

# Public Document Pack

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1 March 2021

## Planning and Rights of Way Committee

A meeting of the committee will be held at **10.30 am on Tuesday, 2 March 2021 at Virtual meeting with restricted public access.**

Tony Kershaw  
Director of Law and Assurance

**The meeting will be available to view live via the Internet at this address:**

<http://www.westsussex.public-i.tv/core/portal/home>

### Agenda

#### 12. **Agenda Update Sheet** (Pages 3 - 8)

Report by Head of Planning Services.

To consider updates to matters to be considered by the Committee, as follows:

- i) An amendment to the minutes of the previous meeting of the Committee held on 2 February 2021.
- ii) Updates to the report for a planning application to be determined:  
Agenda Item 4 – planning application no. WSCC/045/20.

### To all members of the Planning and Rights of Way Committee

#### Webcasting

Please note: this meeting may be filmed for live or subsequent broadcast via the County Council's website on the internet - at the start of the meeting the Chairman will confirm if all or part of the meeting is to be filmed. The images and sound recording may be used for training purposes by the Council.

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## Planning and Rights of Way Committee, 2 March 2021 - Agenda Update Sheet:

Report by Head of Planning Services

Agenda Item No.	Page Number	Paragraph	Update	Source/Reason
2	6	5.	<p>Addition under the heading '<b>Planning Application – Regulation 3</b>' of the following sub-heading:</p> <p><b>WSSC/049/20 - Erection of Horsham Fire Station and Training Centre, including training buildings, ancillary building, car parking, landscaping, access and emergency access onto A24. Land at Highwood Village, East of A24, Horsham, RH12 1GF.</b></p>	Missing text. Clarification of application number, details and address to which minutes 5.1 to 5.11 of the meeting of Planning Committee of 2 February 2021 refer.
4	51	Condition 2	<p><u>2. The on-site works associated with the Removal of Fluids (Phase 1) hereby approved shall cease with a period of one month from the date of commencement of development. The Pad Membrane Works (Phase 2) hereby approved, shall commence within 3 months of the completion of the on-site works under Phase 1 and shall cease within a period of 2 months. The Extended Well Test (Phase 3) hereby approved shall be completed and cease within a period of twelve months from the cessation of Phase 2.</u></p>	To ensure development is removed from site as detailed in the application submission
4	51	Condition 3	<p>3. Prior written notification of the date of commencement of each phase of works (removal of fluids, pad membrane works and the extended</p>	For consistency in language

Agenda Item No.	Page Number	Paragraph	Update	Source/Reason
			<p>well test) hereby approved shall be sent to the Minerals Planning Authority not less than seven days and no more than 14 days before commencement of each <del>Stage 1 Activity</del> <u>Phase of operation</u>.</p>	
4	51	Condition 5	<p>5. The proposed development shall not take place other than in accordance with the approved drawings and documents:</p> <ul style="list-style-type: none"> <li>• Figure 1: Site Location Plan (Rev 01);</li> <li>• Figure 2: Existing Site Plan (Rev 01);</li> <li>• Proposed Site Plan (dwg HSF-BALCOMESL-01);</li> <li>• Proposed Site Plan (dwg HSF-BALCOMESL-02);</li> <li>• Figure 4a: Proposed Elevation – View from North West (Rev 03);</li> <li>• Retention Plan (dwg 32414-RSK-XX-XX-DR-L-1000; and</li> <li>• Restoration Planting Plan (dwg 32414/01/01 Rev-01)</li> </ul>	Drainage Plans now included

Agenda Item No.	Page Number	Paragraph	Update	Source/Reason
			<ul style="list-style-type: none"> <li>• <u>Proposed Wellsite Platform Construction Details (DWGg No. ZG-AE-BAL-EWT-HDPE-02)</u></li> <li>• <u>Sections through Proposed Wellsite Platform (DWGg No. ZG-AE-BAL-EWT-HDPE-03)</u></li> <li>• <u>Proposed Section Details (DWGg No. ZG-AE-BAL-EWT-HDPE-04)</u></li> </ul> <p>save as varied by the conditions hereafter. For the avoidance of doubt, high pressure hydraulic fracturing shall not be undertaken as part of this development.</p>	
4	53	Condition 7	<p>7. Development shall not begin until a Lighting Strategy, assessed by a suitably-qualified ecologist, has been submitted to and approved in writing by the Minerals Planning Authority. The Lighting Strategy shall <del>include</del> <u>provide details as appropriate but not necessarily be restricted to the following matters:</u></p> <ul style="list-style-type: none"> <li>a) Re-assessment by suitably-qualified ecological consultant of the impact of the site’s lighting regime on the surrounding vegetation at night within 7 days of its installation;</li> </ul>	To allow the Mineral Planning Authority discretion to identify any further matters which need to be addressed

Agenda Item No.	Page Number	Paragraph	Update	Source/Reason
			<p>b) Measures for immediate remedial action should the assessment carried out at (a) indicate that light spill exceeds 1 lux; and</p> <p>c) Within 14 days of the installation of site lighting, submission to the Minerals Planning Authority of a report detailing the impact of the lighting on the surrounding vegetation. The report shall detail lighting measurements (carried out in accordance with (a)), remediation undertaken and its impact, and the type and timescale of further remediation which may be required to ensure light spill onto adjacent vegetation is less than 1 lux.</p> <p>The approved Lighting Strategy shall thereafter be implemented in full.</p>	
4	54	Condition 12	<p>12. Prior to the commencement of development, the applicant shall submit to, and have approved in writing by the Minerals Planning Authority a Noise Management Plan. The Plan shall identify <u>and provide details as appropriate but not necessarily be restricted to the following matters:</u></p> <ul style="list-style-type: none"> <li>• Details of initial noise tests for each item of noise-emitting plant on site to</li> </ul>	To allow the Mineral Planning Authority discretion to identify any further matters which need to be addressed

Agenda Item No.	Page Number	Paragraph	Update	Source/Reason
			<p>establish whether noise emissions are compliant with condition 10;</p> <ul style="list-style-type: none"> <li>• If not compliant, details of what mitigation would be introduced and timescales for implementation;</li> <li>• Details of instantaneous mitigation methods for each item of noise-emitting equipment (e.g. throttling back gas flow for the flare, stopping works where safe to do so) and any longer term mitigation;</li> <li>• Detail of continuous monitoring procedure to monitor noise limits;</li> <li>• Procedures for addressing any complaints received.</li> </ul> <p>Once approved, the Noise Management Plan shall be implemented in full throughout the course of the development.</p>	

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