



DRAFT MINUTES TO BE AGREED ON THE 21ST JANUARY 2025

- Date: Tuesday 7th January 2025
- Present: Mr A Burbridge (AB), Mr P Drummond (PD), Mr D Hill (DH),
Mr A Jackson (AJ) (Planning Committee Chairman)
Mrs S Winship (SW), Mr H True (HT), Mr M Watson (MW)
- Non-Attendance: Mr T Worrall (TW)
- In Attendance: Mrs L Davies, Parish Council Clerk
- Members of Public: 2

The Planning Committee Chairman opened the meeting at 8.00 pm.

- Apologies for Absence:
Apologies were received and accepted from Mr Worrall.
- Declaration of Members' Interests:
No interests were declared.
- Public Participation:
Newpound Lane Resident: Attended the meeting regarding the Fishers Adventure Farm Park application. He had submitted detailed comments to CDC but wished to raise concerns on behalf of immediate neighbours to the south of the proposed new exit. Having lived at his home for more than 30 years he was familiar with traffic flow in the lane and had checked his visibility concerns. The residents disagreed with the statement that traffic volume was low and were concerned that the applied visibility standards were incorrect. He questioned the need for the new entrance, expressed concern about visibility, traffic flow and speed at the location and felt that it could accentuate traffic congestion at the B2133 junction. He also felt that it could increase traffic use of Newpound Lane, encouraging cars leaving the site through the village.
AB highlighted that the park had been unable to create a direct access onto the B2133 hence Newpound Lane was the only option. PD commented that the park had grown incrementally, and changes were required to reflect this growth. It was very popular and provided employment to many village teenagers. Changing the existing entrance was also suggested and briefly discussed with the resident.
The Clerk reminded members that this was the public questions section and not the time for councillor discussion.

Fishers Adventure Farm Park Applicant: The planning consultant had initially offered to attend the meeting, but he had agreed to attend to give further explanation and answer inaccurate concerns. It was a family run business which had grown and needed to adapt. The flooding that had appeared on the road was not because of the new entrance but an issue with the main sewer which was blocked with tree roots. Southern Water had installed the sandbags being concerned about sewerage flooding into the road. He gave explanation to the need for the new entrance to help with the movement of delivery lorries and congestion that this often caused with the arrival of visitors. The current entrance

and exit arrangement caused congestion and the new exit would improve the traffic flow. A one-way system would be created in the car park with signage and a zebra crossing to improve safety. The exit would be controlled, opening on demand during the day, but in open mode from 4 pm when most visitors left.

PD asked why the exit had been created before planning permission had been obtained. The applicant advised that this had been done to facilitate a large delivery. SW asked if this was to provide access to the new glamping pods. The applicant advised that it was only created to facilitate the delivery and holiday makers would use the main gates. He also advised that Southern Water would hopefully repair the sewer in the next couple of months.

8.19 pm – the members of public left the meeting room.

4. Kirdford Road Footway:

The West Sussex County Council (WSCC) Highways Officers, who met PD and the Clerk onsite on 29th November, had now advised that they would be re-assessing the Community Highways Scheme (CHS) having taken on board the Parish Council’s concerns. They would look to create the footway on the southern side.

A meeting was held with the Tanglewood and Ansells Yard developers on 16th December 2024; minutes had been circulated. They explained that WSCC Highways requested plans for an alternative footway to connect to the CHS to obviate the need to use Stable Field in the unlikely event that the Remmus Homes development was not completed. The proposal had been discussed and the plans now submitted to Chichester District Council (CDC). It was also suggested that the developers contact the officers considering the CHS. As both sites had received support from the village in the Neighbourhood Plan consultations, members were happy with the explanation and the submitted plans.

5. New Planning Applications:

The following applications were reviewed and the response agreed:

Application Number	Application Details
WR/24/02789/TCA	Mr Sam Keywood Wickets Cottage, Petworth Road, Wisborough Green, Billingshurst, RH14 0DR Notification of intention to crown reduce by up to 1.5m, crown thin by 30% and remove lower epicormic growth on 2 no. Silver Birch trees (quoted as 1 and 2). <u>No Objection.</u>
WR/24/02459/FUL - Minor Dev - All Others	Mr Tom Rollings Fishers Adventure Farm Park, Newpound Lane, Wisborough Green, Billingshurst, West Sussex, RH14 0EG New vehicular exit and associated works and gate. O.S. Grid Ref. 505852/126780 Members discussed in detail the current arrangement, the need raised by the applicant and residents’ concerns. The following response was agreed: <u>Objection</u> The Parish Council objects to the plans as proposed being concerned about the very limited visibility splay and the safety of all road users with exiting vehicles. From their own experience, Parish Council members are well aware of near misses at the existing exit in the past, caused by distracted drivers emerging from Fishers Farm Adventure Park.

	<p>The Parish Council would remove its objection on the condition that revised plans were submitted so:</p> <ul style="list-style-type: none"> • The exit is widened to increase visibility substantially so that exiting vehicles do not need to protrude into the road to have clear visibility. (It is accepted that this may require a further section of hedge removal which could be replaced further back from the road behind the line of sight). • Permission has condition that the exit It is restricted to exiting vehicles only (which is the stated intention of the applicant). • Signage to be erected within Fishers Farm Adventure Park to warn drivers approaching the exit to stop and look both ways. • A highways hazard warning sign of the exit to be installed before the bend on eastbound approach along Newpound Lane.
<p>WR/24/02069/FUL - Case Officer: Alicia Snook</p>	<p>Mr Rob Burnham Land At Tanglewood Kirdford Road Wisborough Green Billingshurst Development of 10 no. dwellings including landscaping, parking and access. O.S. Grid Ref. 504538/126527 <u>Substitute Plans</u></p> <p>Members had reviewed the substitute plans and other representations. Members were happy with the revised street scene and site layout, however, members objected to the reduction in visitor parking; 8 spaces to 5. The development on Kirdford Road must be able to contain all parking and resident and visitor parking could not be allowed on Kirdford Road. There were examples in the village where insufficient site parking had resulted in pavement/road parking to the detriment of residents and other road users. The Parish Council disagreed with the CDC Officer's comments and could see no reason why this additional parking was unachievable or would be restrictive.</p> <p>An inaccuracy was also noted in the WSCC Highways' response. The path in Stable Field was not a private path, it was on land owned by the Parish Council and available for all residents and visitors to use. CDC to be advised.</p>

6. Any Other Planning Matters to Report:

- a. Kirdford Road road closure: Being a neighbour, DH was concerned about the closure planned for 5 days next week. Initially it had been indicated that the road would be kept open when the water main was connected to the Remmus Homes development. It would mean a 5-mile round trip for residents to get into the village. AB advised that he had discussed with the site manager and 5 days was allowed for unexpected complications; the closure was anticipated for 24 or 48 hours. The Clerk had also been in contact with the site manager who confirmed that the road would be open for morning and afternoon school runs. A complete road closure was required as the water main was in the centre of the road.
- b. A272, Petworth Road: Road deterioration and potholes had again appeared outside Great Meadow. Emergency repairs had been undertaken earlier in the afternoon, the Clerk visited at 2 pm, but by 3.20 pm when AB attended, the pothole was again appearing and refilling with water; the repairs were poor. Members agreed with AB that there was a spring or damaged pipe in the area and until such time as WSCC addressed the subbase, dangerous potholes would continue to appear. AB provided photographs to be forwarded onto County Councillor Duncton and WSCC Highways.

7. Date of Next Meeting:

Parish Council Meeting – Tuesday 21st January 2025 at 7.45 pm.

There being no further business the meeting closed at 8.55 pm.

Signed by the Chairman: Date: