councillors of the issues affecting this application after which Councillor Mills proposed that the council recommend that this application should be refused , this was seconded by Councillor Goddard and agreed unanimously. The reasons for this decision are as follows:

Access concerns

There are major issues around the access to and from the site. Clays Hill is a busy road (in excess of 8,000 vehicles per day at the last police speeding check). It is a busy bus route and the 30mph speed limit is routinely ignored. The access at this point in the road is extremely difficult for pedestrians whose visibility is extremely limited on exit from the field. This will be magnified for horses and riders and extremely difficult for large horse boxes turning into the site so close to where the road turns towards Steyning. The size of the visibility splay required may well necessitate the cutting into the orchard at the rear of Primrose Court (believed to have been a heathen burial place). There is

also no pavement at all on the north side of Clays Hill. Horses and riders leaving the site from the proposed access point could potentially cause traffic accidents and would be putting their own lives at risk.

The Council considers it imperative that a highways officer visits the site and completes a full assessment.

Lack of detail within the application

The Council also has strong concerns about the lack of detail in the application re the following:

Paddocks and fencing - There is no detail about which parts of the field will be paddock, any proposals for fencing the boundaries of the site and also if the public footpath across the field will be fenced.

Trees - There is no mention of trees and particularly if any of those currently with a TPO will be affected.

Site waste - There is no mention of how manure and waste from the site is to be managed (this has already been highlighted by the Environmental Officer) and there is concern that 30m is not very far from neighbouring properties.

Future use - There is no information provided on whether the site is for private or commercial use and nor about the hours of use. The number and frequency of visitors to the stables by foot and by vehicle is an important part of the information lacking from the application.

Environmental impact

Bramber Parish Council considers an environmental survey is necessary to clarify the impact on wildlife as a direct result of this proposed change of use.

Local residents have also voiced concerns over the possible smell and noise nuisance from the new use of the site and how it might adversely affect the peaceful enjoyment of nearby residential occupiers.

Flooding

The site is not considered suitable for horses due to regular flooding of the field and likely contamination from the pond. The pond may also pose a threat to the well being of the horses grazing.

Strategic Gap

Clays Field provides an important strategic gap between the village of Bramber and the town of Steyning. There is strong feeling that this should be maintained and therefore any change of the current use must be considered as being sensitive.

Neighbourhood Plan

There is an emerging Neighbourhood Plan for the parishes of Steyning, Wiston, Ashurst and Bramber. At recent open days to preview the local Neighbourhood Plan there was a huge public response to the fact that Clays Field had not been included on the list of Green Spaces. We can confirm that the Neighbourhood Plan document will now be recommending the whole of Clays Field be designated as a Local Green Space, protecting it from future development.

Bramber Parish Council would wish to be represented if this application proceeds to committee.

There being no other planning business the meeting closed at 7 p.m.