



## FISHBOURNE PARISH COUNCIL

Minutes of the Extraordinary Planning Committee Meeting held on  
Monday 29 January 2024 at 7pm at the Fishbourne Centre

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Present: Cllr. L. Hunter (Chairman), Cllr. G. Hand, Cllr. G. Mason and Cllr. H. Marshall.

In attendance: Mrs. L. Wright (Clerk) and 1 member of the public

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### **P24/1 Apologies for absence**

Cllrs. Bates, Gubby, Porter and Relf and District Councillor Moss apologies and reason for absence were accepted by the Council.

### **P24/2 Declarations of interest by Councillors on any of the agenda items**

None.

### **P24/3 Public questions on matters on the agenda**

The planning agent spoke on the background to the application and the pre-app advice received.

### **P24/4 Planning Application.** The Clerk to submit the agreed responses to the Local Planning Authority. **LW**

FB/23/02861/FUL - Drs T & R Jameson. Langley Cottage Clay Lane Fishbourne. 6 no. dwellings with access, landscaping and associated works including garaging and garden store.

AGREED RESPONSE: NO OBJECTION, BUT COMMENT.

1. The main concern of the Council is access, even though the visibility splays meet the standards required. The exit onto Clay Lane is on a blind corner and the traffic on this lane frequently exceeds the 30mph speed limit.
2. There is no footpath from the site in either direction on Clay Lane.
3. The Transport Statement states that there is a bus stop on Salthill Road and on the A259, but the lack of footpath on the north of Clay Lane and fragmented footpath on the southern side, along with the lack of footpath on the northern part of Blackboy Lane, does not allow safe access to the bus stops.  
Similarly there are no safe cycle routes to the cycle routes in Roman Way and the A259 and to the west of the site is an industrial site causing heavy lorries to use Clay Lane. There are also limited amenities within Fishbourne: no doctor, dentist or shops.
4. The mix of housing is good, but aimed at small families, so the lack of safe access is a concern.
5. There is a potential exit into Cuckoo Fields, which has a safer exit onto Clay Lane, but this is a cul de sac where children play and where there are a lot of parked cars, making access difficult at certain times.
6. Bats use the sites and there is a suggested pond as mitigation which is not included in the plans. If permitted, the Council would like to see this included as a condition.
7. The sewage plans to connect to Apuldram Waste Water Treatment works, but this is not an available option for developments outside the settlement boundary, so an alternative sewage disposal system needs to be found.
8. The estimation of peak time traffic in and out of the site is very understated.

There being no other business the meeting closed at 7.45pm.

Signed \_\_\_\_\_

Date \_\_\_\_\_