

Planning Committee

5 February 2019 – At a meeting of the Planning Committee held at 10.30 am at County Hall, Chichester.

Present: Mr Crow (Chairman)

Mrs Kitchen, Lt. Cdr. Atkins, Mr Barrett-Miles, Lt. Col. Barton, Mrs Duncton, Mr Jupp, Ms Lord, Mr S. J. Oakley, Mr Patel, Mr Quinn and Mrs Russell

Apologies were received from Mr Wickremaratchi

Also in attendance: Mr Catchpole

Part I

83. Declarations of Interest

83.1 In accordance with the County Council's Code of Conduct, the following interests were declared:

- MS Lord declared a personal and prejudicial interest in planning application WSCC/045/18/HA because a family member will be attending the school from September 2019, and because she has previously spoken with the Head Teacher about the proposals.
- Mr Barrett-Miles declared a personal interest in planning application WSCC/045/18/HA because a family member attends the school.

84. Minutes of the last meeting of the Committee

84.1 That the minutes of the meeting of the Committee held on 6 November 2018 be agreed as a correct record.

85. Urgent Matters

85.1 There were no urgent matters.

86. Part II Matters

86.1 Resolved – that no Part II matters should be brought into Part I of the meeting.

87. Planning Application: Regulation 3

WSCC/045/18/HA Outdoor Performance Area. Downlands School, Dale Avenue, Hassocks, West Sussex, BN6 8LP

87.1 Ms Lord stepped down from the Committee for the duration of the meeting in order to attend and speak as the local member.

87.2 The Committee considered a report by the Head of Planning Services, as amended by the agenda update sheet (copy appended to the signed copy of the minutes). The report was introduced by James Neave, Principal Planner, who gave a presentation on the proposals, details of the consultation and key issues in respect of the application.

87.3 Mr Mark Wignall, Head Teacher, Downlands School spoke in support of the application. Creative and performing arts are important to children's development and provide numerous skills crucial to the workforce. Due to budget cuts many schools have reduced investment in this area and GCSE entries in these subjects have fallen substantially. Downlands School has already invested in music and dance and the outdoors performance area will add to this. It will be used as an all-weather social area, a new creative classroom and for performances and events in the evening. Ofsted has said "the school makes an exemplary contribution to the community" and this facility will be offered for community use. The Parish Council are supporting the project with a £10,000 grant. Residents and community groups support the proposals. There is ample on-site parking for events. Traffic movements for evening events will be lower than for school events. The nearest properties are over 150 metres away and have no line of sight. The amphitheatre will not have amplified sound. The school will do its best to maintain the old oak tree.

87.4 Ms Kirsty Lord, Member for Hassocks and Burgess Hill South spoke on the application. Downlands is an 'outstanding' school, well regarded in the local community and it takes its community remit seriously. It also takes its commitment to the arts seriously, providing new music and dance facilities. The outdoor performance area will serve a dual purpose: it can be used to deliver lessons and performances, and will also provide a social space and dining area. It will deliver a space for the growing community. The dance studio is already used by community groups. Sports facilities are already used in the evenings and at weekends on a similar timetable. Concerns about noise and light can be dealt with through the conditions proposed. The site is shielded from housing. There will be no loss of outdoor space. The Council should support schools to provide arts provision.

87.5 During the debate the Committee raised the points below and clarification was provided by the Planning Officers, where applicable:

Benefits to the school

Point raised – the proposal would provide a wonderful facility for the school and community.

Response – none required.

Siting, design and impact on trees.

Points raised – What would the impact be on the roots of the established oak tree? The Chairman clarified that the the Head Teacher has stated that the school is committed to doing its best to maintain the oak tree.

Response – The WSCC Arboriculturist objected because the proposal would result in a significant incursion into the root protection area

and this has already been compromised by other development. Owing to the poor quality of the tree survey submitted, the potential impacts upon the tree are somewhat unclear. Condition 6 – requires that an Arboricultural Method Statement must be submitted and approved before any works take place. On balance, the relocation of immature oaks and new planting would to some degree offset any negative impact on the established oak tree.

Lighting in relation to South Downs National Park

Point raised – The South Downs National Park Authority would wish to ensure that there is minimal impact from lighting on the area of the Park.

Response – Condition 5 would control the detail of any permanent lighting. Temporary lighting used for performances would be directed inwards and downwards to minimise light spill and would only be used during approved hours of use.

Consistency of hours of use with Hassocks Sports Centre

Points raised – Are the evening and weekend hours of use consistent with Hassocks Sports Centre?

Response – Condition 3 allows eight evening events at the school per calendar month, between 18:00 and 21:00 with no use on Sundays or Bank Holidays. The sport centre is open until 21:00 Monday to Saturday, and until 22:00 3 days per week and until 19:00 on Sunday. The floodlit pitch can operate until 21:00 Monday to Saturday and to 19:00 on Sundays and Bank Holiday, and the lighting must be switched off after 19.30 on Saturdays and not used at all on Sundays.

87.6 The substantive recommendation was proposed by Mr Patel and seconded by Ltd Cdr, Atkins and was put to the Committee and approved unanimously.

87.7 Resolved – That planning permission be granted subject to conditions and informatives set out in Appendix 1 of the report, as agreed by the Committee.

88. Urgent Action

Authorisation for Chichester District Council to determine part of Planning Application (SDNP/18/04918/FUL) on behalf of West Sussex County Council.

88.1 The Committee noted that Mr S. Oakley advised there are questions over achieving the delivery and quality of the relocated football pitch.

88.2 Resolved – the committee noted the Urgent Action decision published on 30 November 2018.

89. Update on Mineral, Waste and Regulation 3 Planning Applications

89.1 The Committee received and noted a report by the Head of Planning Services on applications awaiting determination (copy appended to the

signed minutes) detailing the schedule of County Matter applications and the schedule of applications submitted under the Town and Country Planning General Regulations 1992 – Regulation 3.

90. Report of Delegated Action

90.1 The Committee received and noted a report by the Head of Planning Services (copy appended to the signed minutes) applications approved subject to conditions under the Town and Country Planning Act 1990 and Regulation 3 of the Town and Country Planning General Regulations 1992 since the Planning Committee meeting on 6 November 2018.

91. Date of Next Meeting

91.1 The following scheduled meeting of Planning Committee will be on Tuesday, 26 February 2019 at 10.30 a.m. at County Hall, Chichester.

92. Exclusion of Press and Public

92.1 Resolved – That under Section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on the grounds that it contains information in respect of which a claim to legal professional privilege could be maintained in legal proceedings as defined in Part I of Schedule 12A of the Act by virtue of the paragraph specified under the item, and in all the circumstances of the case, the public interest in maintaining the exemption of that information outweighs the public interest in disclosing the information.

92.2 The Committee continued its discussions in Part II, for which a Part II summary is available, below. The Part II discussion took place from 11.03 a.m. to 12.54 p.m.

93. Planning Appeal

Appeal against Refusal of Application for a Recycling, Recovery and Renewable Energy Facility and Ancillary Infrastructure at the Former Wealden Brickworks, Langhurstwood Road, Horsham, West Sussex, RH12 4QD (ref. WSCC/015/18/NH)

The Committee agreed that the County Council will defend the refusal of planning permission for the reason of impacts on Landscape and Visual Amenity. The Committee agreed that the County Council will not actively defend the remaining reasons put forward for refusal.

94. Planning Appeal

Appeal against Removal of condition 10 of planning permission WSCC/33/17/WK requiring establishment of local liaison group. Unit 29, Firland Park Industrial Estate, Henfield Road, Albourne, Hassocks, BN6 9JJ (ref: WSCC/016/18/NH)

(Exempt – paragraph 5, Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings)

The Committee noted a verbal report by the County Planning Team Manager regarding an appeal to the Council against a Planning Decision.

The meeting ended at 12.54 pm

Chairman