



Minutes of the Extraordinary Meeting of Clapham Parish Council

Held at The Junction, The Street, Clapham, BN13 3UU on Tuesday 6th December 2022 at 7.30 p.m.

Present: Councillors: Terry Gale, Mike Monger and Jaci England.

In attendance: Sarah Linfield BSc (Hons), CiLCA (Parish Clerk/RFO/Proper Officer)
Two members of the public including one standing for co-option.

Apologies received from West Sussex County Councillor Deborah Urquhart and Arun District Councillor Paul Bicknell.

59. Declarations of Interest and Dispensation Requests

Councillors Monger, Gale and England declared a personal and prejudicial interest in agenda item 8 (minute 66 refers) as residents of Clapham Common and each made a verbal request for a dispensation to discuss and vote on the matter, to be dealt with under agenda item 7 (iii) (minute 65 (iii) refers).

60. Public Participation

None.

61. Apologies for Absence from Members

Apologies received from Councillor Dodd and
It was **Resolved** – to approve the reason for absence.

62. Minutes from the Council Meeting Held on 27th October 2022

It was **Resolved** – to approve as a true record of the decisions of that meeting and the Chair be authorised to sign them.

63. Co-option

It was **Resolved** – to co-opt Sheila Holmes to fill the final vacant member position, who signed the Declaration of Acceptance of Office and was invited to join the Parish Council meeting. Councillor Holmes signed up to the Parish Council's Code of Conduct, a copy having previously been shared, and undertook to receive agenda summons by email. A Register of Interests was also provided to be completed and returned within 28 days of this appointment.

64. Member Training

Remote Councillor training provided by the West Sussex Association of Local Councils was scheduled to take place on February 1st 2023, with more dates to be announced. Councillors Monger and Holmes would confirm their preference in due course.

65. Governance Matters

i. Dispensation Policy

It was **Resolved** – to adopt the new Dispensations Policy.

ii. Authority to Grant Dispensations

It was **Resolved** – that the Parish Council delegate the power to grant dispensations to the Clerk. The power rests with the relevant authority – in this case Clapham Parish Council – under section 33(1) of the Localism Act 2011 and the basis is set out under section 33(2). The Council's Standing Orders, point 13 (e) to be revised to reflect this.

iii. Applications for Dispensations

The Clerk granted a verbal dispensation to Councillors Gale, Monger and England, each declaring a personal and prejudicial interest, to allow them to both participate in the discussion and vote in the specific matter relating to the planning application, minute 66 refers. The dispensation is on the basis that their interest in this matter is common to them and a significant proportion of the general public, and to allow this business to be transacted which is in the interests of persons living in the parish.

66. Planning Matters

SDNP/22/03525/FUL - The relocation of Lansdowne Nursery from Ferring including the erection of glasshouses and agricultural workers dwelling | Gravel Pit Long Furlong Clapham West Sussex.

Councillors Gale, Monger and England each referenced the dispensation granted by the Clerk and

It was **Resolved** – unanimously that the Clerk read the Council's objection during the public session at the South Downs National Park Authority's Planning Committee Meeting, 8 December 2022 (Annex A).

67. Date of the Next Council Meeting

To take place on Thursday 15th December 2022, 7.30 p.m. at the Clapham and Patching Village Hall.

The meeting ended at 8.10 p.m.

Signed as a true record of the meeting

Dated

Annex A - Public session participation (South Downs National Park Authority's Planning Committee Meeting, 8 December 2022)

SDNP/22/03525/FUL | The relocation of Lansdowne Nursery from Ferring including the erection of glasshouses and agricultural workers dwelling | Gravel Pit Long Furlong Clapham West Sussex

Clapham Parish Council objects to the application, being contrary to a number of the South Downs Local Plan Policies, its own Neighbourhood Plan and Parish Design Statement, specifically -

- Any development of this area would result in the loss of open land, which makes a positive contribution through its intrinsic characteristics and at the edge of the rural settlement, as a border with and providing some protection from the busy A27.
- Both the chosen location and the design of the development are considered totally unsuitable, the application appearing driven by the need to re-locate to somewhere local to the existing nursery and with insufficient regard to whether the area is actually suitable, lacking consideration of its impacts and without appropriate mitigations.
- The design does not adopt a landscape-led approach to conserve and enhance the landscape character of the area, which is one of historical significance and destroy an area which is demonstrably special to the local community as an open green space.
- The buildings including the "2-bedroom property" and layout do not integrate with or sympathetically complement landscape character or contribute to local distinctiveness, but create an urban area, one of car parks, pavements, concrete and lighting, alien to Clapham's distinctive local characteristics.
- The development would require significant highway works to allow access from the A280, with implications for this already congested area and detrimental to highways safety. Public transport links are very limited – one bus, just twice a week - and car-sharing or travel to work by bike by employees seems highly improbable. Approach from any direction is only really possible using a motor vehicle.
- The proposals would not conserve and enhance trees and hedgerows, with concerns over the impact on the important network of hedgerows, oaks and of smaller woodlands to the north. The root protection areas meet only the minimum requirements with the potential to damage existing trees over time. Proposed mitigations are insufficient and fail to enhance the distinctive qualities of the area.
- The special qualities of the National Park, in particular relative tranquillity will be compromised, with concerns regarding light pollution. Glazing, to such extent, would also be alien to the area and facing open countryside, including public rights of way, it would be visible from the adjacent Downs.
- Management of water surface flooding must be evident through sustainable drainage systems, not rely on an automatic use of existing sewers and drains. Intense rainfall as a result of climate change has the potential to overwhelm drains, and concrete hardstanding on the site may exacerbate the problem of increased water run-off.