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Minutes of the meeting of the **Planning Committee** held in Chichester College, Westgate Fields, Chichester on Wednesday 26 April 2023 at 9.30 am

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

**Members not present:** Mrs J Fowler and Mrs D Johnson

**In attendance by invitation:**

**Officers present all items:** Miss J Bell (Development Manager (Majors and Business)), Ms J Prichard (Senior Planning Officer), Mrs F Stevens (Divisional Manger for Planning), Mr C Thomas (Senior Planning Officer), Mrs S Peyman (Divisional Manager for Culture), Mr N Bennett (Divisional Manager for Democratic Services) and Mrs F Baker (Democratic Services Officer)

## 93 **Chairman's Announcements**

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

Apologies were received from Cllrs Fowler and Johnson

## 94 **Approval of Minutes - TO FOLLOW**

Cllr Oakley proposed the following amendment;

- Minute 89, paragraph 7, line 2; the word '*inspector*' be replaced with the word '*Inspectorate*'

Following a vote, the minutes of the meeting held on Wednesday 5 April 2023, including Cllr Oakley's amendment were agreed as a true and accurate record.

## 95 **Urgent Items**

The Chairman informed the Committee that Agenda Item 5 had been withdrawn from this agenda as not all relevant notifications had been sent out. The item would be considered at a future Committee meeting.

There were no urgent items.

96 **Declarations of Interests**

Mr Oakley declared a personal interest in;

- Agenda Item 5 – SB/22/00406/FUL – as a member of West Sussex County Council
- Agenda Item 6 – CC/22/02684/REM – as a member of West Sussex County Council
- Agenda Item 7 – BI/22/03067/FUL – as a member of West Sussex County Council

Mrs Sharp declared a personal interest in;

- Agenda Item 5 – SB/22/00406/FUL – as a member of West Sussex County Council
- Agenda Item 6 – CC/22/02684/REM – as a member of West Sussex County Council & Chichester City Council
- Agenda Item 7 – BI/22/03067/FUL – as a member of West Sussex County Council

97 **SB/22/00406/FUL - Land Adjacent to Plot 8 Priors Leaze Lane Hambrook Chidham West Sussex**

As announced by the Chairman, the item was withdrawn and would be considered at a later date.

98 **CC/22/02684/REM - Havenstoke Park Blomfield Drive Graylingwell Park Chichester PO19 6DA**

Mrs Prichard presented the report, she drew the Committee's attention to the agenda update sheet which included an updated consultation response from West Sussex County Council Highways (WSCC) following receipt of the revised plans to include tactile paving confirming they have no objection.

Mrs Prichard explained the application was a reserved matters application for a temporary car park at Havenstoke Park, which when delivered would satisfy a number of conditions which formed part of the outline permission for Graylingwell development.

Mrs Prichard outlined the site location and highlighted its proximity to the Scheduled Ancient Monument; she explained that the site was within the Graylingwell Conservation area and Grade II Listed Park and Garden.

For context, the Committee were shown a plan of where the sports pitches would be located within the park, Mrs Prichard reminded the Committee that these did not form part of the application being considered.

The application proposed 40 temporary parking spaces within the northwest corner of Havenstoke Park. Mrs Prichard highlighted where the tactile paving would be installed. She explained the car park would be laid in a honeycomb plastic surfacing with pre-grown grass and white studs marking out the spaces and boundary. Wooden bollards would be installed around the car park to prevent access onto the wider park, with wildflower planting proposed around the boundary. Access to the car park would be secured by the installation of removable bollards.

Mrs Prichard highlighted the trees within the tree protection plan and informed the Committee that excavation with the root protection areas would be completed by manual excavation to prevent causing any harm being caused.

Representations were received from;

Mrs Chris Grant – Objector  
Mr Alan Bradbury – Objector  
Mrs Claire Wilson - Objector  
Mr John Foddy – Agent  
Cllr Richard Plowman – CDC Ward Member

At the Chairmans discretion Mrs Kathy Sykes, Vice Chairman of the Graylingwell Park Residents Association.

Officers responded to comments and questions as follows;

Regarding the need for the sports pitches; Mrs Peyman confirmed there was a need for the sports pitches. The need was originally identified in 2009 as a result of the additional development at Graylingwell Park. The need was reviewed following the pandemic and the pitches are still very much required.

Mrs Prichard reminded the Committee that the pitches did not form part of the application being considered.

In response to concerns regarding ecological impact; Mrs Prichard informed the Committee that Condition 37 of the Outline permission required the applicant to submit an updated bat and reptile study before any works commenced. She confirmed that this had been submitted and approved. Condition 6 of the report was also included to protect against any ecological damage.

On the matter of a bund to secure the site; Mrs Prichard informed the Committee that this had been considered, however following consultation with Historic England who were concerned that it was an unnecessary change to the landscape, it was dismissed in favour of wooden bollards.

With regards to how often the car park would be used; Mrs Prichard was unaware but explained it would be used in accordance with CCDT business plan.

Ms Bell explained the car park was a requirement of Condition 4 in the Graylingwell Development outline planning permission.

With regards to including a condition that pre grown grass is included; Mrs Prichard agreed this could be included and specified within Condition 8.

Mrs Prichard agreed an additional condition could be included which restricted the use of the car park to sporting and community events within the Graylingwell Development. In addition, Ms Bell suggested that as part of the Condition CCDT would be required to submit a pre agreed calendar of events for the Havenstoke Park development.

With regards to Condition 5; Mrs Prichard agreed the wording of the condition could be amended to ensure that the management of the landscaping is maintained in perpetuity. Wording could also be included to ensure that the wooden bollards are correctly maintained and replaced when necessary.

In response to concerns regarding the loss of hedgerow; Mrs Prichard informed the Committee that the Ecology Officer had reviewed the plans and raised no objection

In response to concerns regarding the footfall that would cross the Scheduled Ancient Monument; Mrs Prichard drew the Committee's attention to Condition 5 which required the developer to submit a scheme setting out how they would manage and direct footfall from the car park to the sports pitches in order to prevent any damage to the Scheduled Ancient Monument.

Following a vote, the Committee supported the report recommendation to **permit, including the following conditions and amendments;**

- A new condition to manage the use of the car park
- Condition 8 amended to specify the inclusion of 'pre grown grass'
- Condition 5 amended to ensure the timber posts are maintained in perpetuity, and the maintenance of trees, shrubs, and wildflower planting.

Resolved, **Permit**, subject to the conditions and informatives set out in the report.

*\*Members took a ten-minute break*

## 99 **BI/22/03067/FUL - Strathmore Main Road Birdham West Sussex PO20 7HU**

Mr Thomas presented the report, he drew the Committee's attention to the agenda update sheet which included an additional representation from Birdham Parish Council.

He explained the application was a Section 73 application which sought retrospective permission for variations to the original application including; the addition of a window and rooflight on the south elevation, apex glazing on the east and west elevations and an increase in size of the dormer window on the west elevation.

Mr Thomas showed the Committee various photos of the site and explained highlighted the alterations.

Representations were received from;  
Cllr Elizabeth Hamilton - Birdham Parish Council (statement read by Mrs Fiona Baker)  
Mrs Phoebe Hilton – Objector

Officers responded to comments and questions as follows;

With regards to an increase in light from the sky light; Mr Thomas acknowledged concern, however, there was not a significant increase in the amount omitted to reasonably request the installation of a blackout blind.

Mr Thomas confirmed the additional window on the south elevation was 1.8m above floor level.

Responding to concerns regarding the additional window; Mrs Stevens advised the Committee to consider the scale of the window and the overall impact it would have, given that the site was in an already well-lit area at night. In officer opinion the impact from the window did not cause a significant increase in light or noise and therefore it would be unreasonable to request the applicant replace the window with obscure glazing and prevent it from opening.

Cllr Brisbane proposed an additional condition requiring the applicant to install obscure glazing in the window on the south elevation and ensure it remained fixed shut.

Cllr Oakley seconded the proposal

Following a vote, the Committee supported the additional condition.

The Committee then voted on the report recommendation, with the inclusion of the additional condition.

Following a vote, the Committee supported the report recommendation to **defer for S106 the permit.**

Resolved, **Defer for S106 then permit**, subject to the conditions and informatives set out on the report, and the additional condition as agreed by the Committee.

On the matter of 20/03320/OUTEIA & 20/03321/OUTEIA (page 75) Mrs Stevens confirmed that officers would be supported by a barrister at the Public Enquiry.

The Committee agreed to note the item.

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

The Committee agreed to note the item.

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

There were no late items.

103 **Exclusion of the Press and Public**

There were no part two items

104 **Agenda Update Sheet 26.04.2023**

The meeting ended at 12.09 pm

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CHAIRMAN

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Date: