**Birdham Parish Council**

**Minutes of the**

**Meeting of the Parish Council**

 **held on Monday 20th February 2017**

**at 7pm in Birdham Village Hall**

**Present**: Cllr Pocock (Chairman), Cllrs Hamilton (Vice Chairman), Barker, Firmston, Campbell and Cllr Richardson.

**Apologies**: Cllr Wells, Cllr Bird and Cllr Churchill.

**In attendance**: The Clerk, Cllr Montyn (WSCC), Cllr Barrett (CDC), Representatives of Martin Grant Homes and 22 members of the public.

**In opening and welcoming everyone to the meeting, the Chairman explained that he would bring forward the whole of agenda item 9 and run this together with agenda item 1.**

**97-16 Planning matters including applications and CDC delegated decisions:**

**98-16 Public Question time in accordance with SO 1d – 1l:**

1. **Planning Applications to be decided.**

BI/17/00316/FUL - Rowan Nursery And Pippins, Bell Lane, Birdham

Demolition of existing 2 bungalows and construction of 27 dwellings (including 7 affordable units), access road and associated landscaping.

The representatives of Martin Grant Homes introduced the application and the reasons behind the new application but, at the same time pointing out that there is an extant planning permission for this site. The developer had considered that there was now no longer a requirement for the play area and they are prepared to make a financial payment in lieu.

The housing numbers remain the same at 27, a net gain of 25, and will be a mixture of units. There will be 7 affordable units equating to 30%.

The Chairman then opened the floor to question from residents which are summarised as follows;

Concerns were raised about the start date as currently the residents had been living in fairly unpleasant conditions with little or no information forthcoming from the developer.

The developer responded that the delay had been created by viable options being un-available to the developer and the lack of an agreed purchase price. All required agreements were now in place.

The risk of flooding was uppermost in most people’s minds. Many who attended the meeting had been flooded more than once in the past few years and did not wish to experience a further flood. Why was the height of the road so high compared to both original ground levels and the development at Tawny Nursery?

The developer responded by saying the height was required to ensure a large enough tank could be installed to ensure surface water would be able to enter via the permeable roadway in sufficient volume to ensure flooding would not happen.

Concerns were also raised concerning the hedgerows, which should be kept, and the trees which had TPO’s attached them.

The developer said that sufficient protection would be installed on the site, in accordance with conditions imposed by CDC to ensure that trees would be protected. Only those hedgerows which would impact on the development and part of the site owned by the developer could possibly be affected.

There were concerns about access and egress to and from the site and the impact this would have on residents living nearby.

The developer said that any such impact would be kept to an absolute minimum and again they would work within the conditions imposed by CDC.

As no more questions came from the floor the Chairman offered the opportunity for Councillors to raise any questions or concerns they had.

Was the winter rainfall levels carried out?

Yes, a couple of winters ago and accepted by CDC.

Is the drainage system to be used any different to that accepted on the extant planning application?

No.

Who is responsible for the cleaning of the SUD’s system?

There is a check list which will be required to be carried out by a private contractor.

Has condition 4 been waived?

No. It was not asked for and is no longer required.

Are refuse lorries able to get onto the site using the permeable roadway?

Yes they can.

The design of the properties is very urban and appears to be very dense. Can you introduce a more village style to the development, say hip roofs, and what is the density?

Density is 25 per hectare.

The Chairman then went on to say that there is real concern about flooding in that area with at least 4 bungalows flooded twice. With the significant increase in heights the Parish Council will be seeking assurances that flooding will not take place.

Whilst it is accepted that engineers have examined and passed the drainage proposal put forward by the applicant, no explanation has been given that addresses the height difference between that proposed and the development opposite which uses the same system of drainage.

In addition the design submitted, in the opinion of the Council, does not reflect the local vernacular and gives the impression of a cramped development.

The Parish Council **strongly objects** to this application.

BI/17/00049/DOM - Mr Richard Hutchinson Pooh Corner  1 Westlands Estate Birdham

New detached garage, change use of existing garage to habitable accommodation and overcladding to house.

The Parish Council raises **no objection** to this application.

BI/17/00246/DOM - Mr & Mrs Nigel & Judith Seymour Mansfield Church Lane Birdham

Rear extension incorporating hip to gable roof extension with raised ridge height and dormers to create second storey, new hip to gable extension at front, general alterations and remodelling, new parking and turning area with car port, detached garage at rear.

Birdham Parish Council **Objects** to this application on the grounds of height, bulk, mass and

location of the garage.

This is an application that virtually doubles the size of the property without considering the impact on its neighbours or the existing built environment.

**It was resolved** to authorise the Clerk to notify the Councils decisions to CDC Planning.

1. **Delegated Decisions to be noted.**

BI/16/02687/DOM Mr & Mrs Wheeler Hammonds Farm  Westlands Lane Birdham Demolish conservatory and replace with a timber outbuilding and glazed link, internal and external alterations, replace garage block and reinstate historic courtyard relocation of pool and pool house. **PERMIT**

BI/16/03902/FUL The Allman Property Partnership Land Rear Of Elmstead Birdham Road

Use of former apple store for business (use class B1) and associated works. **PERMIT**

BI/16/03429/FUL Mr B Splude Cabinteely Bell Lane Birdham

Demolition of existing dwelling and construction of 2 no. 2-bed flats and 3 no. 1-bed flats with new access, landscaping and associated works. **WITHDRAWN**

**The delegated decisions were noted.**

A resident asked what the situation was with the Birdham Farm Appeal Hearing.

The Chairman responded by saying that he had attended the hearing and was disappointed that it had now been adjourned, for a number of reasons. Dates for the restart are 27th March and the 30th March for one day each and the final day would be the 7th April 2017. In commenting further the Chairman felt that it was proceededing reasonably well.

At this point all but 4 of the residents left the meeting.

**99-16 Declaration of Interests:**

 There were none.

**100-16 Approve and sign the minutes of the 16th January 2017:**

A number of errors had been notice in the minutes as follows;

Firstly a spelling area in the last word of the first line of minute 90-16i), should be dual.

Secondly in minute 90-16iii) second line instead of ‘The vision’ should read – the re-development of some 30acres.

With the amendments made **it was resolved** to adopt the minutes of the 16th January 2017 as a true and accurate record of the meeting.

**101-16 Clerks’ Report:**

1. **WSCC** – There was nothing to report.
2. **CDC** – The Clerk reported that he had received notification from CDC that it is consulting on the draft Public Spaces Protection Order (PSPO) for the Control of Dogs 2017. The PSPO replaces Dog Control Orders (DCO) which currently exists within the and across the District. However, it does not change any of the existing controls that are in the DCO’s. The consultation takes place from the 15th February until the 15th March 2017
3. **Reports from Members of WSCC/CDC –** Cllr Montyn (WSCC) commented on the ‘Vision for Chichester’ debate.He was in agreement with others that so far the impression given was one which was wholly centred on the City and north of The Downs whilst not mentioning anything about the attractions of the Manhood Peninsula.

He went on to say that the WSCC had reached and approved a budget for 2017/18. There was a shortfall of some £42m within the budget which had necessitated some of the reserves to be used to soften the blow.

Cllr Barrett (CDC) said that a letter had been sent by the CEO of CDC to the SoS requesting that he instructs Highways England to undertake a new consultation on the A27 to include the two northern routes. On the same subject a closed meeting with our local MP was held on the 20th January to which all Parish & Districts Councillors had been invited.

CDC is proposing to increase the community charge which would mean an increase on a band D property by £0.10 per week.

A decision has been reached to introduce evening parking charges at the North Street and New Park car parks for a trial period.

A reserved matter planning application has been submitted for the 110 homes in Clappers Lane.

1. **Other related matters – There were none.**

**102-16 Finance and Corporate:**

1. **To receive and approve the financial report.**

The Clerk presented the financial report up to and including the 18th February 2017 shown at Annex a. The current balances are as follows;

|  |  |
| --- | --- |
| Balances held at Bank | £ 86600.01 |
| Designated Funds | £ 29654.17 |
| Ring Fenced Funds | £ 30259.70 |
| Available Funds | £ 26686.14 |
| Creditors |  £ 5124.60 |
|  |  |

The Clerk pointed out that the income had been boosted slightly by a payment of £41.23 interest received from the NS&I account. Whilst part of the expenditure was a payment of £5029.20 in part payment for the fencing works that had been carried out. The Clerk then offered to answer any question.

**It was resolved** to adopt the Financial Report.

1. **To note the NHB (Parish Allocations) Scheme 2017.**

The Clerk said that he had received notification concerning the NHB and that project applications would be required to be received by CDC no later than the end of July 2017. He suggested that now would be an ideal time to ensure that projects were put together sooner rather than later as he certainly did not want to be in the position as last year of putting something together on the last day of application.

**103-16 Correspondence – Not previously circulated.**

There was none.

**104-16** **Reports**:

1. **Play Area and Playing Field. –** There was nothing to report.
2. **Village Green and Pond. –** The Chairman said that whilst he had submitted his proposal to St James PCC he had as yet not had a response.
3. **Condition of Village Ditch/Drain Network. –** The Chairman said that so far, in the recent rains, there had been no problems and no recorded flooding. However, there are still concerns about the culverts at both ends of Crooked Lane. He went on to say that he had heard of some mapping work being carried out by West Itchenor to determine drain and ditch heights together with an accurate assessment of flow direction. He suggested that this might be something that the Clerk could get information on to determine if it was relevant and useful for Birdham.
4. **Communication Working Groups. –** Nothing to report.
5. **Community Resilience. –** Nothing to report.
6. **Other –** The Chairman said that he had identified the head of the Neighbourhood Watch in Birdham and would try and get him to submit a written report if unable to appear in person.

**105-16 Reports of meetings attended by Councillors -** There was nothing to report.

**106-16 Items for inclusion on the next agenda: -** There was nothing considered.

**107-16 Date of Next Meeting:**

**The next meeting of the Parish Council will be held on the**

**20th March 2017 at 7pm in Birdham Village Hall**

There being no further business to discuss the meeting was declared closed at 8.20pm

Signed \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Dated \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Chairman

**Annex a.**

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| --- | --- | --- | --- | --- | --- |
|  |  |  | **Birdham Parish Council** |  |  |
|  |  |  |  |  |  |  |  |
| **Financial Statement as at 18th February 2017** |  |  |  |
|  |  |  |  |  |  | £ |  |
| Bank Accounts as at 31st March 2016 |  |  | 89612.51 |  |
| Receipts to date |  |  |  |  | 92564.41 |  |
| Expenditure to date |  |  |  |  | 95576.91 |  |
|  |  |  |  | **Balance** |  | **86600.01** |  |
| **Represented by;** |  |  |  |  |  |  |
| Current Account (Barclays Community A/c) |  | 19416.71 |  |
| Deposit Account (Barclays Premium Business A/c) |  | 60280.18 |  |
| National Savings |  |  |  |  | 6903.12 |  |
|  |  |  |  | **Total** |  | **86600.01** |  |
| **Less** |  |  |  |  |  |  |  |
| Reserve @ 50% of Precept |  |  |  | 21063.13 |  |
| Loan Reserve for half year |  |  |  | 8591.04 |  |
| Outstanding Cheque/s - |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  | **Total** |  | **29654.17** |  |
| **Ringfenced Funds** |  |  |  |  |  |  |
| Op Watershed  |  |  |  |  | 1622.85 |  |
| NHB |  |  |  |  |  | 23136.85 |  |
| Culvert Maintenance |  |  |  |  | 2500.00 |  |
| Catchement pond improvement fund |  |  | 3000.00 |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  | **Total** |  | **30259.70** |  |
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| **Available Funds** |  |  | **Total** |  | **26686.14** |  |
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| **Signed** |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  | **Clerk to the Council** |  |  |  |  |  |
|  | **18th February 2017** |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
| **Payments to be considered** |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
| B Geary (Litter Picking) |  |  |  | 70.00 |  |
| Clerks Expenses (Telephone/postage) |  |  | 25.40 |  |
| Arbus Limited (Fencing) |  |  |  | 5029.20 |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  | **Total** |  | **5124.60** |  |