

TANGMERE PARISH COUNCIL



MINUTES OF THE EXTRAORDINARY MEETING OF THE COUNCIL HELD ON 11 SEPTEMBER 2019

Present:

Councillors Andrew Irwin (Chairman), Roger Birkett (Vice-Chairman), Kate Beach, David Blythe, Kirsten Lanchester, Simon Oakley, Paul Spencer-Ellis, James Stanbridge Trevor Ware

In attendance:

Louise Steele - Clerk
Mike Bleakley – Chichester District Council
Brendan O’Neill – Planning Consultant
Eight members of the public

No.		ACTION
118	<p>AGENDA ITEM 1 – APOLOGIES FOR ABSENCE No apologies were received.</p>	
119	<p>AGENDA ITEM 2 – TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY AND NON-PECUNIARY INTERESTS Cllr Irwin declared a discloseable pecuniary interest in a part of Agenda Item 4 (that concerning land north of St Andrew’s Church) on the grounds that the land is in close proximity to his home. Cllr Irwin left the meeting room for that part of the meeting and the Chair was taken by Cllr Birkett.</p> <p>Cllr Oakley declared non pecuniary interests, in general terms, as a member of Chichester District Council (CDC) and as a member of West Sussex County Council. Cllr Oakley further declared a personal interest in that part of Agenda Item 4 dealing with community facilities on the grounds that he has an interest in a property in Nettleton Avenue.</p> <p>Cllr Spencer-Ellis declared a non pecuniary interest in that part of Agenda Item 4 dealing with land north of St Andrew’s Church on the grounds that he is a member of the Parochial Church Council of St Andrew’s Church.</p>	
120	<p>AGENDA ITEM 3 – PUBLIC PARTICIPATION The Chairman welcomed members of the public and indicated that he would give members of the public the opportunity to speak and ask questions during Agenda Item 4 and after the meeting had heard from the officer from CDC and the Parish Council’s Planning Consultant. The Chairman further indicated that the meeting would suspend Standing Orders in order to hear from the members of the public as and when appropriate.</p>	
121	<p>AGENDA ITEM 4 – MASTERPLANNING FOR TANGMERE. a) The Chairman invited Mike Bleakley from CDC to address the meeting on the Masterplanning process from the District Council point of view. Mr Bleakley explained that the process was still at a very early stage; that the Tangmere site had been allocated in the existing Local Plan for 1,000 new homes but that in the emerging new Local Plan this number was more likely to be 1,300. The scheme is being promoted by CDC because it makes a</p>	

very big contribution to housing need and the District Council will use a Compulsory Purchase Order (CPO) to acquire the land (CDC authorisation of the CPO is expected no earlier than November) CDC has also selected Countryside as its partner in this development.

The planning process for this site started in April 2019 when CDC and Countryside entered into a Planning Performance Agreement (PPA). Between May and July three workshops were held, which included the Parish Council, to tease out issues.

CDC has received a scoping application for an Environmental Impact Assessment (EIA) and an application for pre-application advice. Countryside plans further community engagement on 21 September at the Village Fete and at a drop-in at the Village Centre on 26 September. While the PPA sets out the timetable there will be a delay – the Masterplan is expected by CDC in November and an outline planning application in February 2020.

Mr Bleakley gave an explanation of the EIA application, noting that the Parish Council will consider it at its meeting on 12 September. The applicant has to submit an EIA as part of the planning application (because the development is for more than 150 houses), the scoping application asks the planning authority what should be included in that EIA – it is a very technical process.

Mr Bleakley addressed questions from Councillors and indicated that 1,300 homes was the likely maximum to be delivered on the site – not because the site could not take higher density but more importantly that more than that number would not be consistent with policy. All infrastructure to be developed would be based on the 1,300 number. Mr Bleakley was unable to address the question as to the impact of CDC's declaration of a Climate Emergency on the application because the declaration was outside his remit. However, Cllr Oakley pointed out that sustainability aspirations are ahead of planning policy and building regulations. It will be important not to fix things at the outline application stage which cannot be changed later. Also that building regulations in force at the time of construction will be significant and these are outside planning policy.

Brendan O'Neill added that the Neighbourhood Plan had set out an ambitious but simple "one village" vision and that the masterplan and subsequent applications should deliver that – it was important for the community to think carefully now about where facilities should go so that they could be defined by the outline planning application.

- b) The Chairman then invited Mr O'Neill to give a brief presentation on some of the key issues that need to be resolved for the masterplan. This took the form of presenting draft plans to members of the public present and receiving and answering their questions. Standing Orders were suspended for this purpose. The predominant issue discussed was that of east-west connectivity and whether Malcolm Road would become a through road.

The meeting resumed under Standing Orders and Councillors continued the discussion about whether Malcolm Road should become a through road with points being made for and against.

	<p>c) There was some discussion as to whether or not the village community was expecting too much in hoping that the Masterplan would deliver the Neighbourhood Plan.</p> <p>d) Discussion about east to west connectivity had taken place under b) above.</p> <p>e) The meeting then focussed on the question of community facilities with the question being raised as to whether an additional community facility should be a new building at a location to be decided or an extension to the Village Centre. The advice to the Parish Council was that the community needs to do some work, soon, on identifying what is needed in addition to the community facilities already provided, and testing the options for provision including exploring issues of ownership. The provision needs to be included in the Masterplan and in the outline planning application.</p> <p>f) Cllr Irwin left the meeting and Cllr Birkett took the Chair in order to discuss the land north of St Andrews Church, this land will become a public open green space with sports pitches. Countryside is suggesting that a small number of homes are constructed to the north of the area (immediately south of Cheshire Crescent) in order to provide natural surveillance of the site. Mr O'Neill gave his advice which was that there were three issues i) the loss of green space ii) the crossing of the north-south drainage/hedge line and iii) whether there will be development along the west side of the site that would overlook the site anyway; his view was that the proposal is detrimental and that Countryside should provide plans showing all four sides of the proposal.</p> <p>Mr Bleakley suggested that if the community wished to oppose these houses then it should find a reason other than protecting the setting of the Church (the proposed houses being some distance from the Church). And the meeting was aware of the importance of establishing valid planning considerations to demonstrate why the houses would be unacceptable. The Vice-Chairman suspended Standing Orders in order to hear representations from the members of the public and one expressed the view that houses at that location would be a breach of the Neighbourhood Plan and of the trust that has been established between the village, developers and CDC.</p> <p>Cllr Irwin returned to the meeting and closed the meeting.</p>	
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Date of next ordinary meeting: 12 September 2019

Chairman:

Date: