**TANGMERE PARISH COUNCIL**



Tangmere Village Centre

Malcolm Road

Tangmere PO20 2HS

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**Environment Committee**

Minutes of a meeting of the Environment Committee

held on **Tuesday 5 December 2023**

**Present:**

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

**In attendance:**

Caroline Davison – Parish Clerk and RFO

**Apologies of Absence**

067/23. Councillor Donald Wright was not present at the meeting.

**Declarations of Interest**

068/23. Councillor Simon Oakley declared non-pecuniary interests, in general terms, as a member of West Sussex County Council (WSCC) and also Planning Application TG/23/02437/TGA

**Public participation**

069/23. There were no members of the public present at the meeting

**Minutes**

070/23. **RESOLVED –** that the Minutes of the Environment Committee Meeting held on Tuesday 3 October 2023 were approved as an accurate record and signed as such by the Chairman.

**Planning Applications**

071/23. Members considered the following Planning Applications received since the previous meeting:

TG/23/02152/FUL - Case Officer: Alicia Snook

Mr Clive Johnson

New Bury Park Marsh Lane Easthampnett Tangmere

Construction of wildlife pond and rewilding of land.

The Parish Council raises **NO OBJECTION** to this planning application.

TG/23/02508/FUL - Case Officer: Vicki Baker

Dr Paul Liano

Tangmere Dental Centre Malcolm Road Tangmere Chichester

Extension for new dental surgeries, staff room and disabled toilet. Roof mounted solar panels. Additional EV charging points in staff carpark.

Although Tangmere Parish Council agrees in principle to the expansion of the Tangmere Dental Centre it would be unable to agree to the proposal currently in front of them for the following reasons: i) The proposed extension of the Dental Centre would build out over an existing soakaway located to the west of the current building line. ii) There are major concerns that the extension would cause a potential increase in the risk of flooding. The Parish Council would like the applicant to submit an Assessment (including any Topographic survey information additional to that which has already been produced) to assess the risk of the extension preventing overflows which in turn could either lead to flows onto the Village Centres car park or into the Village Centre itself. Should this assessment confirm the risk, then this application would need to be modified to prevent this risk i.a.w. NPPF para 167. iii) The Parish Council consider that there is insufficient detail given on the access to Malcolm Road from the proposed car park. There also appears to be a lamppost located in way of the proposed access. iv) There is lack of provision given regarding the preventative measures proposed to prevent vehicle access to the Recreation Field via the western side of the car park whether that be a bund or a design of bollard appropriate for the location. v) Currently users of the Recreation Ground commonly access the Recreation Field from the carpark by walking across the southern end of the Dental Centre. The Parish Council would ask for further information regarding contingencies once the carpark is in place. The Parish Council advises that it would agree to use of Parish Council land as part of the extension only to deliver and provide mitigation for the following: i) The provision of a bund running north to south with provision of an access gap to the western side of the car park ii) Shrub planting to the North and West of the new building The Parish Council would wish any replacement soakaway to be installed under the new carpark to the front of the Dental Centre and not on Tangmere Parish Council Land.

072/23. The following Planning Decision received since last meeting was noted:

TG/23/02437/TCA

Mr Simon Oakley

12 Nettleton Avenue Tangmere Chichester West Sussex PO20 2HZ

Notification of intention to reduce height by up to 3m (to previous pruning points) on 3 no. Apple trees (T4-T6), remove 1 no. (5m long) stem from south sector on 1 no. Plum tree (T3) and reduce east and north sectors by up to 2m on 1 no. Plum tree (T8).

**NOT TO PREPARE A TREE PRESERVATION ORDER**

073/23. Members were advised of the reply that had been received from Chichester District Council in respect of concerns raised in the Parish Council in its response to the planning application to redevelop the Cassons restaurant site to convert the main building into residential development and to build two new dwellings.

**Tangmere Strategic Development Location (TSDL) Working Group**

074/23. It was noted that an initial meeting had been held between the new TSDL working group, Chichester District Council and the developer on 2 October 2023. At this Meeting the Parish Council representatives were made aware that the developers intended to transfer ownership of the land across which the access road to Saxon Meadow and the planned cycle and pedestrian path forming a strategic and vital part of the Tangmere Strategic Transport link creating connectivity between the new development and the existing village. At the Full Parish Council Meeting held on 23 November 2023 the Parish Council resolved to make a formal application to Chichester District Council and to the Developers for ownership of this land to be transferred to the Parish Council.

**Chichester to Tangmere Sustainable Transport Corridors Proposals**

075/23. A public exhibition was being held at the Tangmere Village Centre on the same day of this meeting to examine proposals for the Chichester to Tangmere Sustainable Transport Corridors.

(The Chairman of the Environment Committee adjourned the Meeting for fifteen minutes to enable members to attend the public exhibition.)

Members unanimously agreed to support the proposed solution to take the transport corridor south of the A27.

**Tangmere Allotments Advisory Group**

076/23. It was noted that the next TAAG Meeting was scheduled to take place on 23 January 2024.

**Southern Water Pumping Station**

077/23. It was noted that the following update has been received by Councillor Simon Oakley in his capacity as West Sussex County Councillor in respect of the Southern Water Pumping Station:

* ***Replacement Planting****: SW landscaping contractor had to wait for new plants to be in dormant state prior to Planting. They plan to commence replacement planting Week Commencing 11th December 23’.*
* ***Heras Fencing****: SWs delivery partner has asked that they retain the heras fencing for safety/access reasons until the site is handed over to their operations team. This is planned for December/January whereafter fencing is planned to be removed.  Nonetheless WSCC has requested that any fencing which is not absolutely essential be removed asap.*
* ***Power Connection and Generator Noise****: SW is not aware of any noise issues having been raised to them via their Customer Services department, however completely recognise the sensitivity of the matter and are seeking to resolve the situation with a permanent power connection asap. They request that any noise issues are reported via the customer services team. SW is working hard to secure necessary land agreements for laying a permanent power connection which they now hope to complete in the next 4-6 weeks. Thereafter SSE can schedule the connection works.*

**The Skill Mill**

078/23. At the Full Council Meeting last Thursday Councillor Simon Oakley had reported that he had been in contact with the West Sussex part of "The Skill Mill", a Social Enterprise which provides employment for young ex-offenders ( <https://www.theskillmill.org>), with regards utilising them for work on the recreation field ditch. In addition to its Southern end needing de-silting on an annual basis to maintain its current water storage capacity, there is also a need to continue deepening it so it holds more.

The local Skill Mill manager has confirmed that de-silting and deepening the ditch is within the scope of what they do, and that each work package would be £250 +VAT (they provide all the PPE, tools, Risk Assessments etc). As part of this work, spoil arising from this work could be added to the bunds around the rec. field to bolster them.

**Resolved** that TPC engages The Skill Mill to undertake one work package per year for the ditch work as described above.

**Routine Recreation Field and Amenity Inspection**

079/23. Councillor Trevor Ware agreed to continue to undertake weekly inspections until the next Environment Committee Meeting.

**Action Points**

080/23. Progress was noted against action points and the latest position was considered in relation to items not covered elsewhere on the Agenda for this meeting.

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| Ref. | Location/Item | Action |
| i) | Area at the top of Copper Beech Drive | Quotations had been received for maintenance works to this area to be considered alongside the overall Grounds Maintenance Works Schedule  A quotation had also been received or replacement of the existing vegetation with a hedge the decision to agreement on the best solution for planting has been deferred. |
| ii) | Southern Water Pumping Station by the Museum | (see Agenda Item 9) |
| iii) | Maintenance of land at junction of Church Lane/ Tangmere Road | It was noted quotations have been received for maintenance of this area to be considered in the upcoming review of the Grounds Maintenance Works Schedule. |
| iv) | Bishops Road Update | It was advised that research and Evaluation of the site is being progressed by Councillor Donald Wright. The Clerk was asked to investigate the cost of legal fees. |

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| v) | Bus Stops/Shelters | Research was currently being undertaken to determine the ownership of the land where a bench might be located at Church Lane bus stop. |
| vi) | Maintenance & Landscaping at Lysander Way | It was noted that quotations have been received for maintenance of this area to be considered in the upcoming review of the Grounds Maintenance Works Schedule. |
| vii) | Trees and Hedges | It was noted that:  The Clerk is waiting to receive a date for the Annual Review Inspection of Trees and Hedges in the Parish.  -  A TCA Application had been submitted to CDC in respect of the trees in the Recreation Field. It has been necessary to provide some additional information for tis application.  --  It was reported that the tree outside the Coop had not yet been removed. The Clerk was asked to chase the Manager of the Coop to find out when the tree was scheduled to be removed as it was noted that the angle at which it was leaning had increased.  -  It was reported that the Parish Council had been made aware that the preferred contractor might not be able to undertake the hedge reduction works in early 2023. As a consequence it might be necessary to defer the works to next autumn/winter and to just face and trim the hedges as per the usual maintenance schedule. |
| viii) | School Parking | It was reported that the latest position with discussions and lobbying was discussed at the Full Parish Council Meeting held on 28 November 2023. |
| ix) | Parish Bins | It was advised that constraints on the provision and emptying of new bins by CDC are still to be explored further with District Councillor. |
| x) | Other | It was noted that the rear gutter of the Village Centre had been cleared.  It was agreed to consider whether there was a need for an additional refuse bin at the Village Centre. |

**Traffic Issues in Tangmere**

081/23. As stated the latest position in respect to traffic issues at Tangmere was discussed at the Full Parish Council Meeting held on 28 November 2023.

**Correspondence received**

082/23. No correspondence was noted.

**Agenda Items for subsequent meetings**

083/23. Agenda Items for subsequent meetings to include:

* Location of SIDs
* Provision of Bins

**Date of next meeting**

084/23. It was noted that the next meeting of the Environment Committee is scheduled to be held on Tuesday 6 February 2024 at the Village Centre, Tangmere.

**Exclusion of the Press and Public**

085/23. **RESOLVED** that under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media to be excluded from the meeting during the consideration of the following items of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.

**Other Planning Matters**

086/23. Members discussed proposals for development of Pump House Field

The meeting ended at 8.45pm.

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

Date: ………………………………..