**TANGMERE PARISH COUNCIL**



Tangmere Village Centre

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Minutes of a meeting of the **Environment Committee**

held on **Tuesday 1 August 2023**

**Present:**

Councillors Trevor Ware, Don Wright, Andrew Irwin, Kate Beach, Roger Birkett, George Bailey, Regan Du Closel and Simon Oakley

**In attendance:**

Caroline Davison – Parish Clerk and RFO

**Apologies**

024/23. All elected members were present at the Meeting. An invitation had been sent to the District Councillor David Bett who had sent his apologies.

**Declarations of Interest**

025/23. Councillor Simon Oakley declared non-pecuniary interests, in general terms, as a member of West Sussex County Council (WSCC). Councillor Trevor Ware declared his non-pecuniary interests, in general terms, as a member of the Youth Club Committee.

**Public participation**

026/23. No members of the public were present.

**Minutes**

027/23. **RESOLVED –** that the Minutes of the Environment Committee Meeting held on Tuesday 6 June 2023 were approved as an accurate record and signed as such by the Chairman.

It was noted that since the minutes for the last meeting had been prepared the date of the first Tangmere Allotments Advisory Group (TAAG) had been changed from 18 July 2023 to 15 August 2023.

**Planning Applications**

Members considered the following Planning Applications:

028/23. Planning Application TG/23/01567/TPA – Amenity Area, Churchwood Drive, Tangmere. Members considered the application to repollard a lime tree.

The owner of the tree was not identified in the application therefore it was unclear whether permission existed to undertake the works. It was also felt that the scale of proposed works was not justified in the application. Members unanimously agreed to **OBJECT** to the application.

029/23. Planning Application TG/23/01392/TPA – Land adjacent to 26 Hampden Place, Tangmere. Members considered the application to crown lift a lime tree over the footpath by up to 2.4m and highway/road by 5.05m.

Members raised **NO OBJECTION** to this planning application.

**Planning Decisions**

Members noted the following Planning Decisions:

030/23. TG/23/00834/DOM – 16 Derwent Close, Tangmere, Chichester PO20 2FQ

Demolition of existing conservatory, change of use of garage to create habitable accommodation with alterations to fenestration, single storey rear extension and first floor side extension with associated roof works.

**PERMIT**

It was noted that the footway was now wider and passable due to the erection of a fence to replace the original hedge.

**Response to Consultation on Planning Application TG/20/02893/OUT**

031/23 A copy of the response to this consultation which TPC submitted following its Extraordinary Parish Council held 25 July 2023 was attached to the Agenda of this Meeting. This response emphasised that Councillors remain extremely concerned that neither CDC nor the developer made an approach to inform and consult the Parish Council regarding a forthcoming amendment to the overall planning application which proposed a key change to the TSDL and the provision of the Community Orchard, an essential element of the Green Infrastructure of the expanded village. It appeared that the amount of time, effort and collaborative work between TPC, CDC, the developers, appointed consultants and the high level of consultation with residents of Tangmere Parish themselves had been forgotten. The importance of the development and shaping of the policies within the TNP, to define the TSDL, the careful consideration of what are the key elements of infrastructure and where these would be best placed to serve the local community had been seemingly ignored. Because TPC represents the whole Parish it was strongly felt that it hadn’t been able to adequately consult with residents due to being caught off guard itself.

**Resolved** that a TSDA Working Party be established. Membership of this Working Party to consist of Councillors Andrew Irwin, Kate Beach, Simon Oakley and Donald Wright in conjunction with the Clerk.

**Resolved** that the Clerk arrange a face-to-face meeting at the beginning of September between TSDA Working Party, CDC and the developers, Vistry.

**Pump House Field**

032/23 It was noted that the Parish Council are waiting to hear from the Developer regarding a date for a combined meeting with Oving and Boxgrove Parish Councils to hear the an outline of development proposals for this site.

**BX/23/01279/FUL Land North of Town Lane adjacent to junction with New Road. Halnaker, Boxgrove.**

033/23 National Highways have submitted a planning application to erect a Highways Depot comprising maintenance buildings, salt barn and ancillary offices plus parking, landscaping and all associated engineering works.

Tangmere Parish Council strongly OBJECT to the proposed location of this development.

034/23 The following written objection was submitted to Chichester District Council following the meeting:

*Tangmere Parish Council feel that the development is totally inappropriate for a site which is set in a rural location on agricultural land currently used to grow crops and in a wider landscape of agricultural land.*

*It is adjacent to land that is part of the South Downs National Park and the Goodwood Estate.*

*The area currently provides a buffer between Boxgrove and the adjacent boundary of Westhampnett. There is no established settlement in close location.*

*The area is outside the settlement boundary set in Boxgrove Neighbourhood Plan in open countryside and is contrary to current Chichester Local Plan (CLP) Policy 48 (Natural Environment, NE10 of the proposed Chichester Local Plan as well as NPPF para 174a/b and 176.*

*The proposal is for a scale which is massively out of keeping with materials (silver metal cladding) which will make it dominate the street scene. At a height of 12m it is higher than any of the existing mature trees, contrary to Policy NE2. It will dominate the landscape.*

*The A285 at the proposed location is subject to the National Speed Limit and hence extensive visibility splays are required in way of the proposed site access. In addition to the loss of a mature and several other trees as well as vegetation in the way of the proposed access (approximately 35 metres in extent), the degree of vegetation removal to achieve the required visibility splays (noting the eye height of driver of large vehicles) would lead to an extensive and unacceptable change in the rural character of the landscape adjacent to the A285. Though an approx. 10m wide landscape buffer is proposed on the Northern side of the site, the presence of underground utilities appears to prevent the planting of any substantial trees or hedging to mitigate views into the site, noting the bulk of the proposed structures and industrial style fencing and gates.*

*It is also felt that insufficient consideration has been given to the impact of noise and light emissions from the site.*

*Tangmere Parish Council dispute that sufficient research has been undertaken into alternative sites. There would appear to be numerous sites along the A27 that could house this depot as well as being located adjacent to or part of existing or planned industrial or commercial development. WSCC’s Drayton Depot is a potential, public owned location for this facility (which would be in accordance with the sims of the National One Public Estate co-location of facilities drive, note NPPF para 121). The proposed site is not an employment land allocation in either existing or proposed LPs or site allocation DPD (note current LP Policies 2 (last section) and 3 (first bullet), PSLP Policies S1.4 and S2 (last section). Though the proposal is being framed in “sui generis” terms, its character and function is industrial and hence should be located in or immediately adjacent to existing development and not in an isolated location in open countryside (note NPPF para 120c). Another potential location is within PSLP Policy A20 (Land South of Bognor Road) which is WSCC owned, immediately adjacent to the A27 and allocated for employment uses. A20 would appear to fulfil the requirements of both NPFF paras 83 and 106e. An example of a public sector sui generis type facility being accommodated within an LP allocated employment site is the Ambulance Make Ready Centre at the Chichester Business Park at Tangmere (LP Policy 19, PSLP Policy A19)*

*In the applications Planning Statement, NPPF para 106 is cited as justification for this development. However, that para relates to Planning Policies and their providing locations for facilities such as that proposed. It does not appear to apply to individual, non-plan led proposals such as this and therefore would be contrary to NPPF para 12. NPPF pars 83 is also cited in support of this application, however the NPPF and Local Development Plans should be read as a whole and it is clear that any justification under paragraph 83 is outweighed by the LP/PSLP Policies and other NPPF paras cited elsewhere in this response.*

**Tangmere Allotments Advisory Group (TAAG)**

035/23 It was noted that the first meeting of TAAG is scheduled to be held on Tuesday 15 August 2023, not 18 July 2023 as incorrectly stated in the Agenda for this meeting.

**Operation Watershed**

036/23 At its Full Parish Council Meeting held on 6 July 2023, Tangmere Parish Council agreed to the principle of an Operation Watershed application to be made to West Sussex County Council (WSCC) for drainage works along the western side of Tangmere Road. Members agreed at this meeting to delegate the selection of the preferred contractor and final content of the application to this meeting. It was noted that only two contractors had submitted quotations for the drainage works. Another two contractors had been approached for quotations, one of which had attended site to undertake a survey but had not submitted a quotation.

It had been recommended by the Clerk that Contractor A was stated as the preferred contractor in the application. Despite being more expensive than Contractor B it was advised that Contractor A had considerable experience in delivering this type of project alongside a public highway and in dealing with any problems which might arise and was also on the WSCC list of approved contractors. When put to vote the majority of members did not support this recommendation.

**Resolved** that Contractor B be put forward as the preferred contractor in the application to be submitted to WSCC.

**Resolved** that the content of the application be agreed as laid out in the draft document, authorised and forwarded to WSCC.

It was noted that a separate request had been submitted to WSCC for the virement of existing Operation Watershed funding held by TPC across for use towards the funding of this project.

**Action Points**

037/23. Area at top of Copper Beech Drive

It was noted that WSCC have raised a works order to replace the damaged grid, however, as this isn’t an off the shelf item, they have advised that it would probably need to be individually manufactured. The grid is not a regular shape. As a result, WSCC had reported that they were unable to give a timescale for the works but have advised that if there is an extended wait they would arrange for a more suitable guarding of the current cover. It was advised that a quotation had been obtained for ongoing maintenance of this site and that would be considered in the revised maintenance schedule. Members discussed where it might be suitable to plant whips in this area as previously discussed. It was considered that these would need to be located close to the hedges to the rear to the site but leaving sufficient space to undertake maintenance. It was agreed that further discussions needed to take place regarding where planting should be located and what planting was most suitable.

038/23. Southern Water pumping station by the Museum

It was noted that Southern Water had given the following update regarding the planting and odour issues at subject pumping station:

*“Many thanks for notifying us of the failure of the new planting at our Pumping Station, I have instructed our Contractor MGJV to review and replace those that have failed to establish on site. In respect of the power, unfortunately we still don’t have a permanent connection. we have requested the DNO exercise their statutory powers to lay a power supply on private land. We are still awaiting a response from them. I can also confirm that the new chemical dosing plant has been installed by our specialist contractor Cobra and is in service now.”*

It was also noted that Southern Water had also been reminded of the importance of having a maintenance plan for the planting as key to its success.

It was remarked that the Heras fencing creating a barrier across the road adjacent to the museum was unsightly. It was suggested that this was currently providing protection for the mobile generator necessary until the issues surrounding the power supply had been resolved. There was a difference of opinion as to whether it was necessary to apply pressure to get the Heras fencing removed. It was agreed however that the Clerk should write to WSCC to ask about the planning situation relating to the fence.

039/23. Maintenance of land at junction of Church Lane/Tangmere Road

A quotation had been received for cutting the grass in this area and this would be considered in the upcoming review of the maintenance schedule for the Parish.

040/23. Bishops Road Update

It was agreed that Councillor Donald Wright would continue researching the history of this site.

041/23. Bus Shelter Maintenance

Councillor Roger Birkett confirmed that the bus shelter clean had taken place.

Councillor Regan Du Closel put forward the suggestion that the bus shelter currently located outside Tangmere Aviation Museum and no longer utilised could be transferred to a location where it could be used by bus passengers.

It was agreed to progress looking at the logistics and costs involved in this proposal and to include it in the future project planning by the Parish Council.

042/23. Maintenance and Landscaping at Lysander Way

An estimate had been obtained for maintenance of this area. Again, this would be included in the upcoming review of the maintenance schedule for the Parish.

043/23. Trees and Hedges

1. It was noted that the Annual Review Inspection of Trees and Hedges in the Parish had taken place in October 2022.
2. The Clerk was progressing a TCA application to enable the maintenance works to the trees in the Recreation Field.
3. Removal of the three dead beech trees and to arrange for replacement by new trees – to be included with grounds maintenance works as appropriate.
4. The manager at the Coop in Malcolm Road had suggested to the Clerk that the dead tree was outside the curtilage of the store. It was agreed that Councillor Donald Wright would research this. Depending on the outcome of this research, the Clerk was asked to speak again with the Coop Manager and also to ask about reduction of the width of the Yucca adjacent to the footway leading past the Coop on Malcolm Road.
5. It was reported that works were carried out in Tangmere on a Monday by the ground maintenance contractors. The cut to one side of the hedge outside the Village Centre had been completed in one week of scheduled hours and the other side the following week. Thus explaining why for a week the cut to the hedge seemed only partially completed.

It was noted that the Clerk in conjunction with Councillors Andrew Irwin and Roger Birkitt were still working on an updated Schedule of Parish Maintenance Works.

044/23. School Parking

It was reported that he Clerk would arrange a meeting between the Parish Council, Tangmere Academy and WSCC at the beginning of the new academic year.

045/23. Parish Bins

Members **AGREED** that the Clerk would speak with the new District Councillor regarding the constraints on the provision and emptying of new bins by CDC.

046/23 Annual and Routine Recreation Field Inspections

It was **NOTED** that RoSPA had undertaken its Annual Inspection the previous week. They had also provided a Weekly Inspection List that had been specifically designed for the Parish Council.

It was agreed that the Clerk would write to Members to secure a volunteer to undertake the weekly inspections until the next meeting and to circulate the new Weekly Inspection Lists.

It was noted that broken glass continued to be a problem particularly in areas such as the Skate Park.

**Oving Transport Regulation Order**

047/23. A report was received regarding Oving Parish Council’s proposals to obtain a Transport Regulation Order to extend the existing 40mph speed limit from the point of change at the moment (40 to 60mph) east of Drayton Lane and Tangmere Road ‘T’ junction to the existing school sign east of Littlemead Business Centre in both directions.

**Resolved** that a letter of support for the Transport Regulation Order be submitted on behalf of the Parish Council by the deadline for submissions of 18 August 2023.

**Agenda Items for subsequent meetings**

048/23. Agenda Items for subsequent meetings to include:

* Dentist
* Traffic Calming Measures – Tangmere Road
* Provision of Bins
* Welcoming Village Signage/Gates

**Date of next meeting**

049/23. It was noted that the next meeting of the Environment Committee is scheduled to be held on Tuesday 3 October 2023 at the Village Centre, Tangmere.

Meeting ended 9.17pm

Signed: ……………………………………………….. Chair of Committee

Date: ………………………………..