



Minutes of the meeting of the **Planning Committee** held in The Assembly Room - The Council House (Chichester City Council), North Street, Chichester on Wednesday 24 May 2017 at 9.30 am

Members Present: Mr R Hayes (Chairman), Mrs J Kilby (Vice-Chairman), Mrs J Duncton, Mr M Dunn, Mr J F Elliott, Mr M Hall, Mr L Hixson, Mr G McAra, Mr S Oakley, Mrs C Purnell, Mrs J Tassell, Mrs P Tull and Mr D Wakeham

Members not present: Mr G Barrett and Mr R Plowman

In attendance by invitation:

Officers present: Miss J Bell (Development Manager (Majors and Business)), Mr A Frost (Head of Planning Services), Miss N Golding (Principal Solicitor), Mr D Henly (Senior Engineer (Coast and Water Management)), Miss L Higenbottam (Democratic Services), Mr J Saunders (Development Manager (National Park)), Mrs F Stevens (Principal Planning Officer) and Mr I Wightman (Senior Historic Buildings Adviser)

1 **Chairman's Announcements**

In light of recent events in Manchester the Chairman invited all those present to observe a minute's silence.

The Chairman welcomed everyone to the meeting and drew attention to the emergency evacuation procedure. He introduced Mr D Wakeham who had been appointed to the Planning Committee at the Annual Council meeting on 16 May 2017.

He advised that agenda item eight had been withdrawn from the agenda.

Apologies were received from Mr Barrett and Mr Plowman.

2 **Approval of Minutes**

RESOLVED

That the minutes of the meeting held on 26 April 2017 be approved and signed by the Chairman as a correct record.

3 **Urgent Items**

There were no urgent items.

4 **Declarations of Interests**

Mrs Duncton declared a personal interest in respect of application BI/17/00316/FUL as a member of West Sussex County Council.

Mrs Duncton declared a personal interest in respect of application BI/17/00316/FUL as a member of West Sussex County Council.

Mrs Duncton declared a personal interest in respect of application EWB/16/00492/FUL as a member of West Sussex County Council.

Mrs Duncton declared a personal interest in respect of application SDNP/17/01918/TPO as a West Sussex County Council appointed member of the South Downs National Park Authority.

Mrs Duncton declared a personal interest in respect of application SDNP/17/01361/FUL as a West Sussex County Council appointed member of the South Downs National Park Authority.

Mr Dunn declared a personal interest in respect of application SDNP/17/01918/TPO as a Chichester District Council appointed member of the South Downs National Park Authority.

Mr Dunn declared a personal interest in respect of application SDNP/17/01361/FUL as a Chichester District Council appointed member of the South Downs National Park Authority.

Mr Hixson declared a personal interest in respect of applications CC/1700167/DOM and CC/17/00166/LBC as a member of Chichester City Council.

Mrs Kilby declared a personal interest in respect of applications CC/1700167/DOM and CC/17/00166/LBC as a member of Chichester City Council.

Mr McAra declared a personal interest in respect of application SDNP/17/01361/FUL as a member of Midhurst Town Council.

Mr Oakley declared a personal interest in respect of application BI/17/00316/FUL as a member of West Sussex County Council.

Mr Oakley declared a personal interest in respect of application EWB/16/00492/FUL as a member of West Sussex County Council.

Mrs Purnell declared a personal interest in respect of application BI/17/00316/FUL as a member of West Sussex County Council.

Mrs Purnell declared a personal interest in respect of application EWB/16/00492/FUL as a member of West Sussex County Council.

(To listen to the speakers and full debate of the planning applications follow the [link](#) to the online audio recording).

Planning Applications

The Committee considered the planning applications together with an agenda update sheet at the meeting detailing observations and amendments that had arisen subsequent to the dispatch of the agenda. During the presentations by officers of the applications, members viewed photographs, plans, drawings, computerised images and artist impressions that were displayed on the screen.

RESOLVED

That the Planning Committee makes the following decisions subject to the observations and amendments below:

5 BI/17/00316/FUL - Rowan Nursery And Pippins Bell Lane, Birdham, Chichester, West Sussex, PO20 7HY

Additional information was reported on the agenda update sheet relating to three third party objections and the distance from the site to the Chichester Harbour Area of Outstanding Natural Beauty (AONB) and the Chichester Harbour Special Protection Area. A letter from the applicant's agent had been received confirming consent to connect to the public foul sewers via a new manhole.

Miss Bell confirmed that 30% affordable housing (including CIL) detailed in the current scheme would be acceptable. She explained that some redesign of the plans had created additional space for two detached units in place of two semi-detached units. It was noted that a mitigation package for recreational disturbance (£181 per dwelling) had been agreed with Natural England.

The following members of the public addressed the Committee:

- Mr L Pocock – Chairman of Birdham Parish Council
- Mr P Knappett – Objector
- Mr H James – Agent

In response to members' comments and questions, Miss Bell explained that both this application site and the site at Tawny Nursery are located within the settlement boundary and comply with the Neighbourhood Plan. She confirmed that the correct certificates of ownership had been provided. It was noted that the section 106 agreement would require management and maintenance of landscaping and proposed condition 14 required details of boundary treatment and maintenance in perpetuity. Miss Bell agreed to amend condition 19 to read 'once' rather than 'one'. It was noted that the segregated footpaths to the north of the site and on Bell Lane provide sufficient public access. Miss Bell explained that the ecologist had been content with the details submitted by the applicant regarding appropriate mitigation

on the assumption that bats reside on site. It was noted that there is no requirement for electric vehicle charging points within current policy.

Mr Henly confirmed that the applicant is required to demonstrate 40% drainage storage capacity for climate change variance.

Miss Golding confirmed that the rights of way across the site access should be considered a private matter.

Recommendation to **defer for section 106** then **permit** agreed.

6 **CC/1700167/DOM and CC/17/00166/LBC - 43 North Street, Chichester, West Sussex, PO19 1NF**

Miss Stevens introduced the item.

The following members of the public addressed the Committee:

- Mr A Bain – Chichester Conservation Area Advisory Committee – Objector
- Mr R Meynell - Agent

Mrs Kilby read out a statement on behalf of Mr Plowman outlining his views in favour of the application.

Mr Wightman explained that he found it difficult to support the application due to the impact on the character of the building and loss of historic fabric at the rear of the property and the impact that an additional doorway would have on the interior of the main bedroom.

Miss Stevens explained that permission had already been granted for renovation work including an additional three toilets/bathrooms.

The majority of the Committee favoured refusal due to the harm that would be caused and the non-essential nature of alterations proposed to the historic building.

Recommendation to **refuse** agreed.

The Committee adjourned for a short break.

7 **EWB/16/00492/FUL - Ashbury, Kimbridge Road, East Wittering, West Sussex, PO20 8PE**

Additional information was reported on the agenda update sheet relating to a third party objection, a third party representation, additional photographs provided by the applicant and an amendment to condition four regarding visibility splays.

The following members of the public addressed the Committee:

- Mr B Reeves – East Wittering and Bracklesham Parish Council
- Mr T Goldsmith – Objector

- Mr M Polhill - Objector
- Mr E Harden – On behalf of the applicant

In response to members' comments and questions, Miss Stevens explained that there are other properties above two storeys in height located nearby. It was noted that condition 12 prevents additional door and window installation in the roof space without planning permission. Miss Stevens outlined the proposals for two cycle storage spaces next to the bin store with an additional space behind the parking area. She agreed that parking could be controlled by a West Sussex County Council (WSSCC) traffic regulation order (TRO).

The Committee discussed an additional condition to require one unallocated space for disabled parking provision and a condition with an informative to require the existing dropped kerb to be removed to enable on road parking.

Mr Frost reminded the Committee that no highway safety concerns had been raised by WSSCC.

The Committee discussed possible reasons for refusal including scale, design, materials, secure cycle storage, site coverage, amenity space and parking/turning space.

Mr Oakley proposed the application be refused due to the scale and design of the proposed building and a lack of secure cycle storage. Mrs Tassell seconded the proposal. Mr Elliott abstained from the vote as he had been unable to attend the previous Planning Committee or the site visit.

Refuse (contrary to officer recommendation).

8 FB/16/03464/FUL - Avalon, 22 Halfrey Road, Fishbourne, West Sussex, PO18 8BU

This item was withdrawn from the agenda.

9 SDNP/17/01918/TPO - Clock Tower Cottage, Adsdean Park Road, Adsdean, Funtington, Chichester, West Sussex, PO18 9DN

Mr Saunders introduced the item and confirmed that the protected tree currently obstructs telephone cables.

The Committee noted the tree officer's assessment that the tree would remain a significant feature following maintenance works.

Recommendation to **permit** agreed.

10 SDNP/17/01361/FUL - Land of The Old Grange Centre, Bepton Road, Midhurst, West Sussex, GU29 9HD

Additional information was reported on the agenda update sheet relating to a map of the site omitted from the agenda pack.

In response to members' comments about the colour and condition of the boarding Mr Saunders explained that due to the temporary nature of the boarding its colour would not be changed but the peeling plastic coating would be referred to the council's estates team for further investigation.

Recommendation to **permit** agreed.

11 **Schedule of Planning Appeals, Court and Policy Matters**

BI/15/00139/CONSHPI – Land north west of Premier Business Park, Birdham Road, West Sussex and BI/15/00194/CONTRV – Land north west of Premier Business Park, Birdham Road, West Sussex:

It was noted that the inquiry remained open. The appellant had been asked to submit any comments on the council's cost application by 30 May 2017 with final comments required from all parties by 2 June 2017. The council remained concerned that the development causes unacceptable harm in an AONB.

O/16/02254/OUT – Land to the south of Oving Road/B2144, Shopwhyke, West Sussex:

It was noted that a six day inquiry would be held shortly. The council had refused the application as it amounted to unjustified development in the countryside contrary to the adopted Local Plan, the harmful impact on the landscape and a lack of a Section 106 agreement in relation to infrastructure and mitigation matters. Miss Golding explained that she had been negotiating a draft section 106 agreement.

SDNP/14/04865/FUL – Land north of the junction with B2138, Bury Road, Bury, West Sussex:

The appeal had been dismissed following a four day public inquiry in December 2016. The planning inspector had found the application to be harmful, the site was not in a sustainable location and had highlighted concerns in relation to pedestrian safety on the highway. The enforcement notice had been varied to allow for a nine month compliance period. A costs application against the SDNPA was also dismissed.

LX/15/00498/ELD – Beech Farm Roundstreet Common, Loxwood, Wisborough Green, West Sussex, RH14 0AN:

The appeal had been allowed. It was noted that the council had won an application for costs. The appellant's application for costs was refused.

12 **Consideration of any late items as follows:**

There were no late items.

The meeting ended at 12.02 pm

CHAIRMAN

Date: