

PRESENT: Cllrs. Colin Field (Chairman), Sandy Simpson (Vice Chairman), Keith Martin, Robert Carey and Chris Charter.

In attendance: Mrs Louise Chater (Clerk) District Cllr. Graeme Barrett and six members of the Public

PUBLIC QUESTION TIME

Equine business and caravan parks have been visited by a parishioner to raise awareness of the application. Many expressed concerns about the economic consequences to their businesses.

It was felt that the applicant's assessment of bus transport was a misrepresentation.

At the junction of Clappers Lane with the route to Medmerry, there would clearly be a safety conflict between equine businesses and individual riders with the increase in traffic generated by the proposal.

Cllr. Carey explained that at a recent meeting with W.S.C.C. Strategic Planning (Highways), the question of the environmental impact of extra traffic on the rural lane network was raised. It was stated that this was not a Highway issue and that the C.D.C. Environment Officer may be responsible. Cllr. Carey had spoken with the officer who said that it was not within her remit. Cllr. Barrett agreed to make enquiries at C.D.C. to clarify the situation.

The infrastructure of local roads would be totally inadequate to deal with traffic emanating from this development; an upgrade of Clappers Lane would destroy the rural nature of the lane

Although this application falls within E.W.B.P., it will have far more impact on the residents of Earnley Parish than those of E.W.B.P.

P25.14 APOLOGIES AND REASONS FOR ABSENCE

County Cllr. Pieter Montyn - prior commitment
District Cllr. Peter Clementson - illness

P26.14 CODE OF CONDUCT

1. Declarations of Interest on items included on the agenda - none.
2. Dispensation requests - none.

P27.14 MINUTES

On a proposal by Cllr. Simpson, it was RESOLVED to agree and sign the minutes of the meeting held on 27th February 2014; this was duly completed.

P29.14 PLANNING APPLICATIONS

EWB/14/00457/OUT - Case Officer - Jeremy Bushell

Wates Development Ltd

Land South Of Clappers Lane Bracklesham

Erection of 160 residential dwellings, new vehicular access, open space, and other ancillary works.

On proposal by the Chairman , it was RESOLVED to object.

The following grounds would be used to formulate the Council written response:

- Limitations of public transport.
- Effects on local economy, especially tourism. Extra traffic will affect local businesses and reduce tourist economy.
- Lack of local employment opportunities.
- Highway safety relating to vulnerable road users - cyclists, walkers, horse riders and residents from the care home on Bookers Lane.
- The lanes have no footways and there are blind and dangerous points. The importance of the paragraphs in the Madestein Appeal decision relating to highways issues.
- The likely impact of a significant proportion of traffic from the site turning east through Earnley Conservation Area and the rural lane network to access the A27, i.e. a significant increase in traffic. In addition to new residents, there will be trade vehicles, internet deliveries, etc adding to traffic
- Coalescence of the communities of Bracklesham and Earnley, particularly as the exit onto Clappers Lane is in the rural parish of Earnley and only some three hundred metres from the conservation area.
- Only a limited number of Earnley residents received written notification of the application. A formal complaint relating to the short notice given of the meeting was raised at the consultation by the chairman. The close proximity and likely impact upon the conservation area was raised but was not addressed in the transport assessment.
- The impact upon the quiet rural atmosphere of the conservation area. The Conservation Area Character report has recommendations to reduce through traffic as it is detrimental to the conservation area. The importance to the conservation area by granting Article 4 status. The importance of the significant views.

- S.W.A. has stated that the system cannot accommodate further sewage. There is evidence of public health issues relating to floating raw sewage contamination. The Bracklesham caravan parks affected can supply details if required.
- The development conflicts with the Medmerry scheme and its zone of influence. There will be more vulnerable road users attracted to Medmerry. It is an E.U. compensatory habitat site and has 'Special Protection Area' status. The Medmerry scheme was financed by public money and, if it is difficult/dangerous to access it, it will be a waste of public funds.
- Although the Local Plan is not yet approved it does not encompass a development of this size. Numbers of homes designated for East Wittering and Bracklesham were devised to be at a sustainable level. These numbers have already been exceeded.
- Noise and air pollution issues.
- The density and size of the development.

Should C.D.C. find in favour of the application the Council would request the following conditions to be applied -

- That appropriate traffic reduction measures relating to the conservation area are implemented.
- Conditions be applied to the routing and hours of work relating to construction traffic entering and leaving the site.

The meeting closed 8.10pm

Signed: _____

Dated: _____