



Minutes of the meeting of the **Planning Committee** held Virtually on Wednesday 6 May 2020 at 9.30 am

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

Members not present:

In attendance by invitation:

Officers present: Miss J Bell (Development Manager (Majors and Business)), Miss N Golding (Principal Solicitor), Mr S Harris (Principal Planning Officer), Miss L Higenbottam (Democratic Services Manager), Mr M Mew (Principal Planning Officer), Mr D Power (Senior Planning Officer) and Mrs F Stevens (Development Manager (Applications))

45 **Chairman's Announcements**

The Chairman welcomed everyone present to the virtual meeting.

46 **Approval of Minutes**

RESOLVED

That the minutes of 4 March 2020 be approved.

47 **Urgent Items**

There were no urgent items.

48 **Declarations of Interests**

In addition to the interests declared by members in the report Mrs Sharp declared a personal interest as a member of the Chichester Cycle Forum with relation to agenda items 10 and 11.

49 **CC/20/00226/DOM - 17 King George Gardens, Chichester, PO19 6LB**

Mr Mew presented the item to members.

Mr Mew then responded to member's comments and questions. He explained that ecological matters would be addressed through informatives not specific conditions.

In a vote members agreed the recommendation.

Recommendation to **Permit** agreed.

50 **WH/19/03202/FUL - Chichester Contract Services, Stane Street, Westhampnett**

Mr Mew presented the item to members.

A statement was then read out on behalf of Linda Lanham of Westhampnett Parish Council.

Mr Mew then responded to member's comments and questions. He confirmed that the number of pitches remained nine. He clarified that West Sussex County Council (WSCC) had raised no safety concerns relating to the bin store. With regard to planting he confirmed that it would be slightly set back from the wall however this could not be reasonably conditioned.

Mr Whitty responded regarding foul water concerns. He explained that the applicant proposed attenuated release with flooding issues non pertinent. He confirmed that the discharge rates and times could be conditioned but members should consider the application as it has been submitted against the council's policies. He added that Southern Water has responsibility for maintaining the water network.

Mr Whitty then explained that the applicant remains in dialogue with WSCC who made no representations against the application.

Mrs Johnson proposed a condition to restrict the outflow of foul water which was seconded by Rev Bowden. Mr Whitty explained that officers would be content to add this to the officer recommendation. The condition would not allow water to enter the foul sewer network where Southern Water have been made aware of capacity issues.

In a vote members agreed the recommendation.

Recommendation to **Permit** agreed.

51 **BO/20/00128/FUL - Lower Hone Farm Barn, Lower Hone Lane, Bosham, Chichester**

Mr Mew presented the item to members.

The Committee received the following speakers:

- Geoffrey Gestetner – Supporter – written statement read out
- Rachel Hodgson – Supporter – written statement read out
- Richard Hermer – Applicant

- Adrian Moss – CDC Member
- Penny Plant – CDC Member

Mr Mew then responded to member's comments and questions. He confirmed that the 2002 planning permission granted on the site relates to a six bed dwelling with the current proposal a four bed dwelling. He explained that the amendment to the design is significant including the garden space. He clarified that mitigation payments can be sought for each dwelling on site. He confirmed that the reference to permitted developments for barn conversion does not apply as the site is in the Area of Outstanding Natural Beauty (AONB). With regard to building regulations under Policy 40 sustainability measures must be detailed. He confirmed that the measurements of the original permission were 457 square metres with the application 499 square metres. With regard to light spillage he explained that it would be difficult to mitigate through a requirement for blinds.

Mr Whitty added that members should consider Policy 46 of the Local Plan. He explained that if members were to vote against officer recommendation there would need to be good grounds based on that Policy.

In a vote members agreed the recommendation.

Recommendation to **Refuse** agreed.

52 **CC/19/02579/FUL - Land North West Of Newbridge Farm, Salthill Road, Fishbourne**

Mr Power presented the item to members.

The Committee received the following speakers:

- Robin Barratt – Objector
- Angus Murdoch – Agent
- Adrian Moss – CDC Member

Mr Power then responded to member's comments and questions. He explained that there is a private track leading to the site which is narrow but the access is not considered a safety issue. He confirmed that the council cannot currently meet the five year land supply of pitches. He clarified that the wildlife corridor does not form part of the Local Plan. He explained that the nitrates do not discharge into the Harbour. Mr Whitty added that the private road access could not be assessed as part of the application as it is not covered by Highways.

Mr Oakley proposed refusal on the grounds that the application does not meet the Local Plan Policy criteria 36.2 for safe access. Mr Sutton seconded the proposal. Mr Whitty explained that it was likely the decision would be appealed on those grounds. He suggested deferral for further views to be sought from the Highways authority. Mr Oakley accepted the proposal to delegate to officers to consult with the Highways Authority. Mr Sutton agreed the revised proposal.

In a vote members agreed the delegation.

Delegate to officers to include consultation with West Sussex County Council to seek further views on Highway implications.

Members took a 20 minute lunch break.

Mr Wilding left the meeting.

53 **FU/19/00445/FUL - Land South East Of Tower View Nursery, West Ashling Road**

Mr Power presented the item to members.

The Committee received the following speakers:

- Cllr Mottershead – Funtington Parish Council
- Dawn Appleton – Agent
- David Palmer – CDC Member

Mr Whitty then responded to member's comments and questions. With regards Mr Briscoe's suggestion to defer for a site visit he explained that it would not be possible during the current pandemic. Mrs Purnell then suggested that the deferral could be for photographs to be provided. Mr Whitty explained that the approach risked appeal on non-determination as it was unlikely that all the information members wished to obtain by deferral would be possible. With regard to enforcement concerns relating to the site he explained that this should not form part of member's considerations. He added that intimidation is not a matter for refusal.

In a vote members did not agree the officer recommendation.

Mr Briscoe then proposed refusal on the grounds of an unsustainable site referencing paragraph 13 of PPTS Policy B and Policy C, paragraph 14.

Mr Oakley proposed refusal on the grounds of Paragraph 25 relating to dominance and Policy 36.6. This was seconded by Mr Sutton.

In a vote members agreed the proposed refusal.

Refuse (contrary to officer recommendation).

54 **CC/19/02584/REM - Land West Of Centurion Way And West Of Old Broyle Road**

Mrs Bell presented the item to members. Mr Shaw from WSCC was also present.

The Committee received the following speakers:

- Ian Sumnall – Chichester District Cycle Forum – Objector
- Philip Maber – Objector
- Mark Record – Objector

- Robert Collett - Applicant

Miss Bell and Mr Shaw then responded to member's comments and questions. With regard to the right hand turn Mr Shaw explained that the matter was considered as part of the outline planning consent. He confirmed that a stage one road safety audit was completed at this stage. He clarified that there were numerous links to the north and back of Centurion Way for shared cycle and pedestrian access. The cycle lane is the appropriate 3 metre width. 60 spaces have been provided for cycle parking. He confirmed that it would not be reasonable to require upgrade of any cycle and pedestrian paths outside the developer's ownership. He explained that there would be one coach drop off space with scope to park further vehicles. Electric provision was secured at part of Phase 1. Phase 2 provides opportunity for the chance to secure further electric charging points.

Mr McAra left the meeting.

Mr Whitty and Miss Bell then summed up a number of additions that members requested:

- Robust boundary treatment
- Litter bins
- Cycle covers
- Permeable paving
- Bonded surfacing

In a vote members agreed the recommendation.

Recommendation to **Permit** agreed.

Members took a short break.

55 **CC/19/02626/REM - Land On The West Side Of Broyle Road, Chichester, PO19 3PH**

Mr Harris presented the item to members. Mr Shaw was also present.

The Committee received a statement from Mr Collett the applicant.

Mr Harris and Mr Shaw then responded to member's comments and questions. Mr Shaw confirmed a condition regarding bat boxes. He then in referring to the presentation slides explained that the design of the road layout was deemed appropriate with no accessibility issues. With regard to the infrastructure drainage Mr Harris explained that it was covered in the outline planning permission. He clarified that the cycle link had been placed on the direct desire line but there would be nothing to stop cyclists travelling across the northern route to link to the site.

In a vote members agreed the recommendation.

Recommendation to **Permit** agreed.

56 **Schedule of Outstanding Contraventions**

Members agreed to note this item.

57 **Chichester District Council Schedule of Planning Appeals, Court and Policy Matters**

Members agreed to note the item.

58 **South Downs National Park Schedule of Planning Appeals, Court and Policy Matters**

Members agreed to note the item.

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

There were no late items.

60 **Exclusion of the Press and Public**

There were no part II items.

The meeting ended at 5.25 pm

CHAIRMAN

Date: