



Minutes of the meeting of the **Planning Committee** held Virtually on Wednesday 13 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), Miss L Higenbottam (Democratic Services Manager), Mr M Mew (Principal Planning Officer), Mr D Power (Senior Planning Officer), Mrs F Stevens (Development Manager (Applications)), Miss K Taylor (Senior Planning Officer) and Mr T Whitty (Divisional Manager for Development Management)

61 **Chairman's Announcements**

The Chairman welcomed everyone present to the virtual meeting and confirmed that item 9 - SI/19/01193/FUL - Units 1 To 7, Purchase Far, Easton Lane, Sidlesham had been withdrawn from the agenda.

62 **Urgent Items**

There were no urgent items.

63 **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.

64 **LX/19/01498/FUL - Land At Nursery Green, Loxwood, West Sussex, RH14 0SA**

Ms Taylor presented the item to members.

The Committee received the following speakers:

- Chris Agar – Parish Representative
- Janet Duncton – WSCC Representative

- Keith Woods – Objector
- David Hollingsworth – Objector
- Stuart Lawrence – Objector
- Tony Colling – Loxwood Society – Supporter
- Rick Kelsey – Supporter
- Chris Barker – Agent
- Gareth Evans – CDC Member

Miss Bell then responded to members comments and questions. She explained that condition 28 relates to open hours which are representative of the convenience nature of the shop. To reduce the hours could have impact on the sustainability of the shop. She clarified that the edge of Guildford Road location is anticipated to be retail. Condition 30 requires officer approval of suitable external lighting. She explained that there delivery vehicles are capped at 10 metres in height. The Section 106 agreement will cover the management of the site. Signage for the site will be covered by a separate application. With regard to delivery parking WSCC have raised no safety issues relating to the delivery layby at the front of the proposed shop.

Miss Golding and Mr Whitty confirmed the options available to members as detailed in the report.

Rev Bowden proposed option two that members permit requiring the £40,110 affordable housing contribution. This was seconded by Mrs Fowler.

In a vote members agreed the following:

Defer for S106 to secure £40,110 as an offsite affordable housing contribution and then Permit. In the event the S106 cannot be secured to delegate decision to officers. (Contrary to officer recommendation).

65 CC/19/03147/FUL - Westward House, 38 Fishbourne Road East, Chichester

Mr Power presented the item to members.

Mr Power then responded to members comments and questions. With regards to windows he clarified that the specific requirements would be agreed by Building Control. He also clarified the ownership of the land by use of the presentation slides.

In a vote members agreed the recommendation.

Defer for S106 then Permit.

66 CC/19/03139/FUL - 22 Freeland Close, Chichester, West Sussex, PO19 3SA

Ms Thatcher presented the item to members.

Miss Bell then responded to members comments and questions. With regards to the request to support an additional informative requiring consideration for other road users she confirmed that WSCC would support the proposal. She explained that a

cycle stand could be placed in the area by the office building which would provide appropriate storage for visitors. She confirmed that one of the mitigation measures requires glazing to mitigate noise. She explained that any nitrates directed to the Harbour would require offset elsewhere. Mr Whitty added that Natural England will review this matter.

In a vote members agreed the recommendation.

Provided no objection received from Natural England defer for S106 then **Permit**.

Members took a short break.

67 **CC/19/03008/FUL - 23 Lavant Road, Chichester, PO19 5RA**

Mr Mew presented the item to members. He explained that there was an update from the Environment Officer which indicated that there is a moderate likelihood of bats roosting on site. As a result a survey has been requested prior to determination.

The Committee received the following speakers:

- Richard Plowman – Chichester City Council
- Keith Bartlett – Objector
- John Halliday – Objector
- Kerry Simmons – Agent
- Tony Dignum – CDC Member

Mr Mew and Mr Whitty then responded to members comments and questions. By use of the presentation slides Mr Mew illustrated the north and south elevations and the proposed footprint. He confirmed that no solar panels had been proposed. Sustainability measures are required to be submitted regarding timber frames, electric car points and efficient lighting. He also confirmed that there had been no objection to the drainage with the direction of drainage required by Condition 11. Mr Whitty explained that although it is possible to look at the species of tree that could be grown the life expectancy of trees is unknown. Mr Mew then confirmed that the proposal is for three dwellings as detailed on the plan. Mr Whitty explained that requiring maintenance of hedgerow for highway visibility is reasonable whereas maintaining a minimum edge of hedge height is not.

Members voted on the officer recommendation which was not carried.

Rev Bowden proposed refusal due to overdevelopment. Mr McAra proposed refusal on the grounds of 6.1 of the report. Mr Oakley seconded the proposal.

Mr Whitty responded and commented on the proposal suggesting that from member debate the refusal would be based on overdevelopment, form, mass, bulk, intensity, erosion of character of the area all contrary to Policy 33, insufficient information and the requirement for a bat survey.

Mr McAra confirmed he was happy to amend his proposal in line with Mr Whitty's comments. Mr Oakley confirmed that he still seconded. Rev Bowden withdrew his proposal.

In a vote members agreed the proposal.

Refuse (Contrary to officer recommendation).

68 **CC/19/02819/REM - Land On The West Side Of Broyle Road, Chichester**

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

The Committee received the following speakers:

- Ian Sumnall – Objector
- Philip Maber – Objector
- Mr Record – Chichester Cycle Forum – Objector
- Laura Humphries – Applicant – written statement read on behalf of

Miss Bell and Mr Shaw then responded to members comments and questions. Mr Shaw explained that from a road management perspective the proposed vehicle movement and speed limit would enable a cycle friendly street design. He clarified the emergency vehicle access. He explained that the orientation of the street is where it is required to be within the application. He confirmed that the main central road of the site would be 5.5 metres in width alongside off street parking. Miss Bell agreed to discuss the matter of hedgehog homes with the Wildlife Officer.

In a vote members agreed the recommendation.

Recommendation to **Permit** agreed.

Members took a short break.

69 **SI/19/01193/FUL - Units 1 To 7, Purchase Far, Easton Lane, Sidlesham**

This item was withdrawn from the agenda.

70 **SI/19/02876/FUL - Land Adjacent To Melita Nursery, Chalk Lane, Sidlesham**

Mr Power presented the item to members. He explained that mitigation details had been received.

The Committee received the following speakers. The Chairman explained that more objectors had been allowed to speak as all speakers were being combined for this item and the next item.

- Tricia Tull – Sidlesham Parish Council
- Terry Franks – Objector – written statement read on behalf of
- Claire Risby – Objector – written statement read on behalf of
- Mark Gordon – Objector – written statement read on behalf of
- Mrs Yeates – Objector
- Angus Murdoch - Agent

Mr Power responded to members comments and questions. He explained that with regard to sustainability concerns members should be minded of Local Plan Policy 36 and the uncertainty of whether the council can produce its five year supply of pitches. He confirmed that ancillary buildings are not proposed on this occasion. He also confirmed that there was no enforcement on the application site. He explained that it would be unreasonable for the council to condition the water consumption of the caravan/s on site. He clarified that approximately 15 pitches across the district that had planning permission are unused. With regards to drainage the Drainage Officer considers soakaways would control drainage on the site. In addition the hardstanding is intended to be porous. He explained that additional bins would be stored in the current bin storage area.

Mr Whitty then referred to some members concerns regarding human rights. He explained that the rights of all those involved should be considered in a proportionate way.

Mr Briscoe proposed refusal due to the impact on the character of Chalk Lane, the dominance on the immediate locality and sustainability. Mr Oakley seconded the proposal.

In a vote members approved the proposal.

Refuse (Contrary to officer recommendation).

71 SI/19/03112/FUL - Melita Nursery, Chalk Lane, Sidlesham

Mr Power presented the item to members.

Further to the debate on the previous item Mr Briscoe proposed refusal due to surface water concerns. Mr Whitty explained that the site was not on a flood plain. Rev Bowden then seconded the proposal with the addition of concerns regarding an unacceptable impact to the local area. Mr Oakley confirmed that he would also be willing to second the proposal with the addition of drainage concerns and noise generation. Mr Whitty confirmed that if the item were refused officers would be required to take formal action relating to the site. He explained that if members were to refuse the debate had indicated that the reasons would be due to the intensification of Chalk Lane, dominance on the immediate vicinity and the site being unsustainable.

In a vote members approved the proposal inclusive of Mr Whitty's summary.

Refuse (Contrary to officer recommendation).

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

Members agreed to note the item.

73 South Downs National Park Schedule of Planning Appeals, Court and Policy

Matters

Members agreed to note the item.

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

There were no late items.

75 **Exclusion of the Press and Public**

There were no part II items.

The meeting ended at 4.31 pm

CHAIRMAN

Date: