



Minutes of the meeting of the **Planning Committee** held in Committee Rooms - East Pallant House on Wednesday 16 January 2019 at 9.30 am

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

Members not present: Mr G Barrett, Mr M Dunn and Mrs J Tassell

In attendance by invitation:

Officers present: Mrs S Archer (Enforcement Manager), Mr A Frost (Director of Planning and Environment), Miss N Golding (Principal Solicitor), Miss K Davis (Democratic Services Officer), Mr J Saunders (Development Manager (National Park)), Mrs F Stevens (Development Manager (Applications)) and Mr T Whitty (Divisional Manager for Development Management)

263 **Chairman's Announcements**

The Chairman welcomed everyone to the meeting and drew attention to the emergency evacuation procedure.

Apologies were received from Mr Barrett, Mr Dunn and Mrs Tassell.

264 **Approval of Minutes**

RESOLVED

That the minutes of the meeting held on 19 December 2018 be approved and signed by the Chairman as a correct record.

265 **Urgent Items**

There were no urgent items.

266 **Declarations of Interests**

Mrs Duncton declared a personal interest in planning applications CC/18/02818/FUL, WI/18/02187/FUL, SDNP/18/02930/FUL and SDNP/18/03743/FUL as a member of West Sussex County Council.

Mr Hixson declared a personal interest in planning application CC/18/02818/FUL as a member of Chichester City Council.

Mrs Kilby declared a personal interest in planning applications CC/18/02818/FUL as a member of Chichester City Council.

Mr Oakley declared a personal interest in planning applications CC/18/02818/FUL, WI/18/02187/FUL, SDNP/18/02930/FUL and SDNP/18/03743/FUL as a member of West Sussex County Council.

Mr Plowman declared a personal interest in planning application CC/18/02818/FUL as a member of Chichester City Council.

Mrs Purnell declared a personal interest in planning applications CC/18/02818/FUL, WI/18/02187/FUL, SDNP/18/02930/FUL and SDNP/18/03743/FUL as a member of West Sussex County Council.

Mrs Taylor, observing the meeting, declared a prejudicial interest in planning application WI/18/02187/FUL as a Trustee of Itchenor Memorial Hall.

Planning Applications

The Committee considered the planning applications together with an agenda update sheet and supplementary agenda update sheet at the meeting detailing the 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 screens.

RESOLVED

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

267 CC-18-02818-FUL - 22 Peacock Close, Chichester

Additional information was reported on the agenda update sheet relating to additional consultation comments received from Natural England, WSCC Parking Manager, Chichester District Council Housing Service, and two additional third party comments and officer comment advising that the recommendation remained permit.

The following members of the public addressed the Committee:

- Mr H Marshall – Objector
- Mr T Tavinor – Objector
- Mrs K Day – Applicant

During the discussion members noted the general concern raised by the objectors who had commented on parking issues in the area. However, they noted the

consultee response from the WSCC Parking Manager that whilst he was aware of parking issues in the surrounding area he was not aware of any particular parking issues in this residential street and proposals were currently being designed for a parking scheme to cover this area.

Officers responded to members' questions and comments. Mrs Stevens advised that it would be possible to add an additional condition to restrict the number of people that could reside at the dwelling to a maximum of seven.

With regard to the concerns Mrs Stevens advised the proposal would not result in a change to the character of the area, the dwelling had already changed to a House in Multiple Occupation (HMO) and the occupation of one additional room would not change that. The proposal did not intend to change the landscaping to the frontage.

Mr Whitty advised that officers had observed parking in the street during the evening when spaces were observed. In a city location 3 parking spaces were acceptable. The applicant had advised that under their current parking arrangements four cars could be accommodated on the driveway.

A vote on the officer recommendation to permit the application was not carried.

A proposal to refuse the application on the grounds that the proposed change of use to a 7 bedroom house in multiple occupation would have an adverse impact on the character of the area through intensification of the use of the building was carried.

Refuse for the following reason:

The proposed change of use to a 7 bedroom HMO would result in the unacceptable intensification of the use of the site and the introduction of a sui generis HMO property into a residential street, which would adversely impact on the character of the property, the street scene and the locality/surrounding area. This is contrary to Local Plan Policy 33 of the Chichester Local Plan: Key Policies 2014-2029, and the principles of the NPPF; specifically paragraph 127, section 12.

(Note: this decision was contrary to the officer recommendation)

268 WI/18/02187/FUL - Itchenor Memorial Hall, Itchenor Road, Itchenor

Mr Hixson left the meeting at this point and did not return.

The following members of the public addressed the Committee:

- Mr A Spencer – Parish representative
- Mr P Mcdanell – Objector
- Mrs S Bailey – Objector
- Mr P Green – Supporter
- Captain J Talbot – Supporter
- Reverend Swindells - Supporter
- Mr P Montyn – WSCC member

During the discussion members indicated their support for the proposed extension to the existing Memorial Hall but expressed differing views in respect of the proposal to

change for change of use of the adjoining land and alterations to form new car park to the northwest of the hall, which would result in the loss of grade 2 agricultural land. However, the majority of members considered that the proposal to relocate the proposed car park to a countryside location adjoining the Memorial Hall site was acceptable as they felt that the area of agricultural land to be lost was not a significant part of the overall field.

Mr Whitty responded to members' questions and comments. He advised that with regard to the officer recommendation to refuse permission and the principle of intrusion into the open countryside and the loss of agricultural land the proposal would result in an adverse landscape impact. With regard to need for a new car park, he advised that officers considered that the current car park could be redesigned on the existing site and managed in a safe manner to meet the applicant's needs.

Mr Frost advised the Committee of the importance of all members taking into account all relevant local and national planning policies and the significance of the Committee making a decision to permit the proposal in an Area of Outstanding Natural Beauty.

A vote following a proposal to permit the application was carried.

Permit with appropriate conditions to include time limits, approved plans, development to be carried out in accordance with submitted ecological survey, drainage scheme to be agreed, extent of culverting to be agreed, materials, landscaping, boundary treatments, porous surfaces, provision and retention of high vehicle barrier, provision of cycle parking, public right of way, external lighting scheme, plus informatives concerning the use of the hall and grounds as a community hall only and the other consents required in respect of works to watercourses and the public right of way.

(Note: this decision was contrary to the officer recommendation)

Mr Elliott and Mr Oakley left the meeting at this point and did not return.

269 **WW/18/01686/DOM - The Old Nursery Chapel Lane West Wittering**

The following members of public addressed the Committee:

- Mr K Martin – Parish Representative
- Mr W Ellsworth-Jones – Objector
- Mrs K Simmons - Agent

Recommendation to **Permit** agreed.

270 **SDNP/18/02930/FUL - Lucking Bros Limited North Street Petworth**

Additional information was reported on the agenda update sheet relating to amended applicant details and amendment to condition 3.

The following members of public addressed the Committee:

- Mrs P Thorman – Objector
- Mr G Rose – Objector
- Mr D Thompson – Supporter
- Mr M Scutt – Supporter
- Mrs L Jackson - Agent

The majority of members were satisfied with the proposal having heard the view of Mr Downham that provided the required noise mitigation measures were implemented, this would result in acceptable noise levels being achieved.

Recommendation to **Permit** with amended condition 3 agreed.

271 **SDNP/18/03743/FUL - March House Oaklands Lane West Lavington**

Additional information was reported on the agenda update sheet relating to amended description and amended conditions 1-5.

The following members of public addressed the Committee:

- Mr A Jones – Parish Representative
- Mrs L Ormerod - Applicant

Mr Whitty reported further proposed amendments to conditions as follows: Condition 1 would clarify that it was the use of the building that was being permitted and not the building itself. Condition 1 would be amended to reflect that the building could also be used incidental to the dwelling the, as currently use class D2 sought to restrict the use as a pilates studio only. Condition 5 would be amended to include a requirement for the provision of visibility splays to the West within three months following the approval of planning permission.

Recommendation to **Permit** with amended conditions 1-5 agreed.

272 **Schedule of Outstanding Contraventions**

The Committee considered and noted the schedule of outstanding contraventions circulated with the agenda, which was presented by Mrs Archer.

Mrs Archer updated members on the latest position and referred to the additional information reported on the agenda update sheet relating to the statistics, performance indicators and notices served as at 31 December 2018.

With regard to the Enforcement Team's staffing levels, the vacant Principal Planning Officer post had been filled by Tara Lang.

273 **Schedule of Planning Appeals, Court and Policy Matters (CDC)**

The Committee considered and noted the schedule of planning appeals, court and policy matters (CDC) that had been circulated with the agenda.

Additional information was reported on the agenda update sheet relating to an update in respect of the appeal decision for 17/00929/FUL Brick Bat Farm, Moutheys Lane, Funtington.

274 Schedule of Planning Appeals, Court and Policy Matters (SDNPA)

The Committee considered and noted the schedule of planning appeals, court and policy matters (SDNPA) that had been circulated with the agenda.

The meeting ended at 4.15pm

CHAIRMAN

Date: