



Minutes of the meeting of the **Planning Committee** held in Committee Rooms - East Pallant House on Wednesday 7 August 2019 at 9.30 am

Members Present: Mrs C Purnell (Chairman), Rev J H Bowden (Vice-Chairman), Mr G Barrett, Mrs D Johnson, Mr G McAra, Mr S Oakley, Mr C Page, Mr H Potter, Mr D Rodgers, Mrs S Sharp and Mr P Wilding

Members not present: Mr R Briscoe and Mrs J Fowler

In attendance by invitation:

Officers present: Miss C Boddy (Senior Planning Officer), Mrs L Grange (Divisional Manager for Housing), Miss N Golding (Principal Solicitor), Mr S Harris (Senior Planning Officer), Mr D Henly (Senior Engineer (Coast and Water Management)), Miss L Higenbottam (Democratic Services Manager), Mr R Sims (Principal Planning Officer), Mrs F Stevens (Development Manager (Applications)) and Mr T Whitty (Divisional Manager for Development Management)

32 **Chairman's Announcements**

The Chairman welcomed everyone to the meeting and read out the emergency evacuation procedure.

Apologies for absence had been received from Mr Briscoe and Mrs Fowler.

The Chairman then announced that the following items had been withdrawn from the agenda:

- Item 8 - SB/19/01168/REM – Land North of Main Road and West of Inland Road, Southbourne, Emsworth, Hampshire, PO10 8JH
- Item 12 – FU/19/00445/FUL – Land South East of Tower View Nursery, West Ashling Road, Hambrook, Funtington, West Sussex

33 **Approval of Minutes**

RESOLVED

That the minutes of the meeting held on 10 July 2019 be approved and signed by the Chairman as a correct record.

34 **Urgent Items**

There were no urgent items.

35 **Declarations of Interests**

Rev Bowden declared a personal interest in planning applications CC/19/01163/FUL, CC/19/01164/LBC and CC/18/03268/FUL as a member of Chichester City Council.

Mr Oakley declared a personal interest in planning applications LV/18/03407/FUL and FB/18/03401/FUL as a member of West Sussex County Council.

Mrs Purnell declared a personal interest in planning applications LV/18/03407/FUL and FB/18/03401/FUL as a member of West Sussex County Council.

Mrs Sharp declared a personal interest in planning applications CC/19/01163/FUL, CC/19/01164/LBC and CC/18/03268/FUL as a member of Chichester City Council.

36 **WE/18/03013/FUL - Woodbury House, Whitechimney Row, Westbourne PO10 8RS**

Miss Boddy introduced the application.

The following member of the public addressed the Committee:

- Mr Richard Hitchcock – Parish Representative

During the discussion members sought clarification on a number of points. With regard to the drainage provisions for the application site Mr Henly confirmed that the applicant would be using soakaways wrapped in a permeable membrane. He explained that the manufacturer estimated lifespan of the surfacing is approximately 10 years dependent on the level of maintenance carried out. He agreed that the design of the open earth verge adjacent to the patio would act as a good additional drainage facility. Miss Boddy confirmed that condition 3 refers only to the down pipes. With regard to the bin storage it will be located towards the rear of the property.

Recommendation to **Permit** agreed.

37 **SI/19/00810/FUL - Windward Nursery, Chalk Lane, Sidlesham PO20 7LW**

Mrs Stevens introduced the application.

Additional information was reported on the agenda update sheet relating to an incomplete ward name on the report, an additional condition recommended by the Drainage Officer, amendment to paragraph 8.4, amended condition 18 and an additional condition relating to the curtilage.

During the discussion members sought clarification on a number of points. With regard to the flood zone categorisation Mrs Stevens confirmed that the application site lies within flood zone 1. With regard to the protection of trees on the site planting and landscaping, this is subject to a recommended planning condition which would require details to be submitted and therefore this could be considered by officers at that stage. With regard to the Construction Management Plan section K it was agreed to add additional wording to ensure the control of litter on the site.

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

38 SI/18/03378/FUL - Greatham Farm, Ham Road, Sidlesham PO20 7PA

Mrs Stevens introduced the application.

Additional information was reported on the agenda update sheet relating to an incomplete ward name on the report.

During the discussion members sought clarification on a number of points. With regard to drainage Mrs Stevens confirmed that the application site is not connected to mains drainage but condition 4 requires prior approval of foul drainage plans. With regard to flood risk the site lies in flood zone 1 (following Medmerry works) and officers therefore have no concerns relating to the height of the flooring level. In addition the Environment Agency and the council's Drainage Engineer raised no concerns relating to flooding. With regard to similar applications being brought forward on adjacent sites the Committee were reminded that each application should be decided on its own merits. Mrs Stevens then confirmed that points c and d in condition 16 should read a and b and would be amended accordingly. With regard to the Construction Management Plan section K it was agreed to add additional wording to ensure the control of litter on the site. With regard to permanent occupation of the site officers felt it unreasonable to add a condition preventing holiday occupation as it would comply with the C3 Dwelling House use permitted.

Recommendation to defer for Section 106 then **permit**.

39 SB/19/01168/REM - Land North Of Main Road And West Of Inland Road, Southbourne, Emsworth, Hampshire PO10 8JH

This item was withdrawn from the agenda.

40 SB/18/01664/FUL - Land East Of Inlands Road, Inlands Road, Nutbourne West Sussex

Mr Sims introduced the application.

Additional information was reported on the agenda update sheet relating to a comment received from Southbourne Parish Council withdrawing their objection and amended Location and Block Plans.

The following member of the public addressed the Committee:

- Mr Neil Barker - Applicant

During the discussion members sought clarification on a number of points. With regard to the use of shipping containers Mr Sims confirmed that the applicant would be retaining the containers for security purposes and to deter rodents. Further to concerns relating to future development conditions 5 and 7 prevent any future change of use of the site. With regard to solar panels the style of the roof and the materials used would make installation difficult and as such officers felt a condition of that nature would be unreasonable. With regard to whether the site could be eligible for permitted development it was confirmed that the site is smaller than the 5 hectares minimum requirement. With regard to fencing the applicant at the request of officers removed the fencing element from the plans and has also created an open frontage.

Recommendation to **permit** agreed.

Members took a 10 minute break.

41 **LV/18/03407/FUL - St Wilfrids Hospice Outlet Store, Lavant Road, Chichester, West Sussex PO19**

Miss Boddy introduced the application.

Additional information was reported on the agenda update sheet relating to an amendment to condition 3.

During the discussion members sought clarification on a number of points. With regard to noise concerns Miss Boddy explained that condition 8 requires noise mitigation and the applicant has acknowledged the requirement for roller blinds and shutters to be closed during exercise classes. Following concern expressed by members regarding the impact of noise on Roman Fields to the south of the application site Mr Whitty confirmed that condition 8 should refer to the west and south of the site rather than the west and east of the site and would amend accordingly. With regard to the possibility of requiring the installation of solar panels members were reminded that the application relates only to the increase of opening hours so officers felt a requirement for solar panels would be unreasonable. Officers also acknowledged members concerns regarding the difficulty in ensuring the enforcement of the sites bollards.

Recommendation to **permit** agreed.

42 **KD/19/00086/FUL - Land On The East Side Of Plaistow Road, Plaistow Road, Kirdford, West Sussex**

Mr Harris introduced the application.

Additional information was reported on the agenda update sheet relating to further representations from Kirdford Parish Council and a third party.

The following members of the public addressed the Committee:

- Mr Luke Smith – Planning Consultant speaking on behalf of Kirdford Parish Council
- Mr Tony Piedade – Objector
- Mrs Lindsay Nutting – Objector
- Mr Paul White – Agent
- Mrs Natalie Hume – Chichester District Council Member

During the discussion members sought clarification on a number of points. With regard to the Neighbourhood Plan, Mr Whitty confirmed that the Plan was made more than five years ago and is now due for review. In response to members' questions Mr Whitty acknowledged that it might be argued that, as a consequence of its age, the Plan should now attract less planning weight than it originally did. However, in his view the weight it should be given is still significant. In any case, even if the policies of the Neighbourhood Plan are given full weight, Mr Whitty confirmed that the officers' recommendation to permit the application, which is based on balancing the requirements of the Neighbourhood Plan against other material considerations, would still be to permit the application.

With regard to the issue of phasing, it was explained that the expectations of the Neighbourhood Plan with regard to what form any phasing would take were open to interpretation, however, a key consideration related to this issue of housing need. Officers confirmed that it would be unreasonable to impose a planning condition requiring a proportion of the dwellings to remain unoccupied for a period of time once completed (to allow for the gradual introduction of new residents into the village), or for construction to start at one end of the site and finish at the other. With regard to surface water drainage, the applicant would be required to drain their site only, and was not responsible for drainage infrastructure that was downstream of the site. In response to Councillor Oakley's questions, Mr Harris agreed to review the proposed drainage conditions with respect to protecting any existing on-site drainage infrastructure, and also ensuring that the relevant consents with regard to off-site discharges were in hand. With regard to the possibility of a Community Land Trust developing the site, Mr Whitty confirmed that this was not the proposal that was before members, but confirmed that a change in developer would be likely to further delay the delivery of housing on the site.

Mrs Grange was then invited to discuss housing need in relation to Kirdford and the surrounding parishes. She explained the results of the recent Housing Needs Survey and also clarified the level of affordable housing need in the surrounding parishes. Mrs Grange also clarified that, last year, it had not been possible to house two families in Kirdford and as a result they had to move out of the area. Mrs Grange noted a decline in the number of people on the housing register and explained that unless a person bids for a property in a six month period they are removed from the register and must contact the Council if they are still in housing need and wish to be reinstated. She confirmed that there are households, including key workers, who cannot afford to buy in this the most expensive part of the district but earn above the threshold, set in 2013 to qualify for the housing register which will be one of the considerations of the review of the Allocations Scheme due to be taken to Cabinet in early 2020.

