

# Public Document Pack

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28 January 2019

## Planning Committee

A meeting of the committee will be held at **10.30 am** on **Tuesday, 5 February 2019** at **County Hall, Chichester**.

Tony Kershaw  
Director of Law and Assurance

### Agenda

#### PART I

1. **Declarations of Interest**

Members and officers must declare any pecuniary or personal interest in any business on the agenda. They should also make declarations at any stage such as an interest becomes apparent during the meeting. Consideration should be given to leaving the meeting if the nature of the interest warrants it. If in doubt please contact Democratic Services before the meeting.

2. **Minutes of the last meeting of the Committee** (Pages 5 - 12)

The Committee is asked to agree the minutes of the meeting held on 6 November 2018 (cream paper).

3. **Urgent Matters**

Items not on the agenda which the Chairman of the meeting is of the opinion should be considered as a matter of urgency by reason of special circumstances.

4. **Part II Matters**

Members are asked to indicate at this stage if they wish the meeting to consider bringing into Part I any items of the Part II agenda.

5. **Planning Application: Regulation 3** (Pages 13 - 40)

Report by Head of Planning Services.

To consider and determine the following application:

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

6. **Urgent Action** (Pages 41 - 48)

Report by Executive Director Economy and Infrastructure and Environment.

To note the Urgent Action decision, published on 30 November 2018:

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

7. **Update on Mineral, Waste and Regulation 3 Planning Applications**  
(Pages 49 - 52)

Report by Strategic Planning, County Planning Manager.

To note the schedule of County Matter applications and the schedule of applications submitted under the Town and Country Planning General Regulations 1992 – Regulation 3.

8. **Report of Delegated Action** (Pages 53 - 54)

Report by Strategic Planning, County Planning Manager.

To note the report of 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.

9. **Date of Next Meeting**

The next meeting of the Planning Committee will be held at 10.30 a.m. on Tuesday, 26 February 2019.

## **PART II**

10. **Exclusion of Press and Public**

The Committee is asked to consider in respect of the following item whether the public, including the press, should be excluded from the meeting on the grounds of exemption under Part I Schedule 12A of the Local Government Act 1972, as indicated below, and because, in all the circumstances of the case, the public interest in maintaining the exemption of that information outweighs the public interest in disclosing it.

Exempt paragraph5: Information in respect of a claim to legal professional privilege could be maintained in legal proceedings.

11. **Planning Appeal** (Pages 55 - 78)

Report by Director of Law and Assurance **(for members of the Committee only)**.

To consider and determine matters regarding a planning appeal.

Exempt: Paragraph 5: Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

12. **Planning Appeal**

To note a verbal update on a Planning Appeal.

**To all members of the Planning Committee**





## **Planning Committee**

6 November 2018 – 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, Mr Wickremaratchi and Mr McDonald

### **Part I**

#### **75. Declarations of Interest**

75.1 In accordance with the County Council's Code of Conduct, the following interest was declared:

- Lt. Col. Barton, member for Sompting and North Lancing, declared a personal and prejudicial interest in application WSCC/030/18/SW as the vice-chairman of Adur District Council.

#### **76. Minutes of the last meeting of the Committee**

76.1 Resolved – that the minutes of the meeting of the Committee held on 11 September 2018 are agreed as a correct record subject to the following amendments:

- Page 3, minute 64, first bullet point to be amended to, 'Mr Crow, Chairman declared ...'
- Page 14, minute 70.2, end of line 2 to be amended to, '... but the tall lighting columns to the car park ...'

#### **77. Urgent Matters**

77.1 There were no urgent matters.

#### **78. Planning Applications: Waste**

**WSCC/027/18/F Proposed New Access Road. New Circular Technology Park (former Ford Blockworks), Ford Airfield Industrial Estate, Ford, Arundel, West Sussex, BN18 0HY**

78.1 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.

78.2 Councillor Colin Humphris, Clymping Parish Council, spoke in objection to the application. The objections included: the effect of increased HGV numbers on Church Lane on historic buildings, increased

risks to pedestrians, cyclists and other road users; no safe controlled crossing points on Church Lane; no mitigation measures being recommended; extended delivery hours, and no control over delivery schedules; traffic surveys being undertaken on a quiet day during the summer school holidays, and the substantial increase in local traffic and pedestrian footfall once the new homes proposed for Yapton and Ford are constructed. Councillor Humphris asked for the following on Church Lane: speed limit reduction; footpath and pavement redesign; safe crossing points; and junctions to be redesigned. He also requested that current delivery hours and number of daily vehicle movements remain the same.

78.3 Jenny Betteridge, a local resident, spoke in objection to the application. At the Chairman's discretion, three photographs provided by Miss Betteridge were circulated to all members of the committee. The objections included: the effect of increased HGV numbers on residents living on Church Lane in terms of additional noise and increased vibrations very close to their only amenity areas (the properties do not have rear gardens); increased danger to road users (Church Lane is part of the national cycle network and the south coast cycle route) and pedestrians; the traffic survey was flawed because it was undertaken on a quiet day in August; the impact on listed buildings and other protected historical assets and their settings.

78.4 The Democratic Officer read out a letter of concern from Vince Anderson, Friends of the Old Ford to Hunston Canal to the committee. The letter referred to the Arun Local Plan 2011-2031 which stated that development would be permitted where it would not adversely affect the remaining line and configuration of the canal and features along it. The letter asked that the remainder of the canal be protected and restored for other uses including a footpath, cycleway, ponds, open spaces, hedgerows and trees which would help people get to work, benefit wildlife and preserve canal features. Committee members were invited to visit the site of the old canal.

78.5 Veronique Bensadou, Senior Planner for Grundon Waste Management Ltd, spoke in support of the application. The new access route meets the Arun District Local Plan criteria, joins the existing service road used by the sewage works and Viridor's waste recycling site and will move the site traffic away from existing and proposed residential areas. As a result, an increased number of permitted hours for waste delivery is being sought which are similar to, but shorter than, the nearby Viridor facility. Current recycling operations at the site experience a higher number of smaller lorries than envisaged and the proposed increase in the number of vehicles reflected this and would ensure that materials delivered to the site were generated locally rather transported from further afield in larger lorries. All proposals had been rigorously assessed for their potential impact and no objections had been received from the statutory consultees.

78.6 In response to a matter raised in the letter of concern, Planning Officers provided clarification that the route of the former canal would not be physically impacted by the proposed development.

78.7 During the debate, committee members raised the points below and clarification was provided by the Planning Officers, where applicable:

### **Increase in number of HGV movements**

**Points raised** – What is the proposed increase in the number of vehicle movements; is this a significant increase? Will it affect total tonnages; and are movements from the Viridor facility included?

**Response** - The details about numbers of vehicles are included on page 36 of the committee report. Vehicle numbers/controls relate to the Circular Technology Park only; not to Viridor's vehicle movements. The proposed route of HGVs would be via an already well trafficked road, and additional vehicle movements proposed are not considered to give rise to unacceptable impacts. The applicant is not proposing to increase total tonnages processed at the site.

### **Monitoring of vehicle movements and hours of operation**

**Point raised** – How will the hours of operation and number of vehicle movements be monitored?

**Response** – This would be controlled by conditions and/or legal agreement. The draft legal agreement at Appendix 2 of the committee report includes provisions such as record keeping; a requirement for letters to be sent to local residents explaining reporting of breaches; and remedial actions to be taken by the applicant should breaches be identified.

### **Vehicle size**

**Point raised** – Can the size of vehicles be controlled?

**Response** – There is no existing control over vehicle size.

### **Prevention of use of existing outbound route**

**Point raised** – Can the HGVs be prevented from accessing the facility from the existing outbound route?

**Response** – The proposed legal agreement would prevent the use of the existing east and west accesses. Gates at these accesses would be locked or replaced with a continuous fence, the final details of which would be controlled.

### **Impact upon allocated housing land**

**Point raised** – To what degree will the access road impact upon future housing e.g. through visual/noise impacts?

**Response** – Condition 5 on page 43 of the committee report refers to the landscaping requirements, which can be made as robust as possible. Officers consider the proposed access arrangements, via an established route serving other development at the airfield,

would have less of an impact upon future housing land than the current access arrangements.

### **Hours of operation**

**Point raised** – Can the Planning Committee refuse to allow the application to increase the number of hours of operation in order to mitigate the impact on residential amenity?

**Response** – Yes, but the Committee would need to be clear of the impacts which they consider to be unacceptable if minded to refuse the requested hours. The proposed hours of HGV movements are sought by the applicant to facilitate the operation of a waste facility with extant planning permission.

### **Sustainable transport**

**Points raised** – Has the increase in the number of vehicle movements been communicated to Highways England? Will there be an impact upon residents' ability to access the new cycle route along the A259?

**Response** – Highways England were not consulted because the application site is a considerable distance away from a trunk road.

### **Traffic survey**

**Point raised** – The traffic survey was undertaken in August, during the school holidays; can it give an accurate impression of the impact of the proposed increase in the number of vehicle movements?

**Response** – The survey complied with government guidelines; the original survey was undertaken in December 2015 and a subsequent survey should be undertaken within three years - the 2018 survey complied with this requirement.

### **Crossing points**

**Point raised** – Can a crossing point on Church Lane be installed?

**Response** – There is already a crossing point by the open prison and some informal crossing points where the footpath changes from one side to the other where there are dropped kerbs and central bollards.

78.8 Mr Jupp proposed that the existing hours of operation should be retained and this was seconded by Lt. Col. Barton and put to the committee. Six members voted for the amendment and six members voted against. The Chairman then voted against the amendment, using his second and casting vote. The amendment fell.

78.9 Lt. Cdr. Atkins proposed that planning permission is granted for application WSCC/027/18/F as set out in the recommendations on page 24

of the committee report. This was seconded by Mrs Duncton, put to the Committee and approved by a majority.

78.10 It was resolved – that planning permission is granted for the proposed new access road, subject to:

- (a) the conditions and informatives set out in Appendix 1 of the report (as amended by the update tabled at the meeting); and
- (b) the applicant entering into an agreement under section 106 and s106A of the Town and Country Planning Act 1990 ('the Act') to deal with:
  - i) amendments to the existing S106 agreement for the Circular Technology Park site to remove the current controls on routeing and to allow an increase in the number and hours of HGV movements; and
  - ii) requiring the closure of existing vehicular accesses to the Circular Technology Park and routeing to/from the site only via the new access road and Ford Road/Church Lane.

## **79. Planning Applications: Regulation 3**

### **WSCC/030/18/SW Installation of new lighting layout to the existing car parking area. The Glebe Primary School, Church Lane, Southwick, West Sussex BN42 4GB**

79.1 The committee considered a report by the Head of Planning Services. This item had been deferred at the previous meeting. The report was introduced by Sam Dumbrell, Planning Officer, who gave a presentation on the proposals, details of the consultation and key issues in respect of the application.

79.2 The Chairman advised members that Debbie Kennard, one of the local members, had objected to this application.

79.3 Barry Candy, a local resident, spoke in objection to the application. At the Chairman's discretion, photographs from Mr Candy were circulated to committee members. Objections include: on the planning portal, as a matter of public record, there was a conversation between the architect and the project officer about the lack of a brief for the lighting; the 'Secured by Design' standard is inappropriate for a small school car park and causes nuisance to residents; the scale of the columns is inappropriate and intrusive and bollards would be more in keeping with the environment. There was already a separate fenced pathway for children and no vehicle movements during school hours so the arguments for this proposal were inconsistent. The Chair of Governors had said the lighting columns were not required and the contractor had not involved the Head Teacher who would be happy with an alternative design. The report implied that lighting was being installed for health and safety reasons - there are no health and safety standards for car parks; if there were, the majority of schools would not comply. This committee was the final safety net for the community and for the 11 objectors. There have been no amendments to the application other than rotating the lighting

through 90 degrees; side baffles were in original application. The issues of height, scale and lighting intensity have not been addressed. Mr David Simmons, member for Southwick, objected to the application.

79.4 David Seaman, architect, Seaman Partnership, spoke in support of the application. The height of the columns had been reduced from 5 to 4 metres and they had proposed the installation of side and rear baffles which would protect adjacent properties. If the height of the columns was reduced further, this would require the installation of additional columns in order to achieve the minimum required lux level. The columns would be painted dark green (they were currently galvanised); the fittings changed to powder coated black and the T-bar rotated through 90 degrees to reduce the line of sight from adjacent properties. The bulbs would be cool white rather than bright white.

79.5 Andy Prager, Paine Manwaring, the lighting designers/contractors spoke in support of the application and reiterated the points made by Mr Seaman. The lighting was not a security lighting installation rather it was to illuminate the car park for safety purposes. Side shields would be fitted so no light would escape the school boundaries. If the height of the columns was reduced more columns would be required. If bollards were installed instead, more would be required to achieve the light levels needed. Changing the bulbs from cool to warm white would be less harsh and the sensor would be relocated to ensure the lights did not come on during the daylight.

79.6 During the debate, committee members raised the points below and clarification was provided by the Planning Officers, where applicable:

### **Height of lighting columns**

**Point raised** – Can the applicant be required to reduce the height of the lighting columns?

**Response** – Members were advised that the scheme as submitted should be considered. Adur District Council offered no further comments and does not consider that the lighting will have an adverse impact on residential amenity. If the height of the columns was reduced, there would be a need for additional lighting columns in order to provide the required level of light.

### **Hours of operation**

**Point raised** – Clarification of the hours of operation of the lighting columns was requested.

**Response** – Members were referred to page 80 (and Condition 7) of the committee report which states that the lighting columns will be turned off between the hours of 21:15 and 07:00 and at all times when the car park is not being used for educational purposes.

### **Refusal of Regulation 3 application**

**Point raised** – Can the committee refuse a Regulation 3 application?

**Response** – If, in the committee’s opinion, all the options to remedy the concerns have been examined and are not deemed to be suitable, the committee should propose an ‘in principle’ refusal. The applicant would then need to consider whether to accept that decision and withdraw the application. If not, the full County Council procedure would be invoked and the application would need to be considered and decided at the next County Council meeting.

### **Condition to ensure rotation of light fittings**

**Points raised** – Where, in proposed condition 2 (page 78 of the committee report), is the rotation of the fittings (as per section 4.5 on page 75 of the report) referred to?

**Response** – There is no specific mention and condition 2 could be amended to include that requirement.

79.7 Ms Lord proposed that condition 2 is amended, in consultation with the Chairman, to take account of the wording about rotating the fittings included in section 4.5, page 75 of the report. This was seconded by Mr Barrett-Miles, put to the committee and approved unanimously.

79.8 The substantive recommendation, as amended by the change to condition 2, was proposed by Mr Atkins and seconded by Mr Patel. It was put to the committee and approved unanimously.

79.9 Resolved – that:

- a) planning permission is granted subject to the conditions and informatives set out in Appendix 1 of Committee Report from 11 September 2018 (repeated in Appendix A to the Supplementary Report and incorporating the proposed amendments to Condition 2 (Approved Plans/Documents) and the previously-approved amendment to Condition 5 (Tree Protection Statement)); and
- b) subject to Condition 2 being amended to ensure the fittings are rotated by 90 degrees to reduce their visibility from Oldfield Crescent and incorporate both side and rear baffles to ensure light is directed only into the car parking area and not into adjacent residential properties; the final wording of this condition to be agreed in consultation with the Chairman.

*(Lt. Col. Barton, having declared a personal and prejudicial interest in relation to this item, left the meeting table whilst this item was considered and determined.)*

## **80. Update on Mineral, Waste and Regulation 3 Planning Applications**

80.1 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.

## **81. Report of Delegated Action**

81.1 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 11 September 2018.

## **82. Date of Next Meeting**

82.1 The following scheduled meeting of Planning Committee will be on Tuesday 4 December 2018 at 10.30 a.m. at County Hall, Chichester.

The meeting ended at 12.47 pm

Chairman



**Planning Committee****05 February 2019****Regulation 3 Application****Application No: WSCC/045/18/HA****Outdoor Performance Area****Downlands School, Dale Avenue, Hassocks, West Sussex, BN6 8LP.****Report by Head of Planning Services****Local Member: Kirsty Lord****District: Mid Sussex****Executive Summary**

This report relates to an application for planning permission to create an outdoor performance space within the grounds of Downlands School, a secondary school in Hassocks, to expand pupil's experience of the arts. The landscaped amphitheatre would be used during the school day for music, drama and dance lessons, and also for informal seating during break times, and after school by school clubs and community based music, arts and drama clubs.

The report provides a generalised description of the site and a detailed account of the proposed development, and appraises it against the relevant policy framework from national to local level, along with other material considerations.

Environmental Health officers raise no objection subject to conditions to ensure that no event would finish after 21:00 hrs (with the exception of one event per month until 22:00 hrs), and no electronic amplification of voice or music. No other consultees have objected to the proposals, with the exception of the County Arboriculturist who objects because of the potential impact on a mature oak tree, which forms part of an important line of mature trees.

Six third party representations have been received, three in objection, two raising concerns, and one in support. The key areas of concern raised by objectors relate to the potential for noise, light pollution and disturbance to residential properties, impact upon highway safety/capacity, and availability of parking. The representation in support considers the proposal represents as great initiative and resource for both the school and the community.

**Consideration of Key Issues**

The main material considerations in relation to this application are whether the development:

- is acceptable in principle;
- is satisfactory in terms of its siting, design and impact upon trees;
- is acceptable in term of impacts upon residential amenity; and
- is acceptable in terms of highway capacity and road safety.

### ***Principle of the Development***

The proposed outdoor performance space would support education in the arts at the school, providing an important community facility to serve local educational needs. Further, the facility would be made available for wider community use, promoting social interaction and providing a cultural facility. The proposed development is supported in principle by the Development Plan and national policy.

### ***Siting, Design and Impact on Trees***

The proposed design and finish of the proposed space would be a pleasant landscaped addition that would be easily assimilated into the wider school campus. Although the proposed development could have a detrimental impact upon the future health of a mature oak tree, on balance, it is considered that conditions can ensure any such impact is minimised, and proposed planting is sufficient to offset any negative impact on the local landscape.

### ***Impact on Residential Amenity***

There is potential for some impacts upon amenity resulting from the use of an outdoor performance space, which principally result from noise associated with musical performances and evening events (both school and third party). Subject to conditions to control the hours and number of evening events, the proposed development is not considered likely to result in any unacceptable impact on amenity.

### ***Impacts on the Highway Capacity and Road Safety***

The proposed development has the potential to attract additional evening vehicular movements to/from the site, which could act in combination with established sports centre uses. The Highway Authority is satisfied that sufficient parking is available on site for the addition of the proposed facility, and that the school access is of a sufficient standard in terms of design and visibility. As a result, the proposed development is not considered to give rise to any unacceptable impacts upon highway capacity and road safety.

### **Conclusion**

Planning permission is sought for the construction of an outdoor performance space (a landscaped 'amphitheatre'). The proposed facility would complement education of the arts at the school, and where possible would be made available for wider community use. The school is an important community facility serving local needs and the proposed development would enhance the facilities therein. As such the development is supported in principle by the development plan, and national policy/guidance.

The proposed design and finish of the performance space would form an attractive landscaped addition to the school campus and would easily integrate into the wider school environment. Although the proposed development has the potential to impact upon a mature oak tree of significant quality/amenity value, on balance it is not considered to give rise to unacceptable impacts upon the local landscape subject to measures to ensure its protection, as far as reasonably practicable, and proposed new planting.

The proposed has potential for impacts upon neighbouring residential amenity resulting from noise associated with outdoor performances, and event goers arriving/leaving the site. Although evening events are likely to have the greatest potential for impacts, the school and Hassocks Sports Centre are established uses on the campus, including during the evenings. Subject to conditions to control the hours and number of evening events, the proposed development is not considered likely to result in any unacceptable impact on amenity. Further, is not considered that the development would result in unacceptable impacts on highway capacity or road safety.

Taking into account the NPPF and government policy which gives great and significant weight to expanding and developing school sites and community facilities, on balance, the proposed development is considered acceptable in planning terms.

### **Recommendation**

That planning permission be granted subject to the conditions and informatives set out in **Appendix 1** of this report.

## **1. Introduction**

- 1.1 This report relates to an application for planning permission to create an outdoor performance space within the grounds of Downlands School, a secondary school in Hassocks, to expand pupil's experience of the arts. The landscaped amphitheatre would be used during the school day for music, drama and dance lessons, and also for informal seating during break times, and after school by school clubs and community based music, arts and drama clubs.

## **2. Site and Description**

- 2.1 Downlands School caters for pupils aged 11-16 with accommodation for approximately 1,200 pupils. It is located in a residential area in Hassocks in Mid Sussex District. The main school buildings generally occupy the northern part of the site, and playing fields the south. Access to the school is taken from Dale Avenue at the north-western corner of the school, with formalised parking along the western boundary of the site. The school campus includes Hassocks Sports Centre with a sports hall, gymnasium and artificial pitch, used by both the school and wider community.
- 2.2 The site is bounded to the north and west by residential properties, in Dale Avenue and Windmill Avenue respectively. The southern boundary of the school contains a mature belt of trees, beyond which is agricultural land rising steeply into the South Downs. Immediately to the east of the school, via a separate access from Dale Avenue, is Windmills Junior School.
- 2.3 The site of the proposed outdoor performance area falls centrally within the school campus. Immediately to the west, it would be flanked by the existing sports hall and changing facilities (max height approximately 9m), and to the south is a large floodlit artificial turf pitch (joint facilities shared by the school and Hassocks Sports Centre). To the east is a row of large mature trees, Windmills Junior School, and school playing fields (see **Appendix 2 –Site Location Plan**).

2.4 The school is not within a historic, landscape, or ecological designated area, and is within an area at a low risk of flooding (Flood Zone 1). However, immediately to the south of the school is the South Downs National Park, which has elevated views over the school.

### 3. **Relevant Planning History**

- HA/04/03 - New sports hall with ancillary accommodation and associated external works, parking and landscaping (granted).
- HA/2733/03 – Construction of a floodlit synthetic turf pitch and landscaping (granted 21/06/04).
- HA/2877/08 - Variation to condition 13 of planning consent HA/04/03 to increase hours of use (granted for a temporary period 13/10/08).
- WSCC/024/10/HA - Variation of condition 13 of planning permission HA/4/03 to permanently extend the hours of opening of the sports hall and ancillary accommodation (granted 10/03/10).
- WSCC/026/10/HA - Existing courtyard to be infilled providing additional dining hall building and construction of car park to provide an additional 20 parking spaces (granted 18/03/10)
- WSCC/071/11/HA - Variation of condition 2 of planning permission WSCC/024/10/HA to allow extended operating times for the existing sports centre (granted 20/01/12).
- WSCC/054/16/HA - Partial demolition of the existing school building to allow the construction of a new three storey teaching block to provide a music suite and 10No. classrooms and an extension to provide new circulation and teaching support areas. Further extension work to provide a new SEN area as well as new changing rooms and a new dance studio (granted 14/10/16).

### 4. **The Proposal**

4.1 Planning permission is sought for a new outdoor performance space, to be located on a grassed area adjacent to the existing sports hall and artificial pitch. It is proposed to create a landscaped 'amphitheatre' measuring approximately 16m x 17m by re-grading a grassed bank. It would have four tiers of timber sleeper seating arranged in a horseshoe shape and surfaced in artificial turf, facing a stage to the south, with three acoustic screens/backdrops to 2.5m in height. It would have a capacity of up to 163 people (see **Appendix 3 and Appendix 4**).

4.2 During normal school hours, the applicant proposes that the facility would be used for music, drama and dance lessons, doubling as an outdoor social space for children to sit and have lunch. Outside of school hours, the space would provide the school with an alternative venue for school performances, which currently take place within the school grounds.

4.3 In addition to school use, the facility would be made available to wider community based music, arts and drama clubs outside of school hours.

**5 Environmental Impact Assessment (EIA)**

- 5.1 The need for EIA has been considered in relation to this application in accordance with the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 ('the EIA Regulations').
- 5.2 The development does not fall within either Schedule 1 or 2 of the EIA Regulations and is not considered likely to have the potential for significant environmental effects within the meaning of the Regulations. Therefore, an EIA is not required.

**6. Policy**

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the statutory development plan unless material considerations indicate otherwise (as confirmed in the National Planning Policy Framework (NPPF)). For the purposes of the application, the statutory development plan comprises the Mid Sussex District Plan 2014-2031.
- 6.2 The key policies in the development plan, which are material to the determination of the application, are summarised below. In addition, reference is made to relevant national planning policy guidance and other policies that guide the decision-making process and which are material to the determination of the application.

***Mid Sussex District Plan 2014-2031 (March 2018)***

- 6.3 The key policies in District Plan are summarised below:
- DP3 – Village and Neighbourhood Centre development
  - DP6 – Settlement Hierarchy
  - DP12 – Protection and Enhancement of Countryside
  - DP18 – Setting of the South Downs National Park
  - DP21 – Transport
  - DP24 – Leisure and Cultural Facilities and Activities
  - DP25 – Community Facilities and Local Services
  - DP26 – Character and Design
  - DP29 – Noise, Air and Light Pollution
  - DP37 – Trees, Woodland and Hedgerows
  - DP41 – Flood Risk and Drainage

***Hassocks Neighbourhood Plan (Submission Version) June 2016***

- 6.4 This plan is currently in its draft stages and has not been subject to independent examination or referendum so cannot be given any great weight.

## ***National Planning Policy Framework (2018)***

- 6.5 The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The Framework does not form part of the development plan but is a material consideration in determining planning applications, and helps guide decision-makers as to what matters are material to the decision-making process.
- 6.6 For this application, the key relevant paragraphs in the NPPF are considered to be as follows:
- 8 (accessible services and open spaces that reflect current and future needs and support communities health, social and cultural well-being)
  - 11-12 (presumption in favour of sustainable development, and approving development that accords with the development plan)
  - 38-40 (positive decision making and early pre-application engagement)
  - 47 (determining applications in accordance with the development plan)
  - 54-56 (use of planning conditions)
  - 83 (retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space cultural buildings, public house and places of worship).
  - 91-92 (social, recreational and cultural facilities and services the community needs.
  - 94 (planning authorities should take a proactive, positive and collaborative approach to providing sufficient school places, and give great weight to the need to create, expand or alter schools)
  - 108 (promote sustainable transport modes, safe and suitable access)
  - 109 (highway safety and impacts on the road network)
  - 111 (travel plans)
  - 127-130 (development contributes to locality and is of good design)
  - 170 (conserving and enhancing the natural environment)
  - 180 (limit noise and light pollution)

## **7. Consultations**

- 7.1 ***Mid Sussex District Council (MSDC):*** No objection.
- 7.2 ***MSDC Environmental Health Officer (EHO):*** No objection. No complaints received about school events to date, but an increase in numbers of events and of attendees will raise the likelihood of complaints about noise. Therefore recommend conditions to ensure that no event would finish after 21:00 hrs (with the exception of one event per month until 22:00 hrs), and no electronic amplification of voice or music.
- 7.3 ***Hassocks Parish Council:*** Recommend approval. Supports the comments of the South Downs National Park Authority regarding the need ensure any light pollution from the development is minimised.

- 7.4 **South Downs National Park Authority:** If external lighting is proposed, welcome a condition to ensure it is appropriately designed to protect dark night skies, minimise light pollution, and turned off when not in use.
- 7.5 **WSCC Highways:** No objection. The existing school access is of an acceptable standard in terms of design and visibility. Parking spaces available within the school are more than adequate to meet the parking demands of the proposed use. In the event construction takes place during school term time, deliveries will need to be scheduled outside of school start and finish times and under the supervision of a banksman.
- 7.6 **WSCC Archaeology:** No objection. No anticipated significant archaeological impact.
- 7.7 **WSCC Arboriculturist:** Objection. The proposals would result in a significant incursion into the root protection area of a large oak tree, which has already been compromised by other development around it. There has to be a high level of confidence in the outcome for this tree which forms part of an important line of mature trees running east – west. Further evaluation of potential impact upon the oak tree is required, and if mitigation is feasible, an Arboricultural Method Statement provided. In addition further details are required in respect of: tree protection measures, method statement for relocation of immature red oaks, and full specifications/maintenance measures for proposed planting.
- 7.8 **WSCC Ecology:** No objection; do not consider the proposals are likely to have any significant impact upon ecology.
- 7.9 **WSCC Flooding and Drainage:** Noted that flood risk overall is low, however, outline drainage proposals require amendment to suit ground conditions. Conditions recommended to secure a scheme of surface water drainage prior to commencement of development.
- 7.10 **WSCC Councillor Kirsty Lord:** No response received.

## 8. Representations

- 8.1 The application was publicised in accordance with article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Publicity consisted of the erection of six site notices located around the application site.
- 8.2 In response, six representations have been received, three in objection, two raising concerns, and one in support.
- 8.3 The key areas of concern raised by objectors relate to the potential for noise, light pollution and disturbance to residential properties resulting from both the use of the outdoor performance area, and people arriving/departing and parking at the site. Concerns are raised over the combined impacts with existing evening uses which some consider already give rise to disturbance to local residents. Restrictions on the amplification of music, and the times and days of use are requested, in particular to avoid evening and weekend uses.

Some objectors consider that the potential use of the facility by community groups is not acceptable and could not be adequately controlled by the school.

- 8.4 Objectors also raise concerns in terms of unacceptable impacts upon a high quality oak tree, the South Downs National Park, ecology (including tawny and barn owls), highway safety/capacity and parking availability, the suitability of proposed replacement tree species, and there being no justified local need for the facility.
- 8.5 The representation in support considers the proposal represents as great initiative and resource for both the school and the community.

## 9. **Consideration of Key Issues**

- 9.1 The main material considerations in relation to this application are whether the development:
- is acceptable in principle;
  - is satisfactory in terms of its siting, design and impact upon trees;
  - is acceptable in term of impacts upon residential amenity; and
  - is acceptable in terms of highway capacity and road safety.

### ***Principle of the Development***

- 9.2 The school's stated vision is to supplement the curriculum to achieve both qualifications and a thorough grounding in the arts. The school considers that the current school hall offers little opportunity for the creative engagement of students, and the proposed outdoor performance space would provide a vital contribution towards expanding students' experience of the arts, as well as much needed outdoor social space (e.g. as a seating area for children on their breaks during the school day). Although primarily a school facility, it is proposed the venue would also be made available for wider community use such as by local drama and music groups.
- 9.3 The Mid Sussex District Plan (MSDP) promotes the development of cultural and community facilities within existing villages to support community needs and reduce the need for commuting (Policies DP6 and DP24). The provision of inclusive cultural facilities is supported by National Policy (NPPF – Paragraphs 91 & 92), which highlight the need to promote social interaction and plan positively for provision and use of shared spaces, community and cultural facilities. Further, Paragraph 94 of the NPPF makes clear that local planning authorities should take a proactive, positive and collaborative approach to development that will widen choice in education and "*give great weight to the need to create, expand or alter schools*".
- 9.4 On this basis, it is considered that the proposed development is supported in principle through the Development Plan and national guidance.
- 9.5 *The proposed outdoor performance space would support education in the arts at the school, providing an important community facility to serve local educational needs. Further, the facility would be made available for wider community use, promoting social interaction and providing a cultural facility.*



*The proposed development is supported in principle by the Development Plan and national policy.*

**Siting, Design and Impact on Trees**

- 9.6 The proposed outdoor performance space would be located centrally within the school campus, on a grassed area immediately south of the main school buildings.
- 9.7 The facility would not be readily visible from outside the site because it would be screened by existing buildings and boundary treatment. Distant views may be possible from the south, given the elevated position of the South Downs; however, the facility would be viewed against the backdrop of the large buildings within the existing school campus.
- 9.8 The South Downs National Park Authority have requested that any required lighting be appropriately designed, and turned off when not in use to minimise any light pollution to the South Downs National Park. However, the performance space would abut floodlit pitches, and given the proposed limitation of evening use, it is not considered that the proposed low level terrace lighting or any directed stage lighting would be likely to give rise to any unacceptable lighting impacts upon the wider area or South Downs National Park.
- 9.9 The siting of development would require the removal of five young red oak trees. To mitigate the removal of these trees, it is proposed to plant five new native Field Maples to the west of the site alongside the existing sports hall (see **Appendix 5**). In addition, the school has confirmed that they would attempt to relocate the young oak trees to the edge of the school playing field.
- 9.10 In general terms, the proposed design/finish of the performance space would form a pleasant landscaped feature that would be easily assimilated into the wider school campus. Proposed tree planting and the possible relocation of existing trees, would soften the appearance of both the proposed development and existing buildings.
- 9.11 However, the development would be sited in close proximity to a large mature oak tree, which is of considerable quality and of amenity value to the immediate surroundings (although it is not subject to a Tree Preservation Order). The County Arboriculturist considers that it should be protected, particularly as it forms part of an important line of mature trees running east – west within the campus. Although the applicant considers the tree could be adequately protected, the Arboriculturist considers that the development would result in a significant incursion into the root protection area, highlighting that the applicant has not provided a suitable arboricultural impact assessment to determine the likely level of impact on the tree, or ascertain whether appropriate mitigation can be afforded.
- 9.12 Although the proposed development would not directly impact upon the visible part of the tree, it is likely that there would be some detrimental impact upon its roots, space for which has already been compromised by other adjacent development. In the absence of a detailed Arboricultural Impact Assessment, it is difficult to be certain what the impact would be, but the tree is not subject to

formal protection. Conditions are proposed to ensure the submission of a detailed Arboricultural Method Statement and tree protection measures throughout construction.

- 9.13 On balance, it is considered that proposed tree planting and relocation of existing young trees would result in a net increase in trees sufficient to offset any negative impact on the mature oak tree. Further, all reasonable steps to minimise potential impacts on the tree will be required by condition.
- 9.14 *The proposed design and finish of the proposed space would be a pleasant landscaped addition that would be easily assimilated into the wider school campus. Although the proposed development could have a detrimental impact upon the future health of a mature oak tree, on balance, it is considered that conditions can ensure any such impact is minimised, and proposed planting is sufficient to offset any negative impact on the local landscape.*

### ***Impact on Residential Amenity***

- 9.15 Given the outdoor location, there is the potential for the performance space to result in an increase in noise and lighting, particularly during evenings. Further, event goers would require use of the school car park (including the possible use of the northernmost hard-courts for overflow parking) both of which fall in close proximity to neighbouring residential properties (see **Appendix 6**).
- 9.16 The proposed performance space would primarily be a school facility. During the school day (08:45–15:05) it would be used for music, dance and drama lessons, as well as doubling as a social space for children during break times.
- 9.17 Outside of these hours, it would also be used for school events such as a literary festival, evening orchestral concerts, and dance performances. School evening events would usually start at 18:00 and end by 21:00, and at the very latest 22:00.
- 9.18 In addition to school use, it would also be made available to local community groups such as local drama and music groups. The school envisages that this would typically be in the evenings and on average no more than once a week across the year.
- 9.19 The Hassocks Sports Centre is permitted to open until 21:00 Monday to Saturday, except on three days/week when it can open until 22:00; and until 19:00 on Sundays. The floodlit pitches can operate until 21:00 Monday to Saturday, and to 19:00 on Sundays/Public Holidays, albeit the lighting must be switched off after 19.30 on Saturdays and not used at all on Sundays.
- 9.20 The school advises they already host evening events approximately once a week (parents' evenings, cultural performances, community events and adult education etc.), with up to 340 people attending (the capacity of the school hall). Accordingly, existing evening events at the school already attract significantly greater visitor numbers than the maximum capacity of the proposed outdoor performance space (maximum 163 seated). Although somewhat unlikely, there is potential for the proposed facility to act in combination with existing school evening events. However, the likelihood is

that the venue would be used as an alternative to host existing performances, and clashes with other school events should be easily avoidable through typical school management.

- 9.21 In terms of noise, the nearest residential properties lie approximately 90m to the west in Windmill Avenue, and in Dale Avenue, approximately 140m to the north, and 150m to the east respectively. The majority of surrounding properties, including these, would be generally well-shielded by large buildings which make up the school campus and Sports Centre.
- 9.22 The Mid Sussex Environmental Health Officer (EHO) considers that the day-to-day use of the performance area is unlikely to significantly affect residential amenity. It is recognised that evening performances could be more intrusive owing to lower background noise levels; however, given the physical shielding provided by adjacent buildings and distance to the nearest homes, disturbance is likely to be minimal. Subject to conditions to secure no amplification of voice/music, and no events after 21:00hrs (with the exception of one event per month until 22:00hrs), the EHO raises no objection to the proposals.
- 9.23 Notwithstanding the advice of the Environmental Health Officer, taking the proximity of the parking areas to residential properties, the potential for some evening events to be audible, and the potential for the use of the development to act cumulatively with other existing sports/community uses, it is considered that evening and Sunday use of the proposed performance space should be controlled.
- 9.24 In order to provide flexibility for the school to make use of periods of suitable weather (which is likely to be a significant constraint to the use of the outdoor performance area), it is proposed that the facility be restricted to a maximum of eight evening events (after 18:00) per calendar month, with no use beyond 21:00 hrs or on Sundays. Further a condition is proposed to ensure that no electronic amplification would be permitted.
- 9.25 The proposed performance space may require occasional targeted lighting for performances, and the school plans to incorporate low level lighting into the terraces. The area is generally well-screened by large existing buildings and trees/boundary treatment to the north, so the potential for affecting residential properties is limited, particularly in the context of the adjacent floodlit artificial turf pitches.
- 9.26 There is potential for some impacts upon amenity during construction. However, the limited scale of the proposal is such that this would be for short period (approximately one month) and is unlikely to result in significant impact upon neighbouring amenity.
- 9.27 *There is potential for some impacts upon amenity resulting from the use of an outdoor performance space, which principally result from noise associated with musical performances and evening events (both school and third party). Subject to conditions to control the hours and number of evening events, the proposed development is not considered likely to result in any unacceptable impact on amenity.*

## ***Impacts on Highway Capacity and Road Safety***

- 9.28 The proposed development would not result in any increase in pupil capacity or staff numbers. As a result, there would be no increase in vehicular movements to/from the site during the normal school day.
- 9.29 Outside of school hours, the school's car park is currently used by those attending school evening events, and Hassocks Sports Centre. The campus provides formal parking for approximately 90 vehicles. However, the school advises that, in addition to this, the hard surfaced tennis courts to the north of the school are made available for overflow parking, significantly increasing parking availability on site when necessary (to total of approximately 240 spaces) (see **Appendix 6**).
- 9.30 The Highway Authority raises no objection to the proposals in highway safety or capacity terms. They note that the existing school access is of an acceptable standard in terms of design and visibility and parking availability on site should meet parking demands required during a full capacity performance. It is recommend that any construction deliveries should avoid school drop off/pick up times.
- 9.31 The school has an effective and up-to date travel plan that seeks to promote the use of sustainable transport modes and reduce vehicular trips to/from the school (e.g. the promotion of cycling and walking). The existing Travel Plan is a live document, which is subject to review in consultation with the highway authority and could incorporate consideration of attendees of evening events..
- 9.32 *The proposed development has the potential to attract additional evening vehicular movements to/from the site, which could act in combination with established sports centre uses. The Highway Authority is satisfied that sufficient parking is available on site for the addition of the proposed facility, and that the school access is of a sufficient standard in terms of design and visibility. As a result, the proposed development is not considered to give rise to any unacceptable impacts upon highway capacity and road safety.*

## **10. Overall Conclusion and Recommendation**

- 10.1 Planning permission is sought for the construction of an outdoor performance space (a landscaped 'amphitheatre'). The proposed facility would complement education of the arts at the school and, where possible, would be made available for wider community use. The school is an important community facility serving local needs and the proposed development would enhance the facilities therein. As such the development is supported in principle by the development plan and national policy.
- 10.2 The proposed design and finish of the performance space would form an attractive landscaped addition to the school campus and would easily integrate into the wider school environment. Although the proposed development has the potential to impact upon a mature oak tree of significant quality/amenity value, on balance it is not considered to give rise to unacceptable impacts upon the local landscape subject to measures to ensure its protection, as far as reasonably practicable, and proposed new planting.

- 10.3 The proposed has potential for impacts upon neighbouring residential amenity resulting from noise associated with outdoor performances, and event goers arriving/leaving the site. Although evening events are likely to have the greatest potential for impacts, the school and Hassocks Sports Centre are established uses on the campus, including during the evenings. Subject to conditions to control the hours and number of evening events, the proposed development is not considered likely to result in any unacceptable impact on amenity. Further, is not considered that the development would result in unacceptable impacts on highway capacity or road safety.
- 10.4 Taking into account the NPPF and government policy which gives great and significant weight to expanding and developing school sites and community facilities, on balance, the proposed development is considered acceptable in planning terms.
- 10.5 It is **recommended**, therefore, that planning permission be granted subject to the conditions and informatives set out at Appendix 1.

## 11. **Crime and Disorder Act Implications**

- 11.1 There are no implications.

## 12. **Equality Act Implications**

- 12.1 The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers considered the information provided by the applicant, together with the responses from consultees and the representations made by third parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

## 13. **Human Rights Act Implications**

- 13.1 The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic well-being of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.
- 13.2 For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The planning considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

- 13.3 The Committee should also be aware of Article 6, the focus of which (for the purpose of this committee) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

Michael Elkington  
Head of Planning Services

**Background Papers:** As set out in Section 6.

**List of Appendices**

Appendix 1 – Conditions  
Appendix 2 – Site Location Plan  
Appendix 3 – Visuals  
Appendix 4 – Section Plan  
Appendix 5 – Landscaping Plan  
Appendix 6 – Parking Plan

Contact: James Neave, ext. 25571

## **Appendix 1: Conditions and Informatives**

### **Commencement**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

### **Approved plans**

2. The proposed development shall not take place other than in accordance with the particulars of the application and the approved plans:
  - Site Boundary Plan (drawing number 002 Rev A);
  - Landscape Masterplan (drawing number 100 Rev B); and
  - Sections (drawing number 801 Rev B);save as varied by the conditions hereafter.

Reason: *To secure a satisfactory development*

### **Limitations of use**

3. Unless otherwise agreed in advance and in writing by the County Planning Authority, the outdoor performance area (and any associated lighting) hereby approved shall only be used:
  - between the hours of 08:00 and 18:00 Monday to Saturday, except on eight days per calendar month when the use can continue to 21:00 hours; and
  - at no time on Sundays or Public Holidays.

A record of all evening events (i.e. between 18:00-21:00 hours) shall be maintained at the school and made available upon request for inspection by the County Planning Authority.

Reason: *In the interests of the amenity of the locality and of local residents.*

### **No amplification**

4. Unless otherwise agreed in advance and in writing by the County Planning Authority, no electric amplification shall be used in connection with the development hereby approved.

Reason: *In the interests of the amenity of the locality and of local residents.*

### **Lighting**

5. No permanent lighting shall be installed on site without the prior approval of the County Planning Authority. Thereafter any lighting shall only be installed in accordance with the details as approved. Any temporary lighting required in association with use of the outdoor performance area shall be directed inwards and downwards such as to minimise light spill outside of the site (in accordance with the Institute of Lighting Professionals – Guidance notes for the reduction of obtrusive light (2012)).

*Reason: To minimise light pollution in the interests of amenity and the intrinsic qualities of the South Downs National Park.*

### **Arboricultural method statement/tree protection measures**

6. No development shall take place until an Arboricultural Method Statement in accordance with BS5837:2012 (Trees in relation to design, demolition and construction) has been submitted to and approved in writing by the County Planning Authority. The Arboricultural Method Statement shall identify and detail all trees/hedgerows to be retained (and those to be relocated) and the measures to ensure their retention and protection in accordance with BS5837:2012, including full details of root protection areas, tree works, protective fencing, location of services/drainage runs, construction methodology within root protection areas (to include supervision by a qualified arboriculturist), and a scheme of translocation for all trees to be relocated. Thereafter the approved Arboricultural Method Statement shall be implemented in full.

*Reason: To protect and where possible retain existing trees in the interests of the visual amenities and landscape of the locality.*

### **Soft landscaping scheme**

7. No development shall take place until a detailed soft landscaping scheme shall be submitted to and approved in advance in writing by the County Planning Authority. The scheme shall include details of species, planting sizes, planting spacing, tree pits, soil amelioration/improvement, relocated tree locations, and on-going maintenance provision. Once approved the scheme shall be implemented in full with all planting carried out in the next available planting season (November - February). Any plants which die, are removed or become seriously damaged or diseased within the first five years shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing with the County Planning Authority.

*Reason: To ensure a development of a high visual quality that integrates with the locality in the interests of visual amenities.*

### **Construction traffic management**

8. During school term time, any construction deliveries or HGV construction traffic resulting from the proposed development shall be scheduled to avoid peak school drop off and pick up times (i.e. 08:00-09:30 and 14:30-16:00), and will only take place under the supervision of a banksman.

*Reason: In the interests of highway and pupil safety.*

### **Surface water drainage**

9. No development shall take place until a scheme of surface water drainage, including ongoing maintenance, has been submitted and approved in writing by the County Planning Authority. Thereafter the approved drainage scheme shall be implemented in full.



Reason: *To ensure that the proposed development would not give rise to localised flooding.*

### **Informatives**

A. In accordance with the National Planning Policy Framework, the County Planning Authority has approached the determination of this application in a positive way, and has worked proactively with the applicant by:

- Discussing issues of concern as early as possible, including those raised by consultees and third parties;
- Giving them the opportunity to provide further information/changes to overcome material impacts; and
- Working with consultees.

As a result, the County Planning Authority has been able to recommend the grant of planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development.

- B. The granting of any planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information please contact the Mid Sussex Council Environmental Health Department.
- C. With regard to condition 9, the applicant's attention is drawn to the comments of the WSCC Flooding and Drainage advisor (dated 14/12/18).
- D. The developer should at all time employ best practical means to minimise noise disturbance to nearby residents. All construction work practises should comply with B.S. 5228 1:2009 'Code of practice for noise and vibration control on construction and open sites'.



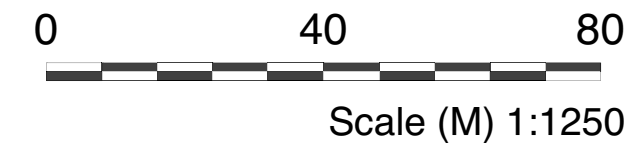


**HASSOCKS OUTDOOR PERFORMANCE SPACE (HOPS)**  
**DOWNLANDS COMMUNITY SCHOOL**  
**DALE AVENUE, HASSOCKS, BN6 8LP**



**KEY**

- Application site
- Land in applicant's ownership
- Construction compound



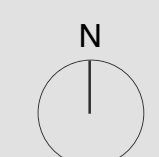
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**notes:**  
 - Not suitable for construction unless stated  
 - Contractors must check all dimensions on site  
 - Only figured dimensions are to be worked from  
 - Drawings to be viewed in association with work of other consultants  
 - Discrepancies must be reported to the landscape architects before proceeding  
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rev.	date	description
A	19.09.2018	Issued for planning

Preliminary	Issued for Design / Information
Issued for Planning Approval	Issued for Tender
Issued for Construction	As built



<b>PROJECT:</b> Downlands School	<b>CLIENT:</b> Downlands School Dale Avenue Hassocks BN6 8LP	<b>DATE:</b> 19.09.2018	<b>PROJECT NUMBER:</b> 0188	<b>REVISION</b>
<b>SCALE:</b> 1:2500	<b>SIZE:</b> A1	<b>STATUS:</b> Planning	<b>DRAWING TITLE:</b> Site Boundary Plan	<b>A</b>
<b>DRAWING NUMBER:</b> 002	<b>DRAWN BY:</b> ND / ZP			









**Brighton Open Air Theatre**

Notes:  
 - Not suitable for construction unless stated.  
 - Contractors must check all dimensions on site.  
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Client  
 Downlands School

Project  
 Downlands School A3  
 West Sussex

Drawing No.  
 A3

Date  
 15.05.2018

Drawing Title  
 Sketch visuals

Scale  
 N/A

Phase  
 Planning

Project No.  
 0188

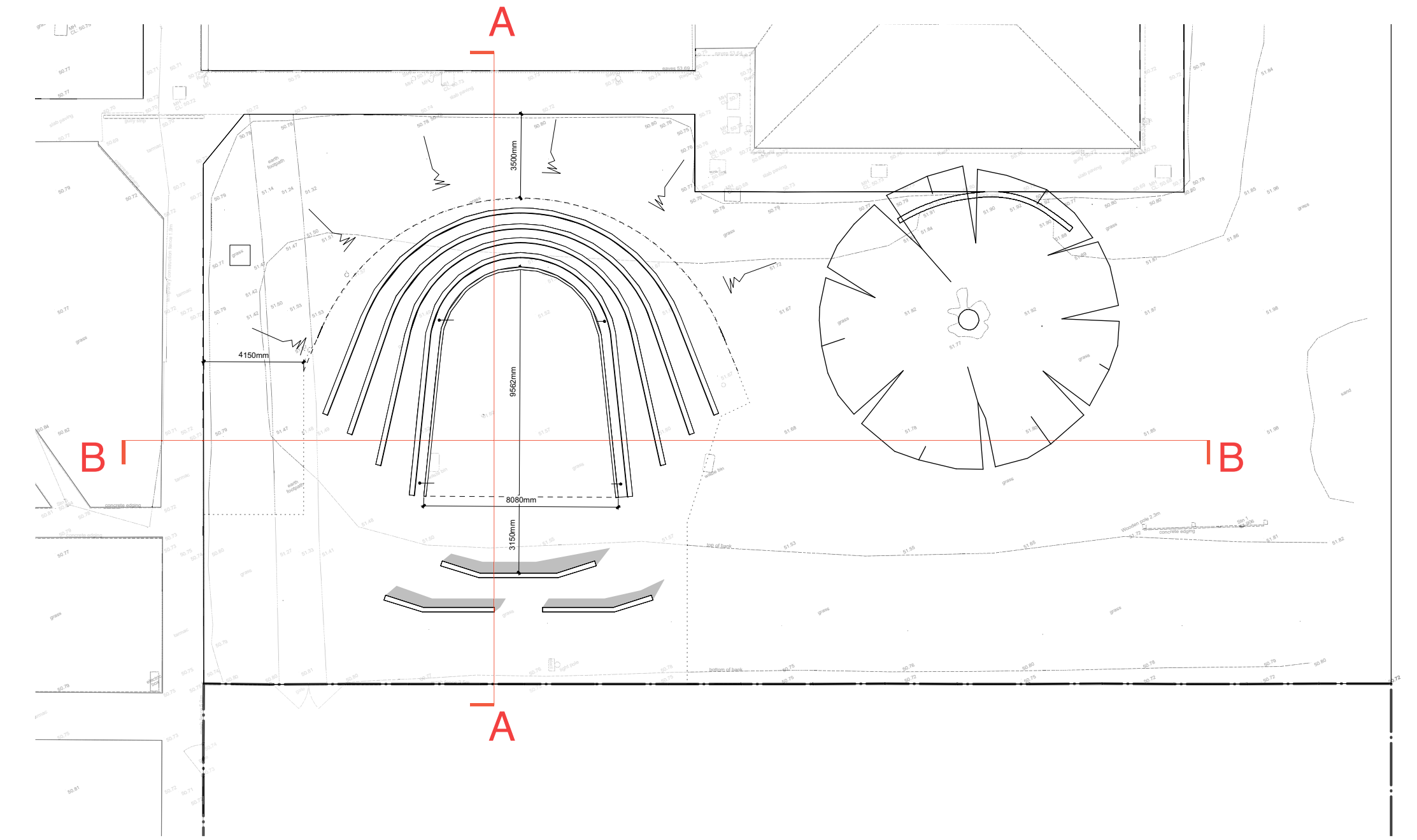
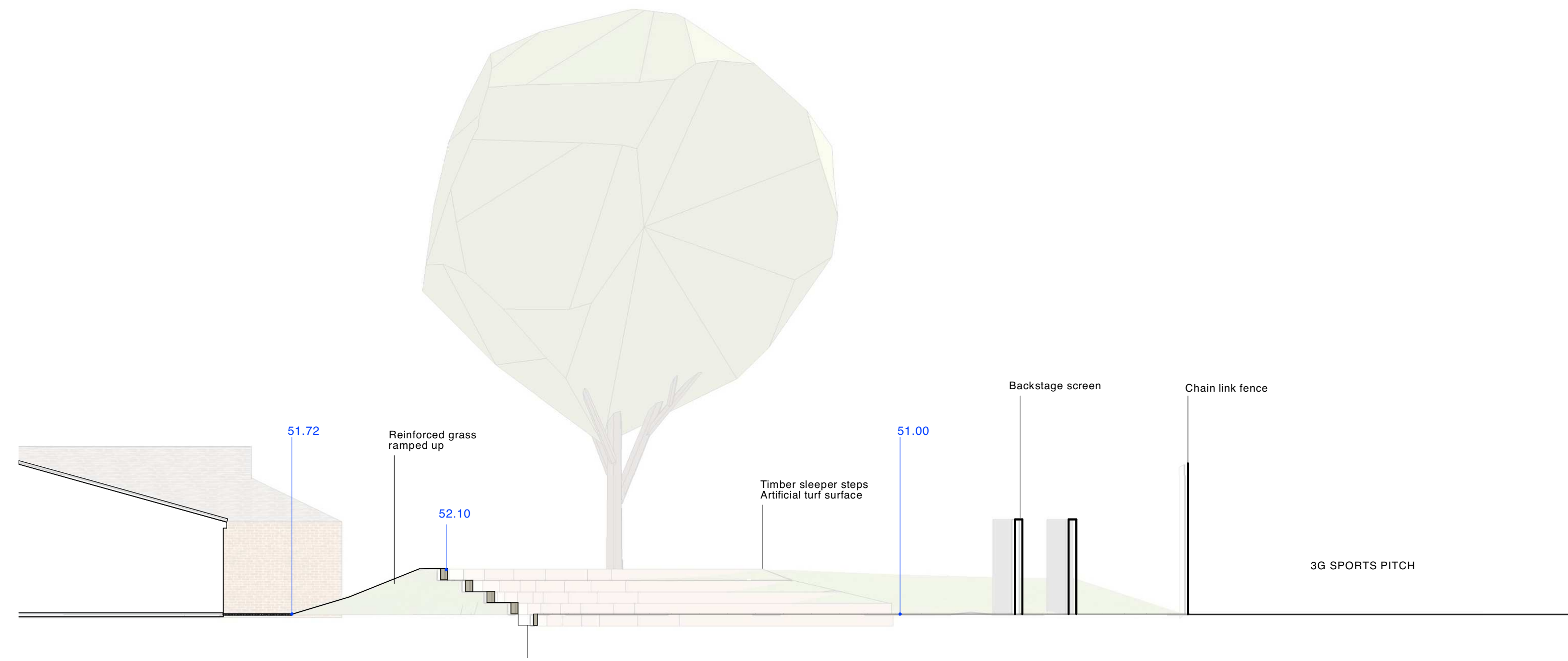
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Revision  
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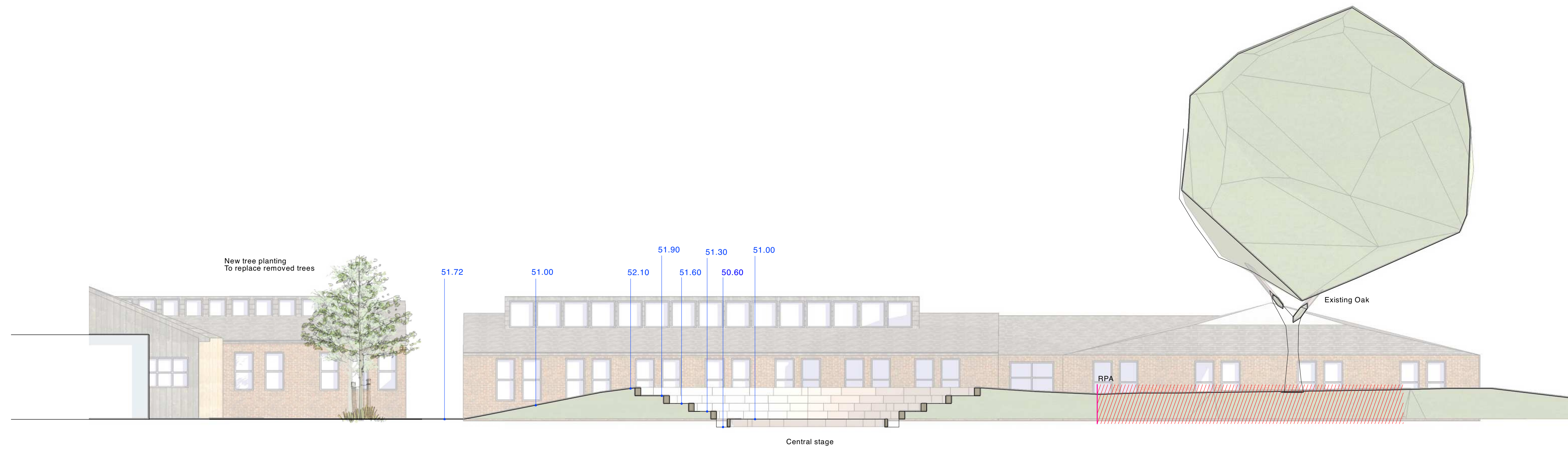




Section A



Section B



Notes

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 Downlands School

Project  
 Downlands School A1  
 West Sussex

Drawing No. 15.05.2018  
 Date  
 Sections

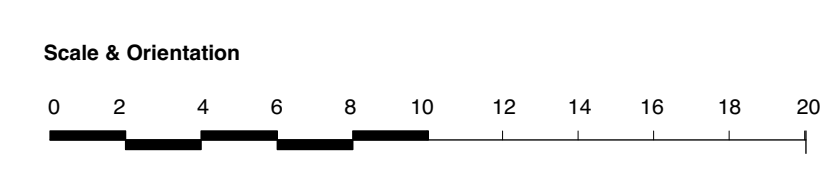
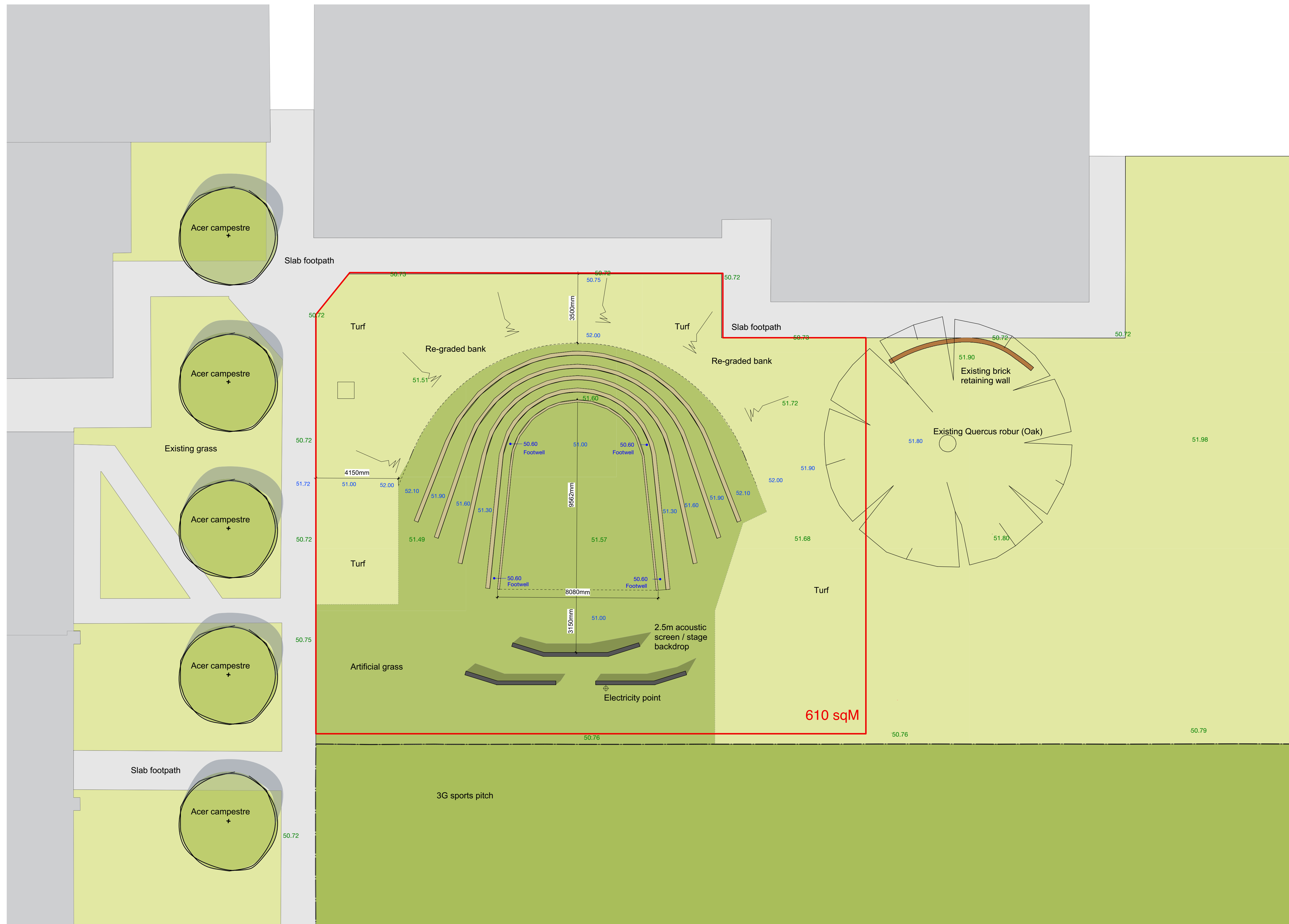
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 Status Planning  
 Project No. 0188  
 Drawing No. 801  
 Revision





**SURFACES**

Description	Graphics
Artificial turf	
Grass turf	
Tree retained	
Tree removed	
Tree proposed	
Existing level	50.79
Proposed level	50.79



**Notes**

- Not suitable for construction unless stated.
- Contractors must check all dimensions on site.
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**Client**  
 Downlands School

**Project**  
 Downlands  
 School  
 Sussex

**Drawing No.** A1  
**Date** 15.05.2018  
**Drawing Title** Landscape Masterplan

**Scale** 1:100  
**Stage** Planning  
**Project No.** 0188  
**Drawing No.** 100  
**Revision** B



Rev1	PC-0403 - Sports Hall refurbishment	01/03/07	IS	Checked
Rev2	PC-0295 - STP added & PH-022 - Reception extension and refurbs.	29/05/01	IS	Checked
Rev3	PH-0355 Dining Hall Extension added	04/02/01	DOB	Checked
Rev4	Final Plan updated following Site Visit Various Areas	29/07/14	DOB	Checked

Contractor	Surveyed by	Drawn by
	SP/ML	AG/ML
	Approved	Agenda Item 5
	RD	18/07/14



**300 car parking spaces**



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All dimensions to be checked on site before work commences.

<p><b>west sussex county council</b></p>		<p><b>Downlands Community School</b> Dale Avenue <b>HASSOCKS</b></p>	
Property & Asset Records 1st Floor, The Grange, Tower Street Chichester, West Sussex, PO19 1RE Tel: 03302223016	Drawing number 0416 Download SS CAD filename 0416 Download SS 1/1	Date 18/07/14 Edition 20/10/14	Main area 11 Scale 1:800@A1
Quick name Download SS	Property ref 416	DRES No. 4105	



**Tony Kershaw**  
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County Hall  
West Street  
Chichester  
West Sussex  
PO19 1RQ



28 November 2018

Mr Duncan Crow  
Chairman,  
Planning Committee

Dear Mr Crow,

**Planning Committee – Urgent Action Procedure: Authorisation for Chichester District Council to determine part of Planning Application (SDNP/18/04918/FUL) on behalf of West Sussex County Council**

I am writing to seek your agreement to an officer authorising the above matter that requires an urgent decision and I enclose a copy of a report prepared by the Executive Director Economy and Infrastructure and Environment.

The report recommends Chichester District Council to be authorised to determine that part of South Downs National Park Authority (SDNPA) planning application SDNP/18/04918/FUL, as they have knowledge of the site and an existing agency arrangement with the SDNPA.

The urgency of this matter is due to:

- (1) The proposal is needed to allow Chichester District Council to act as 'agent' for the County Council in order to determine, in a timely manner, the part of Planning Application SNPA/18/04918/FUL that lies outside the SDNP.
- (2) The proposal cannot wait for the next Committee on 8 January 2019 because this would create an unacceptable delay in the determination of the application.

If you agree with an officer authorising the above recommendation, I should be grateful if you would kindly sign both the endorsed copy of this letter and the endorsement at the end of the report and return them to me.

This decision will be reported to the next meeting of the Committee and through the Members' Information Service in the usual way.

Yours sincerely

A handwritten signature in blue ink that reads 'Tony Kershaw'.

Tony Kershaw  
Director of Law and Assurance



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

**Agreed**



**Katharine Eberhart**

Director of Finance, Performance & Procurement

Date: 28-11-18

**Agreed**



**Duncan Crow**

Chairman  
Planning Committee

Date: 30-11-2018

**Action Authorised**



**Tony Kershaw**

Director of Law and Assurance

Date: 29.11.18

<b>Planning Committee</b>	
<b>November 2018</b>	<b>Part I</b>
<b>URGENT ACTION</b>	
<b>Authorisation for Chichester District Council to determine part of Planning Application (SDNP/18/04918/FUL) on behalf of West Sussex County Council</b>	
<b>Report by Executive Director Economy and Infrastructure and Environment</b>	
<b>Local Member: Jeremy Hunt</b>	<b>Electoral Division: Chichester North</b>
<b>Summary</b>	
<p>A planning application (SDNP/18/04918/FUL) has been submitted to the South Downs National Park Authority (SDNPA) seeking planning permission for the erection of 18 dwellings and associated facilities, along with a replacement football pitch. The site extends to four hectares in area, and is located on Pook Lane in East Lavant, within Chichester District, and partially within the South Downs National Park (SDNP).</p> <p>For planning applications that extend beyond the boundary of a national park, under Schedule 1(i) to the Town and Country Planning Act 1990, the determining authority for the land outside of the park is the County Council.</p> <p>However, it is considered that in it would be beneficial for Chichester District Council to be authorised to determine that part of the application as they have knowledge of the site and an existing agency arrangement with the SDNPA.</p> <p>Therefore, it is recommended that the County Council approves an agency agreement with Chichester District Council under Section 101 of the Local Government Act to allow that authority to discharge the County Council's functions in relation to the application.</p>	
<b>West Sussex Plan: Policy Impact and Context</b>	
<p>We are seeking to work with developers to achieve high quality new development to achieve a prosperous place to live and work.</p>	
<b>Financial Impact</b>	
<p>There are limited financial implications associated with the proposal. Although the County Council would receive a small fee to determine the application, it would be unlikely to cover the cost of officers processing the application.</p>	

## **Recommendation**

That West Sussex County Council enters into an Agency Agreement with Chichester District Council to allow that authority to determine the part of planning application SDNP/18/04918/FUL that lies outside of the South Downs National Park boundary.

## **PROPOSAL:**

### **1. Background and Context**

- 1.1 A planning application (SDNP/18/04918/FUL) has been submitted to the South Downs National Park Authority (SDNPA) seeking planning permission for "*The erection of 18 dwellings (including nine affordable units) accessed via Lavant Road (A286), the provision of open space, pedestrian link and the relocation of the existing football pitch with community parking and associated works*". The site extends to four hectares in area and is located on Pook Lane in East Lavant, within Chichester District and partially within the South Downs National Park (SDNP).
- 1.2 For planning applications that extend beyond the boundary of a national park, under Schedule 1(i) to the Town and Country Planning Act 1990, the determining authority for the land outside of the park is the County Council.
- 1.3 The purpose of this report is to seek authorisation for Chichester District Council (CDC) to act as 'agent' for the County Council and to determine that part of the planning application that lies outside the SDNP.

### **2. The Site and Proposal**

- 2.1 The application site comprises two linked parcels of land, located to the north and south of Pook Lane. The entire site is allocated in the Lavant Neighbourhood Plan for the provision of housing, along with a replacement football pitch.
- 2.2 The northern area is currently used as a community football pitch and dog walking area. The application proposes to redevelop it to provide housing and 'informal open space'. This part of the site is entirely within the SDNP (see Appendix A).
- 2.3 This report relates to the part of the site south of Pook Lane that would contain a replacement football pitch and which is outside the National Park. The SDNPA can determine the application for the part of the site within its boundary. However, for the area outside its jurisdiction, the determining authority is the County Council unless 'delegated', through an agency agreement, to another authority.

### **3. Considerations**

- 3.1 The County Planning team within the County Council could determine the part of the application outside of the SDNP. However, it is considered that it would be beneficial for CDC to be authorised to determine the application. This is because CDC has background knowledge of the proposals and it has



been involved in the preparation of the Lavant Neighbourhood Plan through which the site is allocated.

- 3.2 Furthermore, CDC existing working relationship with the SDNPA because of the current agency arrangement that means that they can determine applications on the SDNPA's behalf. It will be crucial to ensure there is consistency in the management of the two applications, given that together they would bring forward a single residential scheme.
- 3.3 Therefore, it is considered that the preferred way forward is for the County Council to grant authority to CDC to determine the part of the planning application that relates to the land south of Pooks Lane and which is outside the SDNP.
- 3.4 The approval sought is an agency agreement under Section 101 of the Local Government Act 1972, which allows for the discharge of functions by local authorities, either by delegation within the authority, or to another local authority. In this case, agreement is sought to allow CDC authority to determine the relevant part of the application for: *"The erection of 18 dwellings (including nine affordable units) accessed via Lavant Road (A286), the provision of open space, pedestrian link and the relocation of the existing football pitch with community parking and associated works"*.

#### **4. Financial (revenue and capital) and Resource Implications**

- 4.1 There are limited financial implications associated with the proposal. Although the County Council would receive a planning fee to determine the application, the fee for this proposal would be in the region of £693 (150% of the application fee to change the use of the land to a playing field) and so it would be unlikely to cover the costs of officers processing the application.

#### **5. Legal Implications**

- 5.1 The agreement for CDC to act as agent for this application would, under Section 101 of the Local Government Act 1972, discharge the County Council's responsibilities for the determination of the applications, and would remove any involvement in them. It would not set any precedent for the determination of future cross-boundary applications as this would be decided on a case-by-case basis.

#### **6. Risk Assessment Implications and Mitigations**

- 6.1 There are no identified risks to the County Council in taking the recommended approach. It would result in the determination of the application sitting with another planning authority that would take on the associated risks.

#### **7. Other Options Considered**

- 7.1 The County Council could determine the part of the application that falls outside of the SDNP. However, it is considered that authorising CDC to do so would result in a more streamlined, consistent process for the determination of the two parts of the application that make up the single Pook Lane development.

**8. Equality and Human Rights Assessment**

Not applicable.

**9. Social Value and Sustainability Assessment**

Not applicable.

**10. Crime and Disorder Reduction Assessment**

None.

**Contact Officer:**

Jane Moseley, County Planning Team Manager (extension 26948).

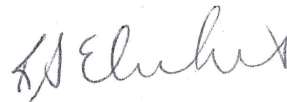
**Appendices**

A. Site Location Plan.

**Background papers**

None

**Agreed**



**Katharine Eberhart**

Director of Finance, Performance & Procurement

Date: 23-11-18

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**Duncan Crow**

Chairman  
Planning Committee



Date: 30-11-2018

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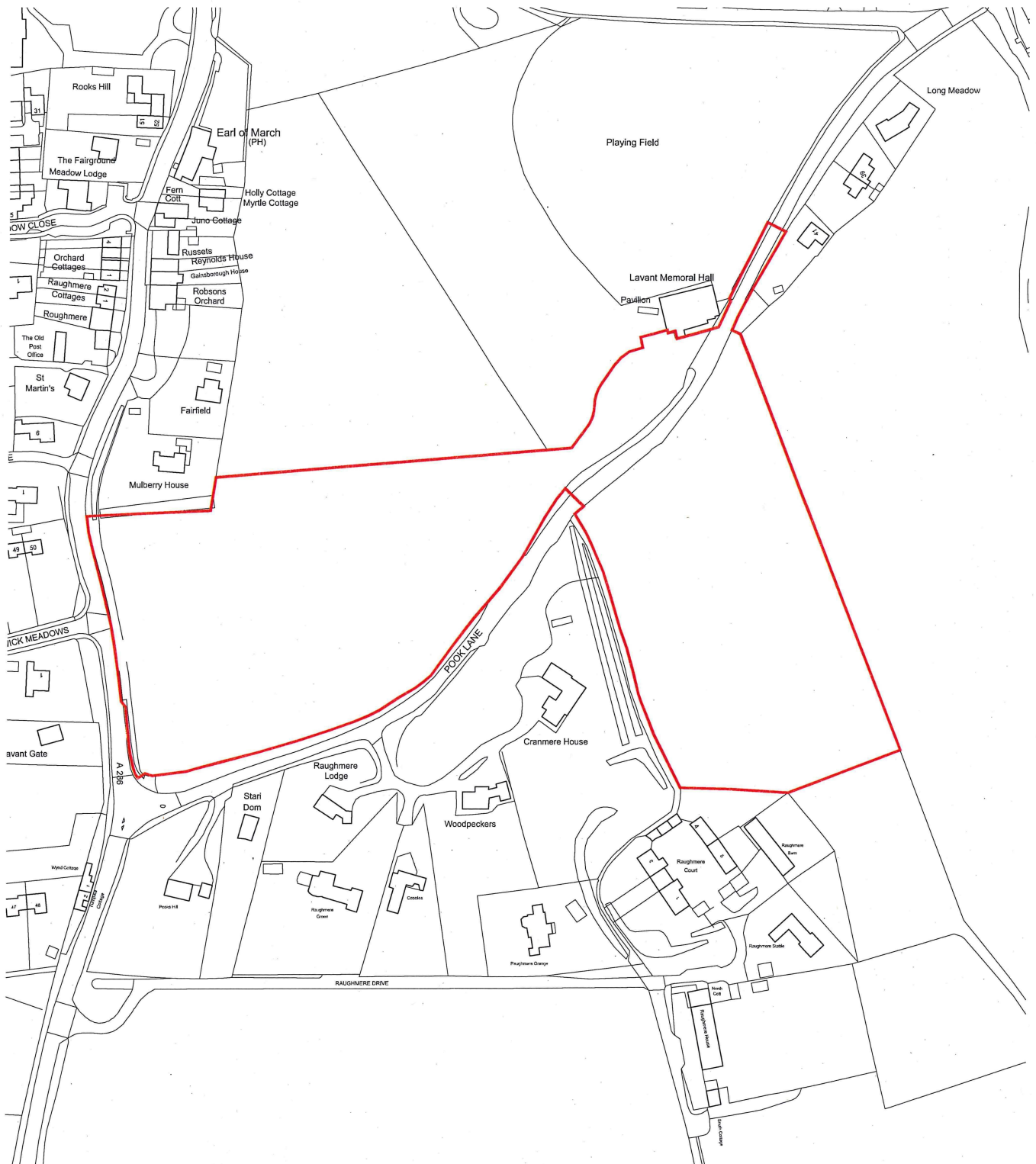
**Action Authorised**



**Tony Kershaw**

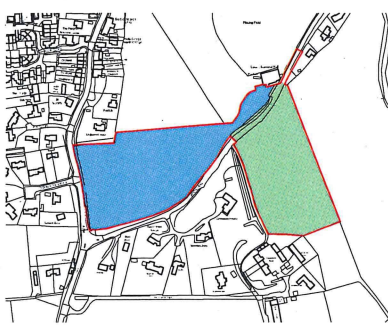
Director of Law and Assurance

Date: 28.11.18

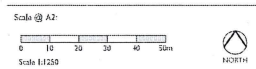
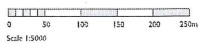


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Site Boundary  
10.041ac / 4.063ha



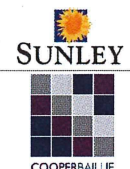
South Downs National Park  
 Chichester District



Project: LAND OFF LAVANT ROAD, LAVANT

SITE LOCATION PLAN

Client:



Rev	Date	Drawn	Checked
C	13.09.18	HKC	BB
UPDATED RED LINE			
D	14.09.18	HKC	BB
UPDATED TO RED LINE			
Date: OCTOBER 2017			
Drawn by: MBC		Checked by: BB	
Orig No: CB_75_020_000	Rev: <b>D</b>		

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# Update on Mineral, Waste and Regulation 3 Planning Applications

Planning Committee date 05 February 2019

Report by Strategic Planning, County Planning Manager

## Minerals and Waste Planning Applications

Report run on 23 January 2019

Type	Reference (Case Officer)	Applicant	Proposal	Location	Member	Date Valid	Recommended determination date	Extension Deadline Date	Period post validation	Update comments
County Matter Waste	WSCC/001/18/WE (Mr Chris Bartlett)	Landacre Trading Limited	Amendment of conditions 2, 3, 7 and 17 of planning permission WSCC/007/12/WE to allow extension of time for completion of restoration works by 18 months and variation of schemes	Hambrook Marlpit, Marlpit Lane, Hambrook, Chichester, PO18 8UL	Mr Viral Parikh	22-Dec-17	24-Mar-18	16-Jun-18	57 weeks	Decision to be issued imminently.
County Matter Waste	WSCC/027/18/F (Mr James Neave)	Grundon Waste Management Ltd	Proposed new access road	New Circular Technology Park (former Ford Blockworks), Ford Airfield Industrial Estate, Ford, Arundel, BN18 0HY	Mrs Jacky Pendleton	04-Jun-18	24-Sep-18	31-Jan-19	33 weeks	Awaiting S106 agreement.
County Matter Mineral	WSCC/044/18/SR (Mr Chris Bartlett)	Inert Recycling Limited and CEMEX UK Operations Limited	Continuation of working the mineral (sand extraction), but with an enhanced restoration scheme for nature conservation and informal recreation involving the importation of 1.8 million tonnes of inert material over a period of eleven years	Sandgate Park Quarry, Water Lane, Sullington, Storrington, West Sussex, RH20 4AS	Mr Paul Marshall	15-Oct-18	04-Feb-19	-	14 weeks	Future Planning Committee item (most likely 26 February 2019).

Type	Reference (Case Officer)	Applicant	Proposal	Location	Member	Date Valid	Recommended determination date	Extension Deadline Date	Period post validation	Update comments
County Matter Mineral	WSCC/047/18/BN (Mr Chris Bartlett)	Angus Energy Weald Basin No.3 Ltd	Variation of a planning condition (condition number 4) on the current permission for the site (ref: WSCC/008/18/BN) to allow the flowing of hydrocarbons 24 hours and seven days per week	Lidsey Oil Site, Lidsey Road, Bognor Regis, West Sussex, PO22 9PH	Mr Derek Whittington	14-Nov-18	14-Feb-19	-	10 weeks	Reviewing consultee and public comments
County Matter Waste	WSCC/050/18/BK (Mr James Neave)	Raggio	Erection of replacement dwelling, including acoustic bunds along east, west and side boundaries.	Dan Tree Farm, London Road, Bolney, West Sussex, RH17 5QD	Mrs Joy Dennis	17-Dec-18	19-Mar-19	-	5 weeks	Within consultation period
County Matter Waste	WSCC/051/18/HA (Mr Chris Bartlett)	Christopher Marlow	Deposit of soils from adjacent housing development	Land West of, London Road, Hassocks, West Sussex	Mrs Kirsty Lord	20-Dec-18	22-Mar-19	-	5 weeks	Within consultation period
County Matter Waste	WSCC/002/19/CM (Mr Edward Anderson)	TJ Waste & Recycling Limited	Proposed Inert Waste Recycling Facility, with new building, car parking, access track and boundary treatment	Northwood Farm, Burndell Road, Yapton, Arundel, BN18 0HR	Mrs Jacky Pendleton	24-Dec-18	26-Mar-19	-	4 weeks	Within consultation period
County Matter Waste	WSCC/003/19/F (Mr Edward Anderson)	Wicks Farm (Biogas) Ltd	Amendment of condition 2 of planning permission WSCC/061/16/F to amend design of silage clamps	Land at Wicks Farm, Ford Lane, Ford, Arundel, West Sussex, BN18 0DF	Mrs Jacky Pendleton	20-Dec-18	22-Mar-19	-	5 weeks	Within consultation period
County Matter Waste	WSCC/004/19/RW (Mr James Neave)	Restoration to Agriculture Ltd	Extension to the restoration of the former claypit, including the remodelling of the existing landform to enable a change of use to agricultural land (permanent pasture), internal traffic management improvement measures and a proposed scheme of landscaping improvements and ecological enhancement	Rudgwick Brickworks, Lynwick Street, Rudgwick, Horsham, West Sussex, RH12 3DH	Mr Christian Mitchell	03-Jan-19	25-Apr-19	-	3 weeks	Within consultation period

## Regulation 3 Planning Applications

Type	Reference (Case Officer)	Applicant	Proposal	Location	Member	Date valid	Recommended determination date	Extension Deadline Date	Period post validation	Update comments
Reg 3 Minor	WSCC/045/18/HA (Mr James Neave)	Director of Economy, Planning and Place	Outdoor Performance Area	Downlands Community School, Dale Avenue, Hassocks, West Sussex, BN6 8LP	Mrs Kirsty Lord	16-Oct-18	12-Dec-18	-	14 weeks	This agenda.
Reg 3 Minor	WSCC/049/18/LY (Ms Jane Moseley)	Director of Economy, Planning and Place	Creation of a 1.1km highway, with shared cycleway and footway, Pegasus crossing, viaduct, culvert, wetland areas, balancing pond and swales, street lighting and associated works	East of Lyminster village & between, Toddington Nurseries &, A284 Lyminster Road, Lyminster, Littlehampton	Mr Gary Markwell	29-Nov-18	01-Mar-19	-	8 weeks	Likely to go to 26 February Committee.
Reg 3 Minor	WSCC/001/19/BH (Mr Benjamin Marshall)	Director of Economy, Planning and Place	Installation of a Multi-use games area (MUGA), re-surfacing to existing early years play area and tarmac surface to planted areas.	Sheddingdean Primary School, Petworth Drive, Burgess Hill, West Sussex, RH15 8JT	Mr Andrew Barrett-Miles	27-Dec-18	22-Feb-19	-	4 weeks	Within consultation period
Reg 3 Minor	WSCC/005/19/WB (Mr Edward Anderson)	Director of Economy, Planning and Place	Retrospective application for the siting and use of 1 temporary classroom unit	Lyndhurst Infant School, Lyndhurst Road, Worthing, West Sussex, BN11 2DG	Mr Roger Oakley	10-Jan-19	08-Mar-19	-	2 weeks	Within consultation period
Reg 3 Minor	WSCC/006/19/R (Mr Edward Anderson)	Director of Economy, Planning and Place	Retrospective application for the siting and use of a double temporary classroom unit	Summerlea Community Primary School, Windsor Drive, Rustington, West Sussex, BN16 3SW	Dr James Walsh	10-Jan-19	08-Mar-19	-	2 weeks	Within consultation period
Reg 3 Minor	WSCC/007/19/WB (Mr Edward Anderson)	Director of Economy, Planning and Place	Retrospective application for the siting and use of 1 temporary classroom unit	Vale School, Vale Avenue, Worthing, West Sussex, BN14 0DB	Mrs Elizabeth Sparkes	10-Jan-19	08-Mar-19	-	2 weeks	Within consultation period

Type	Reference (Case Officer)	Applicant	Proposal	Location	Member	Date valid	Recommended determination date	Extension Deadline Date	Period post validation	Update comments
Reg 3 Minor	WSCC/008/19/BH (Mr Edward Anderson)	Director of Economy, Planning and Place	Amendment of condition 1 of planning permission WSCC/106/13/BH to allow the continued siting and use of a double temporary classroom until September 2021	Woodlands Meed College, Birchwood Grove Road, Burgess Hill, West Sussex, RH15 0DP	Mrs Anne Jones	10-Jan-19	08-Mar-19	-	2 weeks	Within consultation period
Reg 3 Minor	WSCC/009/19/HU (Mr Edward Anderson)	Director of Economy, Planning and Place	Retrospective application for the siting and use of 1 temporary classroom unit	St John's Catholic Primary School, Blackbridge Lane, Horsham, West Sussex, RH12 1RR	Mrs Morwen Millson	10-Jan-19	08-Mar-19	-	2 weeks	Within consultation period
Reg 3 Minor	WSCC/010/19/AW (Mr Edward Anderson)	Director of Economy, Planning and Place	Retrospective application for the siting and use of 1 temporary classroom unit	Rose Green Infant School, Hawkins Close, Aldwick, Bognor Regis, West Sussex, PO21 3LW	Mrs Dawn Hall	10-Jan-19	08-Mar-19	-	2 weeks	Within consultation period
Reg 3 Minor	WSCC/011/19/WB (Mr Edward Anderson)	Director of Economy, Planning and Place	Retrospective application for the siting and use of 1 double temporary classroom unit	Durrington Infant School, Salvington Road, Salvington, Worthing, West Sussex, BN13 2JD	Lt Cdr Noel Atkins	10-Jan-19	08-Mar-19	-	2 weeks	Within consultation period
Reg 3 Minor	WSCC/012/19/SQ (Mr Benjamin Marshall)	Director of Economy, Planning and Place	Removal of 2no. Existing Modular Classrooms and replacement with 2no. New Modular Classrooms	Southwater Infant School, Worthing Road, Southwater, Horsham, RH13 9JH	Mr Nigel Jupp	14-Jan-19	12-Mar-19	-	1 weeks	Within consultation period
Reg 3 Minor	WSCC/013/19/SQ (Mr Benjamin Marshall)	Director of Economy, Planning and Place	Removal of 2no. Existing Modular Classrooms and replacement with 2no. New Modular Classrooms	Southwater Junior School, Worthing Road, Southwater, Horsham, RH13 9JH	Mr Nigel Jupp	14-Jan-19	12-Mar-19	-	1 weeks	Within consultation period



# Report of Delegated Action; Applications approved subject to conditions

Planning Committee date 5 February 2019

Report by Strategic Planning, County Planning Manager

Decided between: Period Start Date: '24-OCT-2018', and Period End Date: '22-JAN-2019'

Report run on 23 January 2019

	District	Application Number	Proposal	Location
County Matter Mineral	Crawley Borough Council	WSCC/043/18/CR	Variation of Condition 5 (hours of operation) of planning permission CR/22/81 to allow extended hours of operation of the concrete batching plant only to include between 6.00 pm and 7.00 am on Mondays to Fridays inclusive up to a maximum of 12 times per calendar month	Crawley Goods Yard (Cemex Site), Gatwick Road, Crawley, West Sussex, RH10 9RE
County Matter Waste	Chichester District Council	WSCC/039/18/SI	Change of use of land to form part of metal recycling yard including hard surfacing and new boundary walls (retrospective)	The Old Coal Yard, Jury Lane, Sidlesham Common, Chichester, West Sussex, PO20 7PX
	Crawley Borough Council	WSCC/037/18/CR	Change of use to a metal recycling facility involving the storage, bulking and distribution of recycled metal materials. To include creating an additional access to facilitate vehicle circulation within the site	International Park, Priestley Way, Manor Road Industrial Estate, Crawley, RH10 9NT
	Horsham District Council	WSCC/040/18/BL	New welfare cabin	Billingshurst Household Waste Recycling Site, Newbridge Road, Billingshurst, West Sussex, RH14 9HZ
Prior Notification	Horsham District Council	WSCC/048/18/NH/PNO	Prior Notification of Proposed Demolition of Buildings Associated with the Former Brickworks	Brookhurst Wood Landfill Site, Langhurstwood Road, Warnham, West Sussex, RH12 4QD
Regulation 3 Minor	Chichester District Council	WSCC/038/18/SB	A new single-story extension to the existing school allowing the school to expand from a 5FE to 6FE together with a new Multi Use Games Area floodlighting & associated parking.	Bourne Community College, Park Road, Emsworth, PO10 8PJ

	District	Application Number	Proposal	Location
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Regulation 3 Minor	Crawley Borough Council	WSCC/041/18/CR	Construction of single storey dance/drama studio extension	Maidenbower Junior School, Harvest Road, Maidenbower, Crawley, West Sussex, RH10 7RA
	Horsham District Council	WSCC/046/18/HF	Replacement of obsolete appliance bay doors with new units	Henfield Fire Station, Golden Square, Henfield, West Sussex, BN5 9DP
	Worthing Borough Council	WSCC/042/18/WB	Removal of condition 12 of planning permission WSCC/009/09/WB (hours) to allow the former Children and Family Centre to be used as part of the wider school	Vale School, Vale Avenue, Worthing, West Sussex, BN14 0DB

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