Recommendation to defer for Section 106 then **permit** agreed. If Section 106 not completed by 30 September 2019, the decision to be delegated to officers to determine.

Members took a thirty minute lunch break.

43 **FU/19/00445/FUL - Land South East Of Tower View Nursery, West Ashling Road, Hambrook ,Funtington, West Sussex**

This item was withdrawn from the agenda.

44 **FB/18/03401/FUL - 98 Fishbourne Road West, Fishbourne, PO19 3JL**

Miss Boddy introduced the application.

Additional information was reported on the agenda update sheet relating to an incomplete ward name on the report, comments from the council's Planning Policy team, and the council's Housing Enabling Officer and an additional informative.

The following members of the public addressed the Committee:

- Ms Lynda Hunter – Parish Representative
- Mr Paul White – Agent
- Mrs Penny Plant – reading a statement on behalf of Mr Adrian Moss – Chichester District Council Member

During the discussion members sought clarification on a number of points. With regard to parking Miss Boddy confirmed that condition 8 includes the requirement for car ports and garages. Mr Whitty added that the plans indicate garages at the required 3 x 6 metres size so an additional condition would not be necessary. With regard to access to the property Miss Boddy explained that it would be achievable to install a ramp for wheelchair users. With regard to the design officers felt that the use of clay tiles reflects the historic nature of Fishbourne. It was confirmed that the Secretary of State does not require notification but the application had been advertised in the local press. With regard to whether the site should be restricted to older residents the Parish Council has noted its support of the approach however permission if granted would be without age restriction and it would be up to the applicant to decide how to market the properties. With regard to the request from West Sussex County Council to gravel the driveway and block pave onto the A259 Miss Boddy agreed to add a condition. With regard to the Construction Management Plan section K Mr Whitty agreed to add additional wording to ensure the control of litter on the site.

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

45 **CC/19/01163/FUL & CC/19/01164/LBC - 6A Northgate, Chichester, PO19 1BA**

Mrs Stevens introduced the application.

Additional information was reported on the agenda update sheet relating to an incomplete ward name on the report.

The following member of the public addressed the Committee:

- Mr Patrick Madeley - Applicant

During the discussion members sought clarification on a number of points. With regard to the outside railing Mrs Stevens confirmed that it would be fixed in place as would the street facing window and door. With regard to the style officers felt the design is not out of character with its location. With regard to access to the property it was clarified that there is no rear access to the courtyard. With regard to plumbing it is understood that a greater level of plumbing may be required within the proposed first floor bathroom in order to carry out the conversion however officers are not concerned about the impact to the historic fabric of the building as many of the original features have already been removed. With regard to cycle route access during construction Mr Whitty agreed to add an informative but explained that the access to the cycle route is enforceable by West Sussex County Council and the council cannot condition an area outside of the application site.

CC/19/01163/FUL – Recommendation to **permit** with Section 106 agreed.

CC/19/01164/LBC – Recommendation to **permit** agreed.

46 **CC/18/03268/FUL - Chichester Bowling Club, The Pavilion, Priory Lane, Chichester, West Sussex PO19 1NL**

Mr Sims introduced the application.

Additional information was reported on the agenda update sheet relating to an incomplete ward name on the report, comment from the council's Operations Manager (Residents Services) and a third party comment.

The following member of the public addressed the Committee:

- Mr Mark Rayner – Applicant on behalf of Chichester District Council

During the discussion members sought clarification on a number of points. With regard to the height of the wall Mr Sims confirmed that with capping it would stand at 800mm. With regard to public and works access the council's Health and Safety Manager had been working with the applicant to agree appropriate mitigation measures and it would be the responsibility of the applicant to ensure the measures are carried out satisfactorily. With regard to the information board Mr Sims agreed to instruct the addition of information relating to the Air Raid Shelter. With regard to concerns about anti-social behaviour in the park the lowering of the wall would create a wider vista for natural surveillance of the park.

Recommendation to **permit** agreed.

47 **Chichester District Council -Schedule of Planning Appeals, Court and Policy Matters between 21 June 2019 and 19 July 2019**

With reference to 15/02818/FUL, 22 Peacock Close, Chichester, PO19 6YD Mrs Stevens confirmed the appeal had been allowed but no costs had been submitted against the council.

With reference to Breach Avenue, Southbourne, Miss Golding confirmed that the hearing had taken place and the council continues to await the judgement.

48 **South Downs National Park - Schedule of Planning Appeals, Court and Policy Matters between 21 June 2019 and 19 July 2019**

There were no comments or questions relating to this item.

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

There were no late items.

50 **Exclusion of the Press and Public**

There was no requirement to exclude the press and public.

The meeting ended at 2.26 pm

CHAIRMAN

Date: