

Public Document Pack

Tony Kershaw
Director of Law and Assurance

If calling please ask for:

Tracey Guinea on 033022 28679
Email: tracey.guinea@westsussex.gov.uk

www.westsussex.gov.uk

County Hall
Chichester
West Sussex
PO19 1RQ
Switchboard
Tel no (01243) 777100



6 July 2018

Planning Committee

A meeting of the committee will be held at **10.30 am on Tuesday, 17 July 2018** at **County Hall, Chichester**.

Tony Kershaw
Director of Law and Assurance

Agenda

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 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 3 - 14)

The Committee is asked to agree the minutes of the meeting held on 19 June 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.

(a) **Planning Application: Regulation 3** (Pages 15 - 30)

Report by Strategic Planning Manager.

To consider and determine the following application:

**WSSC/026/18/HU Installation of a Multi-Use Games Area (MUGA)
on existing car park with associated fencing.
Kingslea Primary School, Kingslea, Horsham,
West Sussex, RH13 5PS.**

(b) **Planning Application: Regulation 3** (Pages 31 - 62)

Report by Strategic Planning Manager.

To consider and determine the following application:

WSCC/019/18/A **The construction of a three storey extension to provide additional class bases, a single storey extension to provide additional Performing Arts space, a single storey extension to the existing Changing Room block to provide two additional changing rooms, additional car parking and cycle storage and the removal of two temporary classroom buildings. The Angmering School, Station Road, Angmering, West Sussex, BN16 4HH.**

5. **Update on Mineral, Waste and Regulation 3 Planning Applications**
(Pages 63 - 68)

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..

6. **Date of Next Meeting**

The next meeting of the Planning Committee will be held at 10.30 a.m. on Tuesday 11 September 2018 at County Hall, Chichester, PO19 1RQ.

To all members of the Planning Committee

Planning Committee

19 June 2018- At a meeting of the Committee held at 10.30 a.m. at County Hall Chichester.

Present: Lt. Cdr. Atkins, Mr Barrett-Miles*, Lt. Col. Barton, Mr Crow (Chairman), Mrs Dennis*, Mr Jupp, Mrs Kitchen, Mr McDonald, Mr S. Oakley, Mr Patel, Mr Quinn and Mrs Russell.

Apologies: Mrs Duncton and Mr Wickremaratchi.

Substitutes: Mrs Dennis and Mr McDonald.

*Mr Barrett-Miles left the meeting at 1.07 p.m. Mrs Dennis left the meeting at 1.23 p.m.

Declarations of Interest

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

- Mrs Kitchen declared a personal interest in application WSCC/015/18/NH as a Councillor for Horsham District Council. Mrs Kitchen also declared that in relation to this application she has attended two public meetings on the matter; one held by Britaniacrest Recycling Ltd and a further public meeting.
- Mr Jupp declared a personal interest in application WSCC/015/18/NH as a Councillor for Horsham District Council.
- Mrs Kitchen and Mr Jupp both declared personal interests in application WSCC/016/18/WK as Councillors for Horsham District Council

29. In accordance the County Council's Constitution: Code of Practice on Probit and Protocol on Public Participation in Planning and Rights of Way Committees, the following members declared that they have been lobbied in relation to Item 4- planning application WSCC/015/18/NH: Lt. Cdr. Atkins, Mr Barrett-Miles, Lt. Col. Barton, Mr Crow (Chairman), Mrs Dennis, Mr Jupp, Mrs Kitchen, Mr McDonald, Mr S. Oakley, Mr Patel, Mr Quinn and Mrs Russell.

Minutes of the meeting of the Committee held on 24 April 2018

30. Resolved – That the minutes of the meeting of the Committee held on 24 April 2018 be agreed as a correct record.

Urgent Matters

31. There were no urgent matters.

**Waste Planning Application accompanied by an Environmental Statement
(County Matter):**

**WSCC/015/18/NH Recycling, Recovery and Renewable Energy Facility
and Ancillary Infrastructure. Former Wealden
Brickworks (Site HB), Langhurstwood Road,
Horsham, West Sussex, RH12 4QD**

32. Jane Moseley, County Planning Manager advised the Committee that information has been received today regarding a call-in of the planning application to the Secretary of State. Officers have made contact with the Planning Inspectorate but have been unable to confirm the status of the request. However, Planning Committee can proceed with determining the application.

33. The Committee considered a report, as amended by the Agenda Update Sheet, by the Head of Planning Services (copy appended to the signed minutes). The report was introduced by Jane Moseley, County Planning Manager, who provided a presentation on the proposals, details of consultation and key issues in respect of the application. The following additional points were noted:

- The final restoration height of the landfill site will be 85m.
- The North Horsham development planned to the east of Langhurstwood Road will encompass 2,750 dwellings and commercial space.
- 18,000 megawatts of electricity is enough to power around 43,000 homes.
- The height of the building has been reduced to 35.9m from the previous proposed height of 48.75m in 2017.

34. Cllr Ray Turner representing North Horsham Parish Council spoke in objection to the application. The Parish Council's response is also supported by Warnham Parish Council. The design, height, size and mass of the building will have severe and lasting detrimental impact on local landscape; it is unsightly and out of keeping. The building will be higher than anything else in the area. The visible vapour fumes will damage the northern and eastern approaches to Horsham and will also have a detrimental impact on the High Weald AONB. Concerns are raised about air quality and long-term harmful effects including the effects on children at the new schools. The cumulative effect of this land use coupled with other upcoming development close-by will result in noise, light and other sources of pollution. Whilst the allowed HGV movements are not being increased, in reality they will increase from the current number. As diesel HGVs they will add to pollution. Litter in the area is already an issue and may intensify. Overall, there will be a devastating impact on landscape and environment.

35. Mr Norman Clarke a local resident and representing No Incinerator 4 Horsham (NI4H) spoke in objection to the application. There is no clarity on where the facility sits in the waste hierarchy; if it is an R1 facility then there should be an R1 planning condition imposed. Data provided by the applicant on carbon dioxide and NOx emissions is inaccurate. The number of objections including those in the petition should be given significant weight. The application has changed little from the previous one. The buildings are still too large for the site and are out of keeping. The 95m chimney cannot be mitigated. The site is too close to a significant residential area. The industrial nature of the stack and plume would be detrimental to the character and appeal of Horsham. There is no

effective redress to minimise odours, flies, noise, litter spillage and dust. There are compliance issues with existing planning conditions. There is concern about the safety of pedestrians and cyclists. Construction and operating hours and lighting do not allow respite for residents, including at nights and on Sundays. Concern was raised about the impact of cross-boundary importation of waste. The traffic data is incomplete and should be more up-to-date. The disbenefits are greater than the benefits.

36. Mr David Johnson representing the Campaign to Protect Rural England, Sussex Branch spoke in objection to the application. CPRE is neither for nor against incineration, but does oppose this application. Information on pollution and emissions is inadequate and may breach policies in the Waste Local Plan. There should be independent scrutiny of the business case and site capacity. The application is for recycling, recovery and renewable energy, but the emphasis is on the incinerator. It will challenge recycling targets and will not help West Sussex achieve new EU directives: 55% recycling by 2025 and 65% by 2035. The 95m chimney will be blot on the landscape. Environmental protection is a key priority in waste proposals and assessments should not be left to the permitting stage. Public Health England has stated that the applicant should undertake more detailed air quality modelling. Applications for Environmental Permits should be submitted to the Environment Agency at the same time as the planning application; this has not been done. All pollution and air quality statistics should require independent verification. Importation of waste from outside West Sussex will increase traffic pollution. The role of local government is to protect the health and well-being of citizens.

37. Mr Dan Smyth representing RPS Group, agent for the applicant, spoke in support of the application. The site is allocated in the Waste Local Plan. It is the most significant site in the Plan in terms of scale, but has better access, is better screened than other sites and is geographically well-located. The design has been reconsidered and the new colour palette and fact that the building design is broken into smaller components will help it fit better into the winter landscape. The visual impact was evaluated from 29 viewpoints, including land north of Horsham. The site is well screened from the surrounding area; although it cannot be made invisible the best has been done to minimise the impact of height and the visual impact. The occasional plume will not have a significant impact. The environmental assessment for emissions is robust and based on dozens of similar applications and millions of points of data from over 40 operational sites. Noise impact has been reduced from the previous application. There will be no increase in HGV movements over current permitted levels. The site will contribute to a reduction in waste miles travelled. The facility is sustainable, consistent with policies and plans and has no objections from statutory bodies.

38. Mr Keith Riley representing Britaniacrest Recycling Ltd, the applicant, spoke in support of the application. The application has not been considered lightly. Earlier proposals were not good enough, but this application has responded to each of the points made previously. There is no 'do nothing' solution to waste management and residual waste, after recycling, still has to be dealt with. There are no landfills in West Sussex, the nearest is in Surrey and building more landfills is far more unpalatable than energy from waste. Sending waste abroad creates far more waste miles and costs more. Britaniacrest undertakes to minimise the impacts of this facility as far as it is able to, and any residual impacts will not be

health related. There are over 40 similar plants around the country and if stories of toxic smoke, ill-health, smells and noise were true it would be obvious by now. Many of these plants operate without people being aware they are there, and any impacts on house prices would be known. This is a major project for Britaniacrest and is not being taken on without proper consideration. The facility is badly needed.

39. Mr Peter Catchpole, member for Holbrook spoke in objection to the application. The number of objections including the petition shows local democracy at work, and should be given the weight it deserves. The development will change the character of the area; it is ugly, over-sized and out of keeping and will have an adverse impact. The application breaches policies W11 and W12 of the Waste Local Plan. The facility should only manage West Sussex's waste and not that from South-East England; it is in contravention of the Waste Local Plan as it encourages cross-boundary waste movements and there is no guarantee that West Sussex waste will have priority. The application is commercially driven. The site will be able to meet the strict criteria of R1 status and should be treated as a disposal facility which is at the bottom of the waste hierarchy; if R1 then it should include a R1 planning condition. Experts have noted calculations for carbon dioxide and NOx are incorrect. Concerns are raised about air quality and the cumulative effect of the commercial and industrial sites close by adds to this. Air quality monitoring stations should be installed. There are already severe congestion problems in the area; in reality there will be more throughput than currently used, meaning more diesel pollution. Use of the railway should be explored. The view of the stack is significant. It is not possible to fully mitigate the impacts on landscape and the North Horsham development. Night-time light pollution is a concern and should be controlled by condition. Operational hours should be 07.30 to 18.00 Mon-Fri and 08.00 to 12.00 on Sat with no Sunday or Bank holiday hours. There should be an accident management place which includes fire and it should be available before operation.

40. The following points of clarification were provided by Planning Officers in relation to comments made by speakers:

Need for the facility

The need for the site is already determined because site is allocated in the West Sussex Waste Local Plan (April 2014).

Air quality

The Environment Agency has responsibility for monitoring emissions from the stack; this is done through an Environmental Permit which will include details of monitoring. Continuous monitoring will occur and so additional air quality monitoring stations would be superfluous. The application cannot be declined because an application has yet to be made for an Environmental Permit.

Proposal for a Lighting Strategy Plan

It is proposed that a Lighting Strategy, agreed with the WSCC Landscape Officer would be approved through condition 2 'Approved Plans and Documents'. Lighting will be directed inwards within minimum spill outside.

HGV numbers and hours of use

It has been noted that condition 15 'HGV numbers' and condition 16 'Hours of Use' are contradictory. It is proposed to remove the reference to hours in condition 15, so all hours of use will be controlled by condition 16.

Comparable heights

Once completed the maximum height of the landfill will be 85m above ordnance datum (AOD –i.e. sea-level). The application site is at 48m AOD so with a 95m stack would be at 143m AOD, so 59m taller than the maximum height of the landfill.

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

Need for the facility and cross-boundary movement of waste

Points raised – That the application contradicts policies in the Waste Local Plan, particularly in relation to cross-boundary (movement across county lines) importation of waste from South-East England. Can cross-boundary movement of waste be restricted? Where does existing waste currently coming to the site arise? Is West Sussex a cross-boundary exporter of waste? Where will waste go to during the 31-month construction period, will it go to another county?

Response – The application does comply with the Waste Local Plan which accepts that cross-boundary movement of waste occurs and acknowledges that the management of waste is market driven. It would be unreasonable to restrict the sources of waste to the facility; other planning authorities have tried to do so and found to be unsound. The source of waste currently managed at the facility, and its destination during construction is not relevant to the determination of this application. Given that there are no active landfill sites and no energy from waste facilities in West Sussex, the county is an exporter of waste.

Size of the facility

Points raised – What criteria was used to decide that the size of the currently proposed building is acceptable, compared with the building height that was previously rejected? Were assessments of the impact based on summer or winter views? It was stated that impact due of the scale of the building is a planning judgement.

Response – The previous application was recommended for refusal by officers because of landscape and visual impacts, in part because the applicant had not properly assessed these. Dropping the height of the building below the tree line has a mitigating effect. It is acknowledged that the visual impact of the stack cannot be mitigated. The current impact assessment takes into account views in winter and includes 29 photo montages of before and after pictures. The WSCC Landscape Officer's site visits were carried out in winter.

Air quality in the wider area

Point raised – It is noted that there are already concerns about air quality in the wider locality including Crawley.

Response – See minute 40 'Air quality' above.

Tonnage throughput and HGV loads

Points raised – Can it be confirmed that what “could come forward at the site” (report 3.6) is included within the 230,000 tonnes throughput?

Response – This is included in the 230,000 tonnes throughput. It should be noted that the applicant is not operating at this level at the moment, which means that HGV movements are currently below the permitted level.

Highways capacity

Points raised – The un-dualled section of the A24 and the A264 suffer from congestion already. The additional impact of more diesel HGVs will add to emissions. Did the Horsham Local Plan and the application for the North Horsham development take into account permitted HGV movements for this site and when was this approved? WSCC Highways had suggested a Construction Management Plan and Construction Access Plan, so can a restriction on routing be applied? A S.59 agreement was suggested WSCC Highways; why is this not included?

Response – The existing 230,000 tonnage throughput was permitted in 2015, by Committee. This was before the North Horsham development which was approved in 2016. Horsham District Council has to take into account all existing and allocated (in West Sussex WLP 2014) land uses and permitted uses when considering any planning applications. Also, a previous appeal had allowed B2 and B8 use on the site which had set the level of acceptable HGV movements. Condition 7 'Construction and Environmental Management' covers issues relating to construction and access. Because of the one access road, permitted HGV movements and the lower numbers of HGV movements during construction it would be difficult to apply any restriction on routing. A S.59 agreement relates to extraordinary vehicle movements causing damage to highways; because there is no increase in permitted tonnage throughput and construction vehicle movements would be lower, this is not necessary.

Hours of operation and HGV movements on site

Points raised – Will HGVs operate 24 hours? Clarification was sought on when HGVs can exit the site - see also minute 40 above 'HGV numbers and hours of use'. Can enforcement action be taken if HGV movements breach conditions for entering and exiting the site?

Response – HGVs will operate in accordance with the hours laid out in condition 16. HGVs are already permitted to leave the site up until 18.00 on Saturdays. The processing and combustion of waste within the energy-from-waste building will operate continuously but HGVs will be restricted. The Planning team is able to take enforcement action for breach of conditions including HGV movements entering and exiting the site.

Stack height, plume and dispersal of emissions

Points raised – Were alternatives to the current stack considered? Can it be reduced? How is carbon dioxide and NOx dispersed? How has the 23 days of visible plume been worked out?

Response – The stack height is determined by emissions and the need for dispersal into the air. Emissions include carbon dioxide and NOx, but are not considered hazardous when dispersed in the open at this height. The 23 days of visible plume has been calculated using accepted methodology which includes use of meteorological data.

Employment

Points raised – How much employment is envisaged at the facility?

Response – 38 people will be employed. There are currently 12 employees.

Statutory Consultees

Points raised – The comments of Parish Councils and the local member are supported. Surrey County Council has not objected and this is not surprising because this facility will reduce West Sussex waste being sent to their landfill site. Mole Valley has not objected and this may be due to appeal on a similar facility that was recently won an appeal.

Response – None required.

Impact on wildlife

Point raised – Concern was raised about the impact of emissions on Kites that live in Grayshott Woods.

Response – None required.

Energy from waste versus landfill

Point raised – It is hard to see how this facility would be worse than landfill.

Response – None required.

Noise

Point raised – Will noise be significantly different from current site operations?

Response – The Environmental Impact Statement shows that there will be an unnoticeable difference in noise levels - daytime noise differences are between an 8db drop and max. 2db increase, and night-time differences are between a 3db drop and 4db increase.

Replacement planting

Point raised – The requirement for replacement planting in condition 5 'Landscape and Ecological Scheme' should be increased from 5-years to 10-years.

Response – Should the Committee wish to propose this then this would appear reasonable.

Environmental Permitting Regime

Point raised – Do we need to wait until the Environmental Permit is in place or will it be safe to assume that the environmental permitting regime will work OK?

Response – The environmental permitting regime is beyond the scope of the planning process, but it should be noted that the site will not be able to operate until this is in place.

R1 Condition

Point raised – It seems to be inconsistent with a previous application approved by WSCC that a R1 condition is not being proposed. It is noted that the Secretary of State has imposed this condition for other sites.

Response – It is acknowledged that the County Council has previously imposed a R1 condition for the gasification plant at Ford. The planning team has asked other waste authorities and many have been asked to but have not imposed such a condition as it addressed by the Environment Agency. However, should the Committee wish to propose this it would appear reasonable.

Connection to the National Grid

Point raised – Where will the connection to the National Grid be?

Response – The National Grid connection will be at Bolney and will follow the line of existing roads. This is allowed under permitted development rights.

Light Pollution

Points raised – To what extent is light reflected off the building? Can the materials used on the site be light absorbing?

Response – Light will be directed inwards and, logically, light spill outwards will be reduced once it reflects off the building - see also minute 20 'Proposal for a Lighting Strategy Plan'. Condition 4 'Materials/Finishes' asks for a schedule of materials and finishes to be submitted for approval, so this can be considered then. Photo montages show the building cannot be seen from the majority of views.

National Planning Policy Framework (NPPF)

Point raised – What happens if the NPPF is superseded?

Response – Applications can only be determined using existing guidance and policy.

Size of facility versus Newhaven

Point raised – Why is this facility bigger than the one at Newhaven?

Response – Newhaven is sunk into the ground because it sits next to South Downs National Park. Otherwise, the scale is comparable.

Use of railway to transport waste to/from the site

Points raised – Why has use of the railway to transport waste to and from the site not been mentioned. Lack of capacity on the railway due to passengers during the day would mean only night-time movements of waste could be used, which is not a good idea.

Response – This has been investigated by owners of other businesses on the wider site, but it remains an issue due to capacity on the line.

**Department of Environment, Food and Rural Affairs Committee
Report of 31 January 2018 for the forthcoming Waste and Resource
Strategy**

Points raised – The above mentioned report emphasises the need to move away from incineration. It also notes that both incineration and diesel were once promoted as environmentally friendly but are now seen as a misstep which is bad for the environment.

Response – None required.

Archaeology

Point raised – The public access record to archaeology should not be restricted to the on-site board and should be publicly accessible.

Response – None required.

Drainage

Point raised – Condition 2 'Approved Plans and Documents' states that a drainage strategy has been confirmed, but it is felt a drainage condition should be considered because the strategy does not contain all the final details of the drainage scheme.

Response – WSCC Drainage has not requested a drainage condition. The 94 page drainage strategy is detailed and contains information about construction and maintenance post construction.

Character and sense of place

Points raised – How are 'character' and 'sense of place' (report 6.6 bullet point 1) defined? The countryside will be changed by the visual impacts of the facility and stack.

Response – 'Character' and 'sense of place' have been defined by the County Council for areas of West Sussex. This is taken into account during the assessment of impacts on landscape and visual impact.

Committee Report

Point raised – In a number of places the report is makes is clear that there "may" be a number impacts, but it doesn't clearly state that these impacts won't happened.

Response – None required.

Infestations and vermin

Point raised – The number of flies around the site during the Planning Committee site visit was noted; the report does not mention such infestations or vermin such as rats and concern is raised about the impact on new housing.

Response – The management of waste at the proposed facility would be an improvement on the current situation because it will be better stored and managed. Infestations and vermin are attracted to malodorous and biodegradable waste which would be contained in the building. Control of such waste is managed by the Environment Agency.

Impacts on health and wellbeing

Point raised – The County Council has a duty protect the health and well-being of the local population including particular groups, and concern was raised about the impact on children in particular from pollution.

Response – None required.

42. The motion below was proposed by Mr Barrett-Miles and seconded by Lt. Col. Barton and was put to the Committee and approved by a majority:

That Planning Committee refuses the application on the following grounds:

- It does not comply with Policy W10 of the West Sussex Waste Local Plan because there has been no evidence provided that the majority of material for this plant being processed through this plant will arise in West Sussex; and
- It would result in an unacceptable impact on landscape and visual amenity; and
- It would result in an unacceptable impact on highway capacity; and
- It would result in an unacceptable impact on residential amenity; and
- It would result in an unacceptable impact on public health; and
- The overall cumulative impact is unacceptable.

43. Resolved– that Planning Committee refuses the application on the following grounds:

- There is no evidence of a need for the facility to manage the County’s waste; and
- It would result in an unacceptable impact on landscape and visual amenity; and
- It would result in an unacceptable impact on highway capacity; and
- It would result in an unacceptable impact on residential amenity; and
- It would result in an unacceptable impact on public health; and
- The overall cumulative impact is unacceptable.

44. The Committee recessed at 1.07 p.m. and reconvened at 1.12 p.m.

45. Mr Barrett Miles left the meeting during the recess.

**WSCC/016/18/WK Removal of condition 10 of planning permission
WSCC/33/17/WK requiring establishment of local
liaison group. Unit 29, Firmland Park Industrial
Estate, Henfield Road, Albourne, Hassocks, BN6 9JJ**

46. Mrs Dennis stood down from the Committee in order to speak on the application on behalf of Mr Barling, local member.

47. The Committee considered a report by the Head of Planning Services (copy appended to the signed minutes). The report was introduced by Chris Bartlett, Principal Planner, who provided a presentation on the proposals, details of

consultation and key issues in respect of the application. The following additional points:

- The dust containment enclosure, approved as part of planning application WSCC/033/17/WK, has not yet been erected but is on order and expected to be erected during July.

48. Mrs Dennis, spoke on the application on behalf of Mr Barling, local member whose division includes Woodmancote. She is also the member for Hurstpierpoint and Bolney whose division directly borders the site. Mr Barling wished to point out that Woodmancote has a liaison group for the local tip, which works well and is not over-onerous in terms of time. A similar local liaison group will work well here. The applicant, Olus, has not been a good neighbour and there have been a number of breaches of planning condition including one this year. The applicant is a contractor for West Sussex County Council. There is non-transparency of information to residents; this includes wider implications of HGV access, speed on roads and damage to verges, lack of dust shelter.

49. Mrs Dennis left the Committee.

50. Cllr Nikki Ernest, representing Albourne Parish Council spoke in objection to the application. Views expressed also represent those of Woodmancote and Twineham Parish Councils. There have been repeated breaches of Planning conditions since the beginning, and the one this year has resulted in formal enforcement action. The site has an impact on the environment of the local area. It is disappointing that the applicant seems unwilling to sit down with local people to discuss mitigation methods. An informal meeting was offered by Olus but have made no effort to set it up. All six planning tests have been met. There is no confidence that a liaison group will be set up unless it is formally required by condition. There is a need for a different strategic approach to waste management. It is inefficient and environmentally unsound to transport waste from site to site. Waste should be processed at source or destination. The movement of waste, time and resources involved in doing so and the diesel pollution created is at odds with the Council's and Government's aims to improve the environment. This includes the transportation of waste to this site, which is in the wrong place on a dangerous and unsuitable rural B-road, more than 3km from the strategic road network.

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

Previous comments by the Committee

Point rose – When the previous application for this site was heard by Planning Committee in February 2018, the applicant was specifically asked to work with the local community, but has chosen to ignore this.

Response – None required.

Success of liaison groups

Point raised – Local liaison groups do work, and a number that are currently in place across the county have proved they can help resolve a lot of problems experience by local residents.

Response – None required.

52. The substantive recommendation, including conditions and informatives, was proposed by Mr Patel and seconded Mr Quinn and was put to the Committee and approved by a unanimously.

53. Resolved –That planning permission be refused as set out in the Reason for Refusal in Appendix 1 of the report.

Update on Mineral, Waste and Regulation 3 Planning Applications

54. 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.

Report of Delegated Action

55. 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 24 April 2018.

Date of Next Meeting

56. The following scheduled meeting of Planning Committee will be on Tuesday 17 July 2018 at 10.30 a.m. at County Hall, Chichester.

The meeting ended at 1.36 p.m.

Chairman

Planning Committee**17 July 2018****Regulation 3 Application****Application No: WSCC/026/18/HU****Installation of a Multi-Use Games Area (MUGA) on existing car park with associated fencing****Kingslea Primary School, Kingslea, Horsham, West Sussex, RH13 5PS****Report by Head of Planning Services****Local Member: Andrew Baldwin****District: Horsham****Executive Summary**

Planning permission is sought for the installation of a Multi-Use Games Area (MUGA) on an existing 16-space car park, with associated fencing and artificial turf on the north-west of the Kingslea Primary School campus.

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.

The main policies of relevance to this application are policies 1, 3, 33, 41 and 43 of the Horsham District Planning Framework (2015), paragraphs 14, 17, 29, 60-61, 74, 109, 123, 186, 196, 197 and 203-206 of the National Planning Policy Framework (NPPF).

There were no objections from statutory consultees. However, there were 18 objections from third parties with a further five representations raising concern, and one representation in support. The main concerns raised relate to: the loss of on-road parking for residents; congestion; poor/illegal parking of parents/caregivers; loss of the existing car park; impact on residents; and highway safety.

Consideration of Key Issues

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

- meets an identified need; and
- is acceptable in terms of highway capacity and road safety.

Need for the Development

The school is required to provide a given level of play space based on pupil numbers, including 'hard surfaced outdoor PE' areas. The MUGA is required to meet this need, with the school wishing to expand the ability of pupils to participate in outdoor formal play, regardless of weather conditions during the school year.

Impact on the Highway Capacity and Road Safety

Although the proposed development would not result in increased vehicle movements, it would result in the loss of an existing 16-space car park. Therefore, it could result in an increase in car parking on surrounding roads, which could exacerbate congestion on surrounding roads during school drop-off and pick-up periods. In addition and regardless of the current application, the main school 50-space car park will not be available for parent/caregiver parking from September 2018 onwards. There may be some inconvenience for residents but this would be for relatively short, known periods of time, during the typical working day and WSCC Highways do not consider the development would result in a significant impact on highway capacity or road safety. Therefore, the development is considered to be acceptable in this regard.

Conclusion

Planning permission is sought for the installation of a MUGA on an existing 16-space car park, with associated fencing and artificial turf on the north-west of the Kingslea Primary School campus. The MUGA is required to meet statutory standards relating to the provision of 'hard surfaced outdoor PE' areas. The scheme would enable children to engage in outdoor physical activity regardless of weather conditions during the school year.

Local residents have raised concerns about the removal of 16 car parking spaces and the impact this could have on highway safety. In addition and regardless of the outcome of this application, the main 50-space car park would not be available from September 2018 for drop off/pick up. Outside of existing waiting restrictions, it is not an offence to park on the residential roads and although there may be some inconvenience for residents during drop-off/pick-up, this would be for relatively short, known periods of time, during the typical working day.

Overall, it is concluded that the MUGA is needed, that there would not be a significant impact on highway capacity safety and road safety, and that it is acceptable in all other regards, including the impact on residential amenity.

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 at Kingslea Primary School in Horsham for the installation of a Multi-Use Games Area (MUGA), with associated fencing and artificial grass on an existing 16-space car park.
- 1.2 The proposed development would provide additional space for outdoor play ancillary to the existing hard play area (HPA), which is currently considered undersized.

2. Site and Description

- 2.1 Kingslea Primary School is located in a residential area in central Horsham (see **Appendix 2 – Site and Location Plan**). It is located within the built-up area boundary on a site of approximately three hectares. The northern boundary of the site is bounded by the residential road Kingslea, with some rear gardens abutting the north-east and eastern boundary. To the west of the site is King’s Road and to the south Harwood Road, the boundaries of which are screened by mature vegetation.
- 2.2 The main school buildings are located to north-east of the school site, with playing fields located to the west and south. To the east of the site is Horsham Nursery School, owned and operated by the County Council. The existing school car park to the north of the site is comprised of 50 spaces, and is open for parents/caregivers during drop-off/pick-up times, as well as for staff and visitors. However, from September 2018, the car park will be reserved for staff and visitors to the school only, as such parents/caregivers will not be able to use the car park for school drop-off/pick-up; this will happen regardless of the decision made about the current planning application. Vehicular and pedestrian access to the school and its car park is taken from Kingslea to the north.
- 2.3 The application site comprises the western car parking area, currently containing 16 car parking spaces.
- 2.4 The school is not within an area subject to any ecological, landscape or historic designations, and is not within in area at increased risk of flooding.

3. **Relevant Planning History**

- 3.1 Planning permission was granted in 2005 for the extension and alteration of then-named Chesworth Junior School to create Kingslea Primary School (application ref. DC/1122/05(HU)). This included associated landscaping and an additional car parking area to the east of the existing site. A condition for a Traffic Regulation Order (TRO) to restrict parking on Kingslea was included as part of this permission. This has been fully implemented and the TRO enforced from May 2007, restricting parking from the school entrance east along the first approximately 100 metres of Kingslea.
- 3.2 In 2006, permission was granted for the construction of a new nursery and children’s centre, with associated play areas, vehicle entrance and car parking, which has been fully implemented (ref no. DC/690/06(HU)). The access for this facility and parking is from Harwood Road to the south, and incorporates a 24-space car park separate to the main primary school car park.
- 3.3 Also in 2006, planning permission was granted to remove a planning condition on DC/1122/05(HU) to allow the retention of a pedestrian footbridge on Harwood Road, which remains in place (ref. DC/877/06/HU).
- 3.4 Other relevant planning history as follows;
- DC/1114/05(HU) – Outline application for a family centre and portage accommodation. Withdrawn July 2005 due to drainage issues.
 - DC/1591/06(HU) – Amendment of conditions 19 regarding the traffic signals and 20 regarding Traffic Regulation Order on DC/1122/06(HU).

Granted September 2006 to allow the school to open before the implementation of the traffic signals and TRO.

4. **The Proposal**

- 4.1 Planning permission is sought for the conversion of an existing 16-space car park to a MUGA, with associated fencing, and an artificial grassed area to the south (see **Appendix 3: Proposed MUGA Plan**). The total area of the development covers approximately 300 square metres.
- 4.2 The proposed MUGA would be enclosed by 3 metre high, green, powder coated fencing, with incorporated football and basketball goals at the eastern and western ends. The existing tarmac area would be extended 3 metres to the south. New artificial turf would be installed to the south of the HPA, covering approximately 20m x 3m, to adjoin with the existing artificial turf. Two fixed traffic bollards and two removable traffic bollards would be installed on the entrance to the MUGA to enable temporary vehicular access to the site when required.
- 4.3 The use of the proposed HPA would be limited to break and lunch times during term time only, consistent with the use of the existing HPA adjacent to the proposal.
- 4.4 There will be no additional pupils attending the school as a result of this development.

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 paragraph 2 of the National Planning Policy Framework (NPPF)). For the purposes of the application, the statutory development plan comprises the Horsham District Planning Framework 2015 – 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.

Horsham District Planning Framework 2015 - 2031

6.3 The key policies in the Planning Framework, which are material to the determination of the application, are summarised below:

- Policy 1 - Sustainable Development
- Policy 3 – Development Hierarchy
- Policy 33 – Development Principles
- Policy 41 – Parking
- Policy 43 – Community Facilities, Leisure and Recreation

National Planning Policy Framework (2012)

6.4 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.

6.5 For this application, the key relevant paragraphs in the NPPF are considered to be as follows:

14 (presumption in favour of sustainable development, and approving development that accords with the development plan); 17 (core planning principles); 29 (sustainable transportation); 60 – 61 (appearance); 74 (protecting existing open space, sports and recreational buildings and land, including playing fields); 109 (protection and enhancement of the natural and local environment); 123 (planning decisions should avoid impacts on health and quality of life); 186 (positive decision making); 196 (determining applications in accordance with the development plan); 197 (presumption in favour of sustainable development); and 203-206 (use of planning conditions).

DCLG Policy Statement – planning for schools development (2011)

6.6 This national planning policy on schools does not form part of the development plan but helps guide decision-makers and should be read alongside the National Planning Policy Framework. In general terms it seeks to allow schools to expand, adapt and improve their facilities. It states "*Local authorities should give full weight and thorough consideration to the importance of enabling the development of state-funded school in their planning decisions*" and "*Local authorities should make full use of their planning powers to support state-funded schools applications.*"

7. Consultations

7.1 **Horsham District Council:** No objection given the existing use of the site and the nature of the proposed works; considers that no significant adverse impact on neighbouring amenity would be likely as a result of the scheme.

7.2 **WSCC Highways:** No objection; does not consider the development would have a 'severe' impact on the operation of the highway network.

- 7.3 **WSCC Trees and Woodlands Officer:** No objection subject to condition regarding tree protection, tree work and a method statement.
- 7.4 **Horsham Forest Neighbourhood Council:** No objection.
- 7.5 **Local Member Andrew Baldwin:** In support of application.

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.
- 8.2 Publicity consisted of the erection of site notices located around the application site and neighbour notification letters.
- 8.3 In total, representations were received from 24 people consisting of 18 objections, 5 people raising concern and 1 person in support. The main concerns raised relate to: the loss of on-road parking for residents; unacceptable congestion resulting in highway safety issues during peak drop-off/pick-up times; poor/illegal parking of parents/caregivers during drop-off/pick-up periods; that the school should use the playing fields for the scheme rather than the existing car park; suggestion of residents' parking permits as mitigation; risk of damage to property by locating the MUGA on the car park instead of the field; highway safety issues relating to ball games near the road; suggestion that parking should be replaced elsewhere on the site and access issues for emergency services. Support was raised relating to the area allowing more children to exercise throughout the year and a reduction in parking will encourage more people to walk and cycle.

9. **Consideration of Key Issues**

- 9.1 The main material considerations in relation to this application are whether the development:
- meets an identified need; and
 - is acceptable in terms of highway capacity and road safety

Need for the Development

- 9.2 All schools are required by the Department for Education to provide given areas of play space (and other facilities), based on the age of pupils and the number on the school role. Building Bulletin 103 from the Department for Education states that existing schools should provide a multi-use games area with approximate dimensions of 22m x 33m plus margins for primary pupils.
- 9.3 The existing HPA is considered undersized for the number of pupils on role (namely 427) and the playing field is unavailable for use for most of the year due to weather conditions. An additional HPA would allow for more pupils to engage in outdoor play for longer periods of the year.
- 9.4 The NPPF gives 'great weight' to the need to expand schools. The supporting Policy Statement notes the importance of enabling the development of state-funded schools. This is reflected in the Horsham District Planning Framework,

which supports the provision of community facilities within neighbourhood centres to meet local demand.

- 9.5 It is therefore concluded that there is an identified need for an additional area of hard play area to accommodate increased outdoor play at the school.
- 9.6 *The school is required to provide a given level of play space based on pupil numbers, including 'hard surfaced outdoor PE' areas. The MUGA is required to meet this need, with the school wishing to expand the ability of pupils to participate in outdoor formal play, regardless of weather conditions during the school year.*

Impacts on the Highway Capacity and Road Safety

- 9.7 As already noted, the primary school is accessed from Kingslea to the north via a one-way in/out system. Within the immediate vicinity of the school, there are a number of parking restrictions including both single and double yellow lines, and zig zag 'School Keep Clear' markings on Kingslea.
- 9.8 It is important to note that regardless of the outcome of this application, from September 2018 the existing 50-space car park will only be available for staff and visitors to the school, and not drop-off/pick-up.
- 9.9 In common with most other school sites, surrounding residential streets experience varying degrees of congestion during peak set-down and pick-up times. A key concern raised by third parties is the impact of the reduction in parking on the road network surrounding the school, particularly in terms of congestion, highway safety (double-parking, illegal parking etc.) and impact on on-street parking during pick-up/drop-off as a result of additional cars parking on Kingslea.
- 9.10 However, the area is subject to enforceable waiting restrictions along the carriageway to prevent dangerous parking during school drop-off/pick-up. Although concerns about illegal parking are noted, in planning terms it must be assumed that highway legislation will be adhered to, and effectively enforced.
- 9.11 Outside of the waiting restrictions, it is not an offence to park on Kingslea, and there is no residents' parking provided. Although there may be some inconvenience for residents if a parking space near their home is not available, the parking is publicly available. Further, although there would be pressure on parking during drop-off/pick-up, this would be for relatively short, known periods of time, during the typical working day.
- 9.12 Overall, although the reduction in parking on site may result in increased vehicle numbers parking on surrounding roads, the impact would be short-lived, during drop-off and pick-up periods, and the Highway Authority has confirmed that they do not consider the impact would be 'severe'. Further, in this case, the car parking would not be available for parent/caregiver parking even if the development does not come forward, and the development itself would not result in increased vehicle movements. It is therefore considered that the proposal is acceptable in highway capacity and road safety terms.

- 9.13 *Although the proposed development would not result in increased vehicle movements, it would result in the loss of an existing 16-space car park. Therefore, it could result in an increase in car parking on surrounding roads, which could exacerbate congestion on surrounding roads during school drop-off and pick-up periods. In addition and regardless of the current application, the main school 50-space car park will not be available for parent/caregiver parking from September 2018 onwards. There may be some inconvenience for residents but this would be for relatively short, known periods of time, during the typical working day and WSCC Highways do not consider the development would result in a significant impact on highway capacity or road safety. Therefore, the development is considered to be acceptable in this regard.*

Other Material Considerations

- 9.14 A number of representations have mentioned the consideration of locating the MUGA to a different area of the school site, namely on the school field. However, in planning terms it is the acceptability of the application that must be considered. Further, the siting of the MUGA on the school field would result in a loss of part of the playing field and would be contrary to Sport England's Playing Field Policy and Guidance March 2018.
- 9.15 The development has the potential to impact on residential amenity. The siting of the MUGA would be opposite residential properties on Kingslea, but as there is an existing HPA abutting the proposed MUGA, the noise from the development is likely to be indiscernible from the noise of the existing HPA. The noise disturbance would be during the day, on weekdays only so the impact is considered to be acceptable.
- 9.16 The development has the potential to impact on trees surrounding the application site through the installation of fencing and artificial grass. Post holes for the fencing would be positioned within the tarmac area and not soft ground where damage to roots is less likely. The WSCC Tree Officer has no objection subject to a condition to protect the retained trees.

10. Overall Conclusion and Recommendation

- 10.1 Planning permission is sought for the installation of a MUGA on an existing 16-space car park, with associated fencing and artificial turf on the north-west of the Kingslea Primary School campus. The MUGA is required to meet statutory standards relating to the provision of 'hard surfaced outdoor PE' areas. The scheme would enable children to engage in outdoor physical activity regardless of weather conditions during the school year.
- 10.3 Local residents have raised concerns about the removal of 16 car parking spaces and the impact this could have on highway safety. In addition and regardless of the outcome of this application, the main 50-space car park would not be available from September 2018 for drop off/pick up. Outside of existing waiting restrictions, it is not an offence to park on the residential roads and although there may be some inconvenience for residents during drop-off/pick-up, this would be for relatively short, known periods of time, during the typical working day.

10.6 Overall, it is concluded that the MUGA is needed, that there would not be a significant impact on highway capacity and road safety, and that it is acceptable in all other regards, including the impact on residential amenity.

10.7 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. The Sussex Police Crime Prevention Design Advisor has provided detailed crime prevention advice which has been communicated to the applicant.

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.

Agenda Item 4a

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 – Proposed MUGA Plan

Contact: Eloise Short, ext. 27805

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 & Location Plan (drawing 1058/PD-001 – Rev A);
- Proposed MUGA Plan (drawing 1058/BL-001 - Rev A);

along with submitted supporting documents including the Design and Access Statement (by Abbott Surveyors Ltd, dated May 2018), save as varied by the conditions hereafter or any variation thereto that may be agreed in writing by the County Planning Authority.

Reason: *To secure a satisfactory development*

PROTECTION OF RETAINED TREES

3. Prior to the commencement of the development hereby approved (all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the Statement shall be implemented in full throughout the construction period.

Reason: *To protect existing trees and shrubs in the interests of the visual amenity and landscape of the locality.*

4. **VEHICULAR CONSTRUCTION HOURS**

No vehicles associated with the construction of the development hereby permitted, including all associated preparatory work, shall be received by or despatched from the site except between the hours of 08:00 and 18:00 on weekdays (no movements at school drop-off (08:00-09:00) and pick-up times (14:30-15:30) during term time), and 08:00 and 13:00 on Saturdays only.

Reason: *To ensure that construction traffic associated with the development hereby permitted does not impact unacceptably on the local population and on local road safety.*

Informatives

- A. In accordance with paragraphs 186 and 187 of 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:

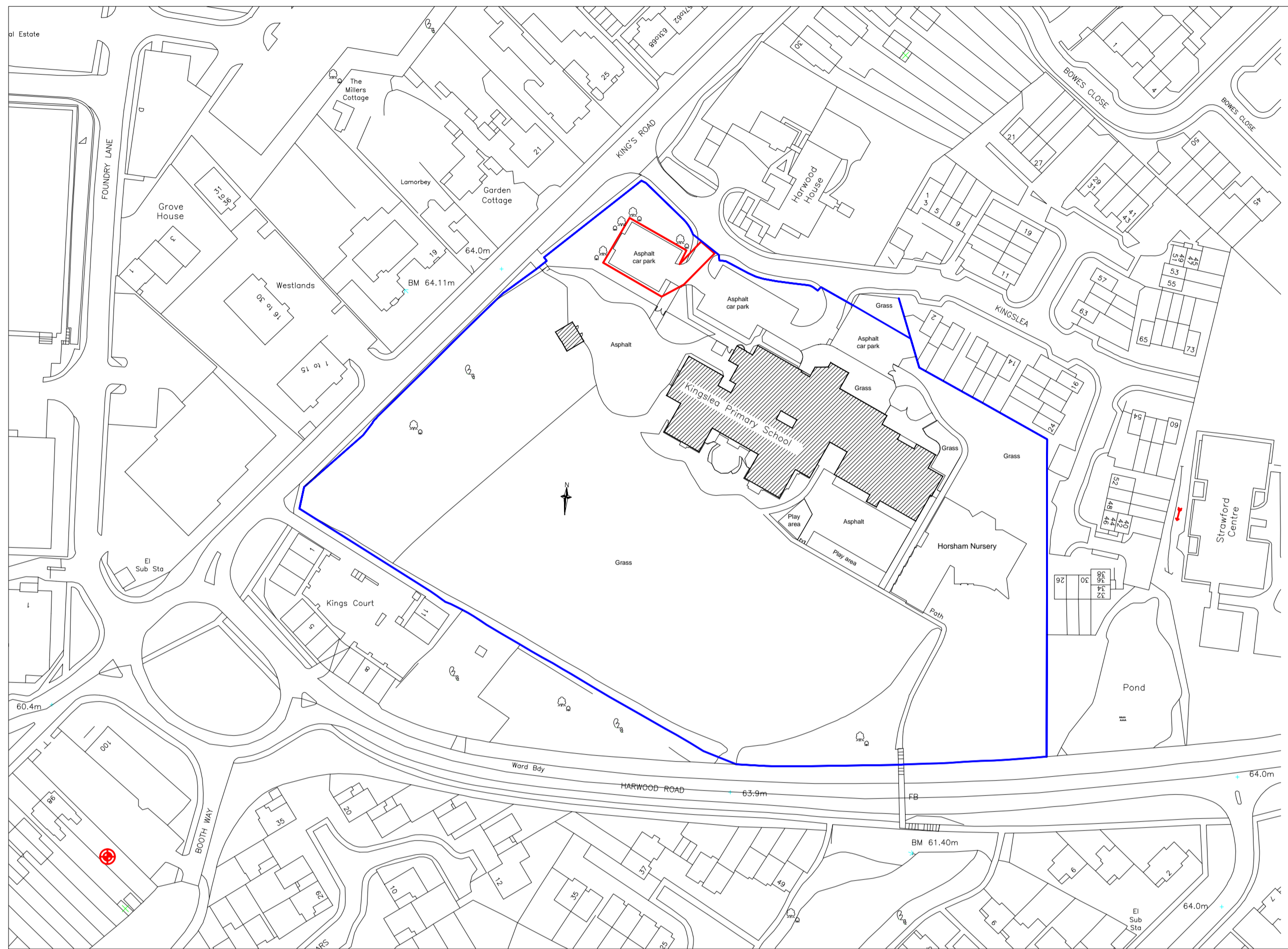
Agenda Item 4a
Appendix 1

- Seeking amendments early on in the application process to see if a sustainable solution can be agreed;
- 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;
- Working with consultees

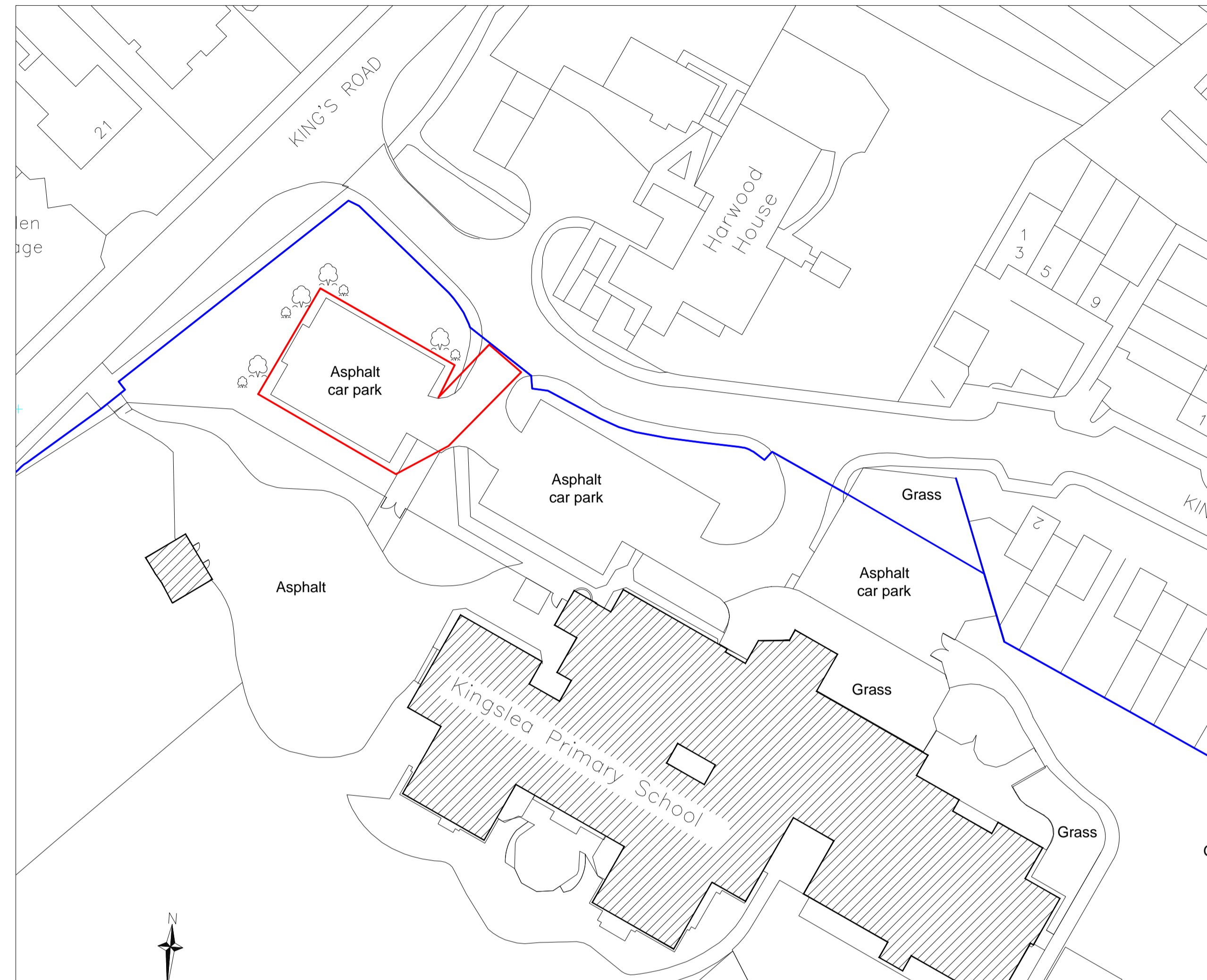
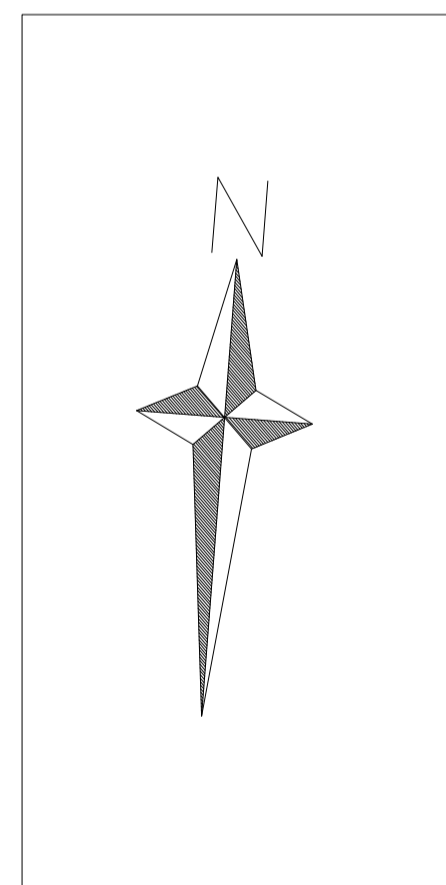
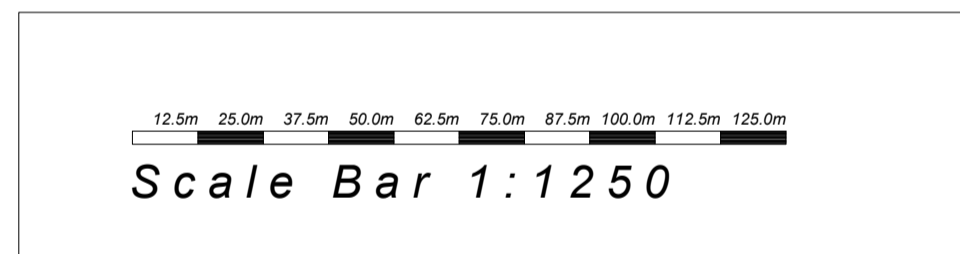
As a result, the County Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development.

B. With regard to Condition 3 (Protection of Retained Trees) and during the construction period, the following British Standards should be referred to:

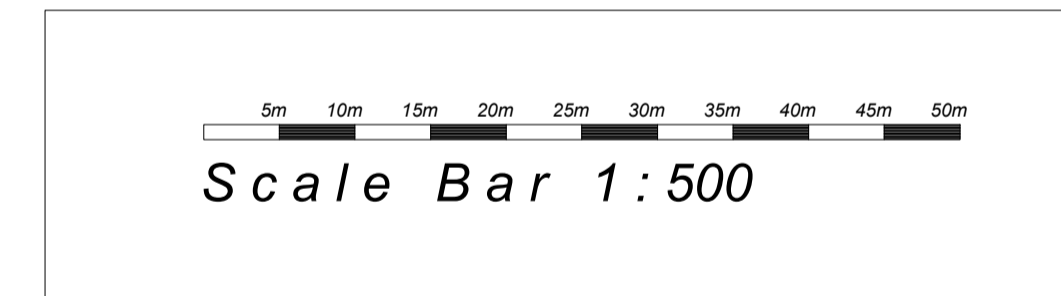
- a) BS: 3998:2010 Tree work – Recommendations
- b) BS: 5837 (2012) Trees in relation to demolition, design and construction – Recommendations.



Location plan Scale: 1 / 1250



Site plan Scale: 1 / 500



A | 16/05/18 | amended to planners comments | MAMA

REV	DATE	DESCRIPTION	DRN	CHK	APP

EMPLOYER

CLIENT

PROJECT No: 1058

PROJECT: KINGSLEY PRIMARY SCHOOL
KINGS ROAD
HORSHAM, WEST SUSSEX

TITLE: CONVERSION OF OVERFLOW CAR PARK
INTO A FENCED OFF MUGA PLAY AREA
SITE & LOCATION PLANS

STATUS: PLANNING SCALE: see drg/ A1

ABBOTT Ltd
CHARTERED SURVEYORS

Abbott Surveyors Limited
19 Bowmans Close
Steyning
West Sussex
BN44 3SR

01903 813821 TELEPHONE
theabbotts@skymarket.org EMAIL

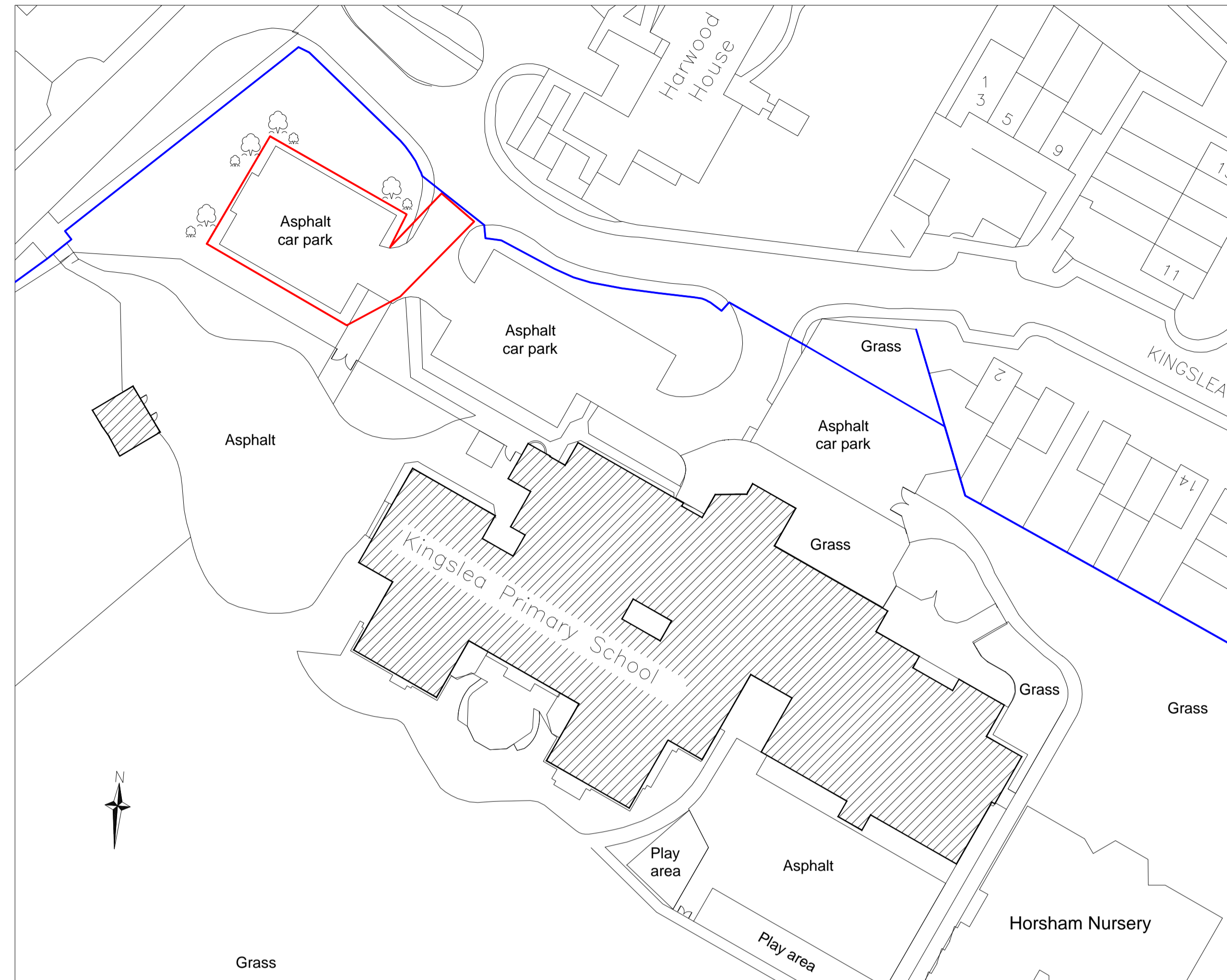
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DWG No: 1058/PD-001 | REV: A

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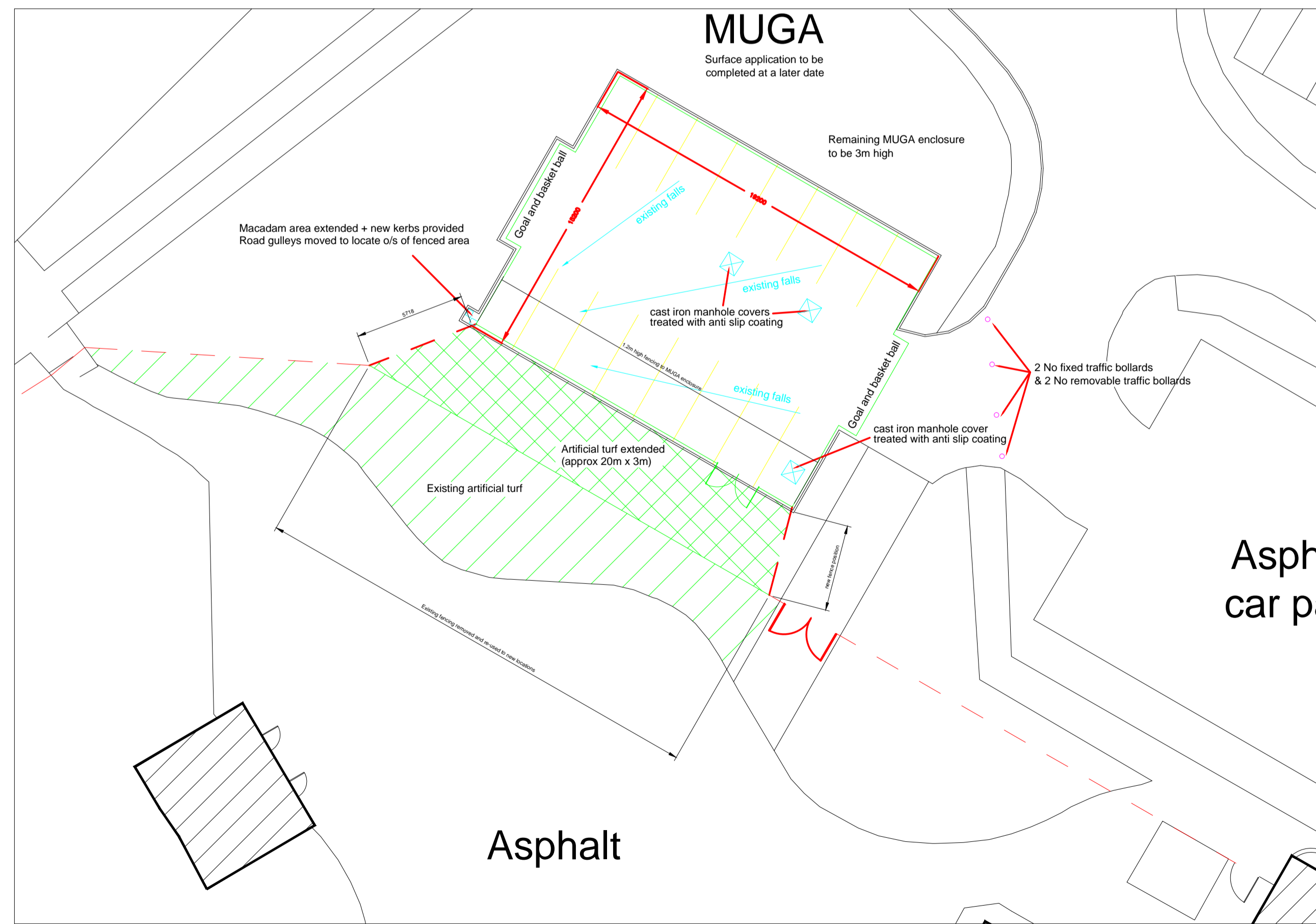
Illustration of fencing to be provided



Location plan Scale: 1 / 500



Existing car park, Scale: 1 / 200



Proposed MUGA, located to car park location, Scale: 1 / 200

NOTES

3m high powder coated fencing to three sides to extend the existing school safe enclosure and also provide a ball games court for pupils at the school.

Existing hard play area fencing is to be adapted to include the MUGA play area into the schools safe play areas.

The existing car park areas are currently un-used by staff and encourages members of the public to use the school car park as a drop off area and turning circle, which is considered a risk to pupils at peak times.

The surface is at present to remain as macadam, but consideration will be given to re-surfacing with a polymeric surface when funds allow.

No trees will be removed to facilitate these works, however some minor tree management, to remove a low hanging branch, is required. These works will be carried out by an arboriculturalist on behalf of the school.

REV	DATE	DESCRIPTION	DRN	CHK	APP
A	16/05/18	amended to planners comments		IMAMA	
EMPLOYER					
CLIENT					
PROJECT No: 1058					
PROJECT: KINGSLEY PRIMARY SCHOOL KINGS ROAD HORSHAM, WEST SUSSEX					
TITLE: CONVERSION OF OVERFLOW CAR PARK INTO A FENCED OFF MUGA PLAY AREA (EXISTING & PROPOSED)					
STATUS: PLANNING SCALE: see drg/ A1					
ABBOTT Ltd CHARTERED SURVEYORS					
<small>Abbott Surveyors Limited 19 Bowmans Close Steyning West Sussex BN14 5SR</small>					
<small>01903 813821 TELEPHONE theabbots@skymarket.org EMAIL</small>					
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Planning Committee**Agenda Item No. 4 (b)****17 July 2017****Regulation 3 Application****Application No: WSCC/019/18/A**

The construction of a three storey extension to provide additional class bases, a single storey extension to provide additional Performing Arts space, a single storey extension to the existing Changing Room block to provide two additional changing rooms, additional car parking and cycle storage and the removal of two temporary classroom buildings

The Angmering School, Station Road, Angmering, West Sussex, BN16 4HH

Report by Head of Planning Services

Local Member: Deborah Urquhart

District: Arun

Executive Summary

This report relates to an application for planning permission for a new three storey teaching block, an extension to the existing changing room and an infill extension to provide a dance studio/stage area at The Angmering School. In addition, two modular classrooms are being removed and additional car parking and cycle storage and further landscaping would be provided. The works are required to allow for an increase in pupil numbers at the school.

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.

The main planning policies of relevance to this application are Policies GEN1, GEN2, GEN7, GEN9, GEN32 and AREA17 of the Arun District Local Plan (Saved Policies) 2003, Policies HD1 and HD5 of the Angmering Neighbourhood Plan (2014 - 2029) and paragraphs 14, 17, 58, 60, 61, 72, 109, 186, 196, 197 and 203 - 206 of the National Planning Policy Framework (NPPF).

No statutory consultees have objected to the proposals, although West Sussex county Councils' Landscape Architect has objected to the proposal due to the scale, form and location of the proposed three-storey teaching block. One representation has been received highlighting concerns about the impact of the proposal on traffic related matters.

Consideration of Key Issues

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

- meets an identified need;
- is satisfactory in terms of its location and design; and
- is acceptable in terms of highway capacity and road safety.

Need for the Development

The Local Education Authority (LEA) has identified a need to provide additional places at The Angmering School, increasing the yearly intake from 252 pupils to 270, increasing the school roll. The development is considered to accord with the relevant Development Plan policies by providing additional, required school places and great weight is given by the NPPF and DCLG school policy to meeting this need. It is concluded that there is a need for the development

Location and Design

The proposed smaller extensions are not considered likely to give rise to an adverse impact upon the character or appearance of the area, and the removal of the modular buildings would be positive. However, the new three storey teaching block would be a significant structure, larger than other buildings on the site, and located on the site boundary. Although acceptable in design, its location, combined with its substantial scale and size would not sit comfortably in the school site or the wider environ and would not integrate successfully. It would not be appropriately sited, and its scale and form would be out of keeping with the locality. On balance, however, it is considered that the impact on the surrounding area would not be so significant as to outweigh the need for the additional school places.

Impacts on the Highway Capacity and Road Safety

The proposed development would accommodate an increase in pupils, thereby also potentially increasing car traffic during school drop-off and pick-up periods. However, the impact of this on highway capacity and road safety is not considered to be severe, and can be mitigated through a robust School Travel Plan. It is, therefore, acceptable and considered to accord with development plan policies.

Conclusion

Planning permission is sought for the construction of a three storey extension to provide additional class bases, a single storey extension to provide additional Performing Arts space, a single storey extension to the existing Changing Room block to provide two additional changing rooms, additional car parking and cycle storage and the removal of two temporary classroom buildings.

The County Council, as Local Education Authority, has identified a need to increase pupil numbers at The Angmering School. This development would help meet that identified local demand and enable the expansion of the school, in accordance with development plan policy and national guidance which gives 'great weight' to the need to provide school places.

Further, it is not considered that the development would result in unacceptable impacts on highway capacity or road safety, and schemes would ensure that mitigation measures are secured to protect the water environment and provide soft landscaping.

The proposed smaller extensions are considered to be acceptable and the removal of the modular buildings would be positive. Although the three storey teaching block would not be appropriately sited, and its scale and form would be out of keeping with the locality, on balance it is considered that the impact on the surrounding area would not be so significant as to outweigh the need for additional

school places.

Taking into account the NPPF and government policy which gives great and significant weight to expanding and developing school sites, 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 for a new three storey teaching block, an extension to an existing changing room and an infill extension to provide a dance studio/stage area at The Angmering School. In addition, two modular classrooms are being removed and further landscaping is being provided. The works are required to allow for an increase in pupil numbers at the school.

2. Site and Description

- 2.1 The Angmering School is located in Angmering, a residential area within Arun District. The application site falls within the built-up area boundary identified in the Arun District Local Plan and the Angmering Neighbourhood Plan (see **Appendix 2 –Site Location Plan**).
- 2.2 The existing school comprises largely single-storey brick buildings constructed between about 1950 and 2010. The buildings generally occupy the north-eastern portion of the site with an access road from the west linking with parking located on the northern boundary. The schools playing fields are to the south and west. Further to the south are more playing fields owned by the County Council. Boundary treatment is made up of close-boarded fencing, post and rail fencing, chain link fencing and established planting and hedges.
- 2.3 The site is bounded on the north and west by residential properties, and to the south by open space and the A259. The eastern boundary of the site has residential properties at the northern end, a field allocated for a future primary school at the centre, and a recreation ground/skate park to the southern end.
- 2.4 The application site is not located in an area designated for ecological or historic reasons, or in an area considered to be at increased risk of flooding.

3. Relevant Planning History

- WSCC/040/10/A: Construction of a Floodlit Synthetic Turf Pitch, with associated Ground Works and Landscaping (Granted).
- A/11/09: A new two storey general teaching/sixth form centre block and 'L' block refurbishment to an existing comprehensive secondary school (Granted)

4. **The Proposal**

- 4.1 The Angmering School caters for pupils aged 11-18. It currently has a Planned Admission Number (PAN) of 252 (eight forms of entry). Due to a local shortage of places at secondary level, the County Council has selected The Angmering School for enlargement to give a PAN of 270, or nine forms of entry. Due to the difficulty in predicting sixth form numbers, the total number of pupils at the school is not easy. However, based on previous calculations, total pupil numbers are expected to be approximately 1,650.
- 4.2 Consultation on permanent expansion for the school to increase its PAN was undertaken in December 2016, the governing body supports the expansion, and the County Council, as education authority, formally approved expansion in March 2017. Accordingly, planning permission is sought for the following proposed building works to accommodate the changes to pupil numbers (see **Appendix 3 – Proposed Site Plan 1, Appendix 4 – Proposed Site Plan 2, Appendix 5 – Changing Block & Performing Arts, Appendix 6 – Teaching Block Floor Plans and Appendix 7 – Teaching Block Elevations**):
- a new, three-storey teaching block to provide accommodation for science, art and maths.
 - a small extension to the existing changing block to provide two additional changing rooms.
 - an infill extension between the performing arts department and the dining hall to provide a dance studio/stage.
 - demolition of two modular buildings.
 - additional car parking and cycle storage.
 - landscaping to external areas.
- 4.3 The location identified for the principal extension is at the eastern edge of the school. The majority of the area is currently used for hard play, and extends into an area of scrub on the eastern boundary. The existing two-storey sixth form block is located to the north of the proposed three-storey block, with single storey buildings of the science department located to the west and south-west.
- 4.4 The proposed building would be block-like in appearance with wind-catchers and roof-lights atop its flat roof. It would measure 40m by 17.5m and would be approximately 10.5m in height. The external materials would consist of facing brickwork and off-white render. To create visual interest and break-up the building facade, the windows have been placed in a random pattern with added coloured film over some of the windows.

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 paragraph 2 of the National Planning Policy Framework (NPPF)). For the purposes of the application, the statutory development plan comprises the Arun District Local Plan (Saved Policies) 2003 and the Angmering Neighbourhood Plan (2014 - 2029).

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.

Arun District Local Plan (Saved Policies) 2003

6.3 The key policies in Local Plan are summarised below:

- GEN1 – Presumption in Favour of Sustainable Development
- GEN2 – Built-up Area Boundary
- GEN7 – The Form of New Development
- GEN9 – Foul & Surface Water Drainage
- GEN32 – Noise Pollution
- AREA17 – Sites of Archaeological Interest

Angmering Neighbourhood Plan (2014 - 2029)

- Policy HD1 – Built-up Area Boundary
- Policy HD5 – Built Form

National Planning Policy Framework (2012)

6.4 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.

6.5 For this application, the key relevant paragraphs in the NPPF are considered to be as follows:

- 14 (presumption in favour of sustainable development, and approving development that accords with the development plan);
- 17 (core planning principles);
- 58 (add to the overall quality of the area);
- 60 – 61 (appearance);

- 72 (proactive approach to meeting the need for new school places);
- 109 (protection and enhancement of the natural and local environment);
- 186 (positive decision making);
- 196 (determining applications in accordance with the development plan);
- 197 (presumption in favour of sustainable development); and
- 203-206 (use of planning conditions).

Department for Communities and Local Government (DCLG) Policy Statement – Planning for schools development (2011)

6.6 This national planning policy on schools does not form part of the development plan but helps guide decision-makers and should be read alongside the National Planning Policy Framework. In general terms, it seeks to allow schools to expand, adapt and improve their facilities. It states "*Local authorities should give full weight and thorough consideration to the importance of enabling the development of state-funded school in their planning decisions*" and "*Local authorities should make full use of their planning powers to support state-funded schools applications.*"

7. Consultations

7.1 ***Arun District Council (including EHO):*** No objection, subject to conditions covering noise disturbance and a construction environmental management plan

7.2 ***Angmering Parish Council:*** No objection; requests Highway Authority and Safer Routes to School Team continue to work with Parish Council, the school and local residents to monitor traffic-related issues.

7.3 ***WSCC Highways:*** No objection, subject to travel plan, car parking details and a construction management plan.

7.4 ***WSCC Archaeology:*** No objection, subject to a condition for a Written Scheme of Investigation for archaeological recording.

7.5 ***WSCC Landscaping:*** Objection to the proposals; concerns regarding the height and visual intrusion of the proposed building.

7.6 ***WSCC Trees and Woodland:*** No objection.

7.7 ***WSCC Ecology:*** No objection, recommends informative regarding avoiding risk to protected nesting birds.

7.8 ***WSCC Councillor Deborah Urquhart:*** 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.

8.2 Publicity consisted of the erection site notices located around the application site, an advertisement in the local newspaper, and neighbour notification

letters. In response, one representation was received raising concerns and highlighting problems with increased traffic and street parking in the locality.

9. Consideration of Key Issues

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

- meets an identified need;
- is satisfactory in terms of its location and design; and
- is acceptable in terms of highway capacity and road safety.

Need for the Development

9.2 The Angmering School currently caters for students aged between 11 and 18 with an admission rate of 252 children per academic year. The 'West Sussex: Planning School Places' document, prepared by the Local Education Authority, has identified a need for additional pupil places within the Angmering locality in which the school is situated, namely for the yearly pupil intake to increase from 252 pupils per academic year, to 270 pupils per academic year. This will, year on year, generate a gradual increase in pupils over the next seven years, an overall increase in the school roll of 126 pupils, resulting in an eventual maximum number of approximately 1,650 pupils

9.3 There is, therefore, a need to provide further student accommodation and facilities to accommodate the additional pupils. This can be provided with the additional teaching block, extensions and infill development.

9.4 Paragraph 72 of the NPPF states very clearly that "*the Government attaches great importance to ensuring that a sufficient choice of school places is available*" and that "*local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement*" and "*give great weight to the need to create, expand or alter schools*". Furthermore, the DCLG Policy Statement – Planning for schools development (2011) directs local authorities to "*give full weight and thorough consideration to the importance of enabling the development of state-funded school in their planning decisions*".

9.5 Overall, it is considered that there is a genuine need for the development, to meet demand for school places in the local area, and that great weight needs to be given to meeting this demand, in accordance with development plan policy and national guidance.

9.6 *The Local Education Authority (LEA) has identified a need to provide additional places at The Angmering School, increasing the yearly intake from 252 pupils to 270, increasing the school roll. The development is considered to accord with the relevant Development Plan policies by providing additional, required school places and great weight is given by the NPPF and DCLG school policy to meeting this need. It is concluded that there is a need for the development.*

Location, Design and Impact on Amenity

- 9.7 The proposed development falls within the built-up area boundary, where new development is permitted subject to according with other Development Plan policies.
- 9.8 The small extension to the changing block and the infill extension, to provide additional changing facilities and a dance studio/stage respectively, are minor schemes in themselves. Both extensions are considered to be of an acceptable appearance, fitting in well with the existing buildings. As a result it is not considered that these extensions would give rise to adverse impacts upon neighbouring amenity or on the locality.
- 9.9 Some temporary classroom units would also be removed. The unit to be removed to the south of the existing school buildings would enable this area to be used for hard play area. The unit located at the north-eastern part of the school site would enable further car parking that would primarily be used as overflow spacing. These units appear to have been on site for a number of years and are at the end of their useful life; therefore, their removal would have a positive impact on the school.
- 9.10 The new three storey teaching block is proposed to be sited on the eastern side of the school site, parallel with the eastern boundary, on an area currently used as a hard play area.
- 9.11 Although of a utilitarian form, the design of the building is considered to be of an acceptable appearance.
- 9.12 However, although it is understood that the size of the building reflects the required additional classrooms and student space needed to accommodate the increase in student numbers, its size is of concern. Saved policy GEN7 of the Arun District Local Plan seeks development to "*respond positively to the identified characteristics and resources of the site and the area to create attractive places and spaces with the needs of people in mind and respects and enhances local distinctiveness*".
- 9.13 Whilst not located in what would necessarily be considered a visually sensitive location, the proposed building would abut the school boundary, and would not be well-screened by existing boundary treatments. Coupled with being the largest, most prominent structure on the school site, it is not considered to relate well to the existing surrounding environment.
- 9.14 WSCC's Landscape Architect has raised significant concerns about the height of the building in its current location, highlighting that although it would be only 1.5m higher than the peak of the nearby sixth form building to the north, the proposed building would have a flat roof where the existing building has a pitched roof. He notes that it "*therefore feels much taller from the ground level because the fascia is high up where the pitched roof brings the eaves and fascia much lower.*"
- 9.15 The WSCC Landscape Architect also raised additional concerns regarding the overbearing relationship between the building and residential gardens stating that; "*In my view the height of the proposed building would be an unwelcome*

visual intrusion to the views from the homes and gardens of residents on Willowwood Close and from the publicly accessible land to the south of the close”.

- 9.16 Alterations to the landscaping in this area and alteration to the design have not enabled the WSCC Landscape Architect to withdraw his objection.
- 9.17 It is appreciated that there are limited options for siting of additional classrooms and facilities within established school sites such as this. Whilst content with the appearance of the three storey building, its scale and form in this location, on the school boundary, is considered to result in significant adverse visual impacts on the surrounding area. Scale is an important design element and, in this case, it is considered that the building does not successfully integrate with the existing environment and would not sit comfortably within the local or wider area.
- 9.18 In terms of overlooking, although residential properties share a common boundary with the school, the proposed building would be sited approximately 30m from the nearest residential gardens. Given the distance and oblique angle of overlooking, it is not considered that the development would give rise to any adverse impacts upon neighbouring amenity from overlooking.
- 9.19 In addition, WSCC’s Trees and Woodland Officer and WSCC’s Landscape Architect have been in discussion with the applicant’s agent in order to try and mitigate its impact. Robust landscaping plans have been produced that satisfy the WSCC Trees and Woodland Officer who raises no objection to the proposal. The plans also include on-going maintenance to ensure the successful establishment of new plant stock, to maintain healthy plant growth, ensure planting beds are free from weeds / litter and plant stock remains free from disease. This would ensure such matter and concerns can be dealt with and trees and hedgerows adequately protected without delaying the issue of planning approval.
- 9.20 Overall the proposed three storey building is not considered to be appropriately sited and its scale and form would be out of keeping with the locality. On balance, however, it is considered that the impact on the surrounding area would not be so significant as to outweigh the need for the additional school places.
- 9.21 *The proposed smaller extensions are not considered likely to give rise to an adverse impact upon the character or appearance of the area, and the removal of the modular buildings would be positive. However, the new three storey teaching block would be a significant structure, larger than other buildings on the site, and located on the site boundary. Although acceptable in design, its location, combined with its substantial scale and size would not sit comfortably in the school site or the wider environ and would not integrate successfully. It would not be appropriately sited, and its scale and form would be out of keeping with the locality. On balance, however, it is considered that the impact on the surrounding area would not be so significant as to outweigh the need for the additional school places.*

Impacts on Highway Capacity and Road Safety

- 9.22 The development would result in an increase in pupil capacity from 252 to 270 (potentially an additional 126 pupil places) and up to five more support staff. One third party representation has raised concerns that highway safety and parking issues already occur during school drop-off and pick-up times, and that this would be worsened as a result of an increase in pupil numbers.
- 9.23 The Highways Authority note the increase in pupil and staff numbers but raise no objection to the proposal. They also note the current School Travel Plan, which shows that 84.7% of pupils travel to the school by sustainable means, well over the 75% target set by West Sussex County Council.
- 9.24 It is the school's intention to manage the impact of the development through the School Travel Plan, currently moving to the new Modeshift STARS Travel Plan. There is no available evidence to believe that the proposed works and expansion would not continue to be managed effectively through the Travel Plan.
- 9.25 Therefore, in terms of highway capacity and safety, WSCC Highways do not consider that the development would result in any significant, detrimental impacts on the highway network. Conditions have been requested from the Highways Officers for a Construction Management Plan, a revised Travel Plan (including its implementation and monitoring) and construction of the parking prior to occupation of the new building.
- 9.26 It is considered that the works and the associated increase in pupil/staff numbers can be adequately managed through a revised Travel Plan and Construction Management Plan, and would not have a severe impact in terms of highway safety and capacity.
- 9.27 *The proposed development would accommodate an increase in pupils, thereby also potentially increasing car traffic during school drop-off and pick-up periods. However, the impact of this on highway capacity and road safety is not considered to be severe, and can be mitigated through a robust School Travel Plan. It is, therefore, acceptable and considered to accord with development plan policies.*

Other Considerations

- 9.28 Arun District Council raised no objection to the development, but the Environmental Health Officer requested further details regarding noise from the construction of the development and the plant, machinery and equipment associated with the new buildings. However, noise from construction activities is not a material consideration and fall outside that which planning should be considering due to such matters being satisfactorily controlled through other existing, Health & Safety, Highways, Control of Pollution and Environmental Protection Acts and Regulations. Therefore, there is no need for a condition to be attached to secure such matters. An informative has been recommended however, highlighting that concerns regarding statutory nuisance issues should be directed to the Environmental Health Department.

9.29 The final detailed design of ventilation has not yet been finalised. However, the EHO raises no objection subject to a condition detailing final and appropriate mitigation to ensure noise levels are acceptable regarding the fixed plant, machinery and equipment.

10. **Overall Conclusion and Recommendation**

10.1 Planning permission is sought for the construction of a three storey extension to provide additional class bases, a single storey extension to provide additional Performing Arts space, a single storey extension to the existing Changing Room block to provide two additional changing rooms, additional car parking and cycle storage and the removal of two temporary classroom buildings.

10.2 The County Council, as Local Education Authority, has identified a need to increase pupil numbers at The Angmering School. This development would help meet that identified local demand and enable the expansion of the school, in accordance with development plan policy and national guidance which gives 'great weight' to the need to provide school places.

10.3 Further, it is not considered that the development would result in unacceptable impacts on highway capacity or road safety, and schemes would ensure that mitigation measures are secured to protect the water environment and provide soft landscaping.

10.4 The proposed smaller extensions are considered to be acceptable and the removal of the modular buildings would be positive. Although the three storey teaching block would not be appropriately sited, and its scale and form would be out of keeping with the locality, on balance it is considered that the impact on the surrounding area would not be so significant as to outweigh the need for additional school places.

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

10.6 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. The Sussex Police Crime Prevention Design Advisor has provided detailed crime prevention advice which has been communicated to the applicant.

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 – Proposed Site Plan 1
- Appendix 4 – Proposed Site Plan 2
- Appendix 5 – Changing Block & Performing Arts
- Appendix 6 – Teaching Block Floor Plans
- Appendix 7 – Teaching Block Elevations

Contact: Chris Bartlett, ext. 26946

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:

- Location Plan (drawing number 2981/027 RevA);
- School Site as Proposed (drawing number 2981/030 RevB);
- Additional Changing and Performing Arts Proposed Plans and Elevations (drawing number 2981/031);
- New Extension Floor Plans (drawing number 2981/34);
- New Extension – Revised Elevations (drawing number 2981/040);
- Proposed New PTA Hut (drawing number 2981/040);
- Proposed Traffic Management Plan Vehicular access routes (drawing number 001);
- Proposed Site Establishment Plan Site A – Main Contractors Compound (drawing number 002 RevA);
- Proposed Site Establishment Plan Site B – Secondary Contractors Compound (drawing number 003);
- Drainage Strategy (181024/DS/JR/RS/01 Rev C);
- Detailed Planting Layout (drawing number RCo 234/04 Rev03);
- Soft Landscape Layout Sheet 01 of 02 (drawing number RCo 234/02 Rev07);
- Soft Landscape Layout Sheet 02 of 02 (drawing number RCo 234/03 Rev03);
- Detailed Plant Schedule and Specification (15th June 2018 - Rev03);
- Soft Landscape Management Plan (15th June 2018 - Rev01);
- Tree Pit Detail (RCo 234/05 Rev00); and
- Tree Protection Detail (RCo 234/01 Rev04)

save as varied by the conditions hereafter.

Reason: *To secure a satisfactory development*

CONSTRUCTION MANAGEMENT PLAN

3. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,

- the method of access, timing and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

CONSTRUCTION HOURS

4. No construction (including any demolition and site clearance) of the development hereby permitted, involving the use of plant/machinery/equipment/vehicles and the deliveries of construction materials/plant/machinery/equipment being received by or despatched shall only take place between the hours of:

- 08.00 and 18.00 on Monday to Friday inclusive;
- 09.00 and 13.00 on Saturdays; and

not at any time on Sundays, Bank Holidays or Public Holidays unless otherwise agreed in advance and in writing by the County Planning Authority.

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

ARCHAEOLOGY

5. Prior to the commencement of building works, an archaeological investigation shall be carried out within the site at the expense of the developer in accordance with a Written Scheme of Investigation to be submitted to and agreed by the County Planning Authority in writing.

Reason: In order that archaeological features will be properly recorded before development.

FOUL WATER

6. Development shall not begin until confirmation has been received from Southern Water that the proposed changes / connections to the existing foul sewer network are acceptable.

Reason: To protect water quality and ensure compliance with the NPPF

SCHOOL TRAVEL PLAN

7. Within 6 months from the commencement of development hereby permitted, an updated School Travel Plan, including a requirement for annual review, shall be submitted to the County Planning Authority for approval. The approved Plan shall thereafter be implemented in full.

Reason: To encourage and promote sustainable transport

CAR PARKING SPACE (DETAILS REQUIRED)

8. No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: *To provide car-parking space for the use.*

NOISE

9. Prior to occupation and use of the development hereby approved, details, including acoustic specifications, of all fixed plant, machinery and equipment associated with air moving equipment including fans, ducting and external openings, compressors, generators or plant or equipment of a like kind, installed within the site which has the potential to cause noise disturbance to any noise sensitive receivers, shall be submitted to and approved by the Local Planning Authority before installation. The rating level of noise emitted from the use of this plant, machinery or equipment shall not exceed the background sound level when measured according to British Standard BS4142: 2014, at any adjoining or nearby noise sensitive premises.

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

Informatives

- A. In accordance with paragraphs 186 and 187 of 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:
 - Seeking amendments early on in the application process to see if a sustainable solution can be agreed;
 - 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 developer shall at all times employ best practical means to minimise noise disturbance to nearby residents. All construction work practises shall comply with B.S. 5228 1:2009 'Code of practice for noise and vibration control on construction and open sites'. The applicant must make all contractors and subcontractors aware of these times.
- C. 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 Environmental Health Department on (01903) 737500

Agenda Item 4b

- D. To avoid risk of harm to legally protected nesting birds that may be present, removal of any vegetation should be undertaken between September and the end of February when birds have ceased nesting. If this is not possible an Ecologist should check for active bird nests no more than seven days before works commence and any active nest found shall be protected as advised by the Ecologist until the birds have finished nesting.

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:

- Location Plan (drawing number 2981/027 RevA);
- School Site as Proposed (drawing number 2981/030 RevB);
- Additional Changing and Performing Arts Proposed Plans and Elevations (drawing number 2981/031);
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- New Extension – Revised Elevations (drawing number 2981/040);
- Proposed New PTA Hut (drawing number 2981/040);
- Proposed Traffic Management Plan Vehicular access routes (drawing number 001);
- Proposed Site Establishment Plan Site A – Main Contractors Compound (drawing number 002 RevA);
- Proposed Site Establishment Plan Site B – Secondary Contractors Compound (drawing number 003);
- Drainage Strategy (181024/DS/JR/RS/01 Rev C);
- Detailed Planting Layout (drawing number RCo 234/04 Rev03);
- Soft Landscape Layout Sheet 01 of 02 (drawing number RCo 234/02 Rev07);
- Soft Landscape Layout Sheet 02 of 02 (drawing number RCo 234/03 Rev03);
- Detailed Plant Schedule and Specification (15th June 2018 - Rev03);
- Soft Landscape Management Plan (15th June 2018 - Rev01);
- Tree Pit Detail (RCo 234/05 Rev00); and
- Tree Protection Detail (RCo 234/01 Rev04)

save as varied by the conditions hereafter.

Reason: *To secure a satisfactory development*

CONSTRUCTION MANAGEMENT PLAN

3. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,

- the method of access, timing and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

CONSTRUCTION HOURS

4. No construction (including any demolition and site clearance) of the development hereby permitted, involving the use of plant/machinery/equipment/vehicles and the deliveries of construction materials/plant/machinery/equipment being received by or despatched shall only take place between the hours of:

- 08.00 and 18.00 on Monday to Friday inclusive;
- 09.00 and 13.00 on Saturdays; and

not at any time on Sundays, Bank Holidays or Public Holidays unless otherwise agreed in advance and in writing by the County Planning Authority.

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

ARCHAEOLOGY

5. Prior to the commencement of building works, an archaeological investigation shall be carried out within the site at the expense of the developer in accordance with a Written Scheme of Investigation to be submitted to and agreed by the County Planning Authority in writing.

Reason: In order that archaeological features will be properly recorded before development.

FOUL WATER

6. Development shall not begin until confirmation has been received from Southern Water that the proposed changes / connections to the existing foul sewer network are acceptable.

Reason: To protect water quality and ensure compliance with the NPPF

SCHOOL TRAVEL PLAN

7. Within 6 months from the commencement of development hereby permitted, an updated School Travel Plan, including a requirement for annual review, shall be submitted to the County Planning Authority for approval. The approved Plan shall thereafter be implemented in full.

Reason: To encourage and promote sustainable transport

CAR PARKING SPACE (DETAILS REQUIRED)

8. No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: *To provide car-parking space for the use.*

NOISE

9. Prior to occupation and use of the development hereby approved, details, including acoustic specifications, of all fixed plant, machinery and equipment associated with air moving equipment including fans, ducting and external openings, compressors, generators or plant or equipment of a like kind, installed within the site which has the potential to cause noise disturbance to any noise sensitive receivers, shall be submitted to and approved by the Local Planning Authority before installation. The rating level of noise emitted from the use of this plant, machinery or equipment shall not exceed the background sound level when measured according to British Standard BS4142: 2014, at any adjoining or nearby noise sensitive premises.

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

Informatives

- A. In accordance with paragraphs 186 and 187 of 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:
- Seeking amendments early on in the application process to see if a sustainable solution can be agreed;
 - 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 .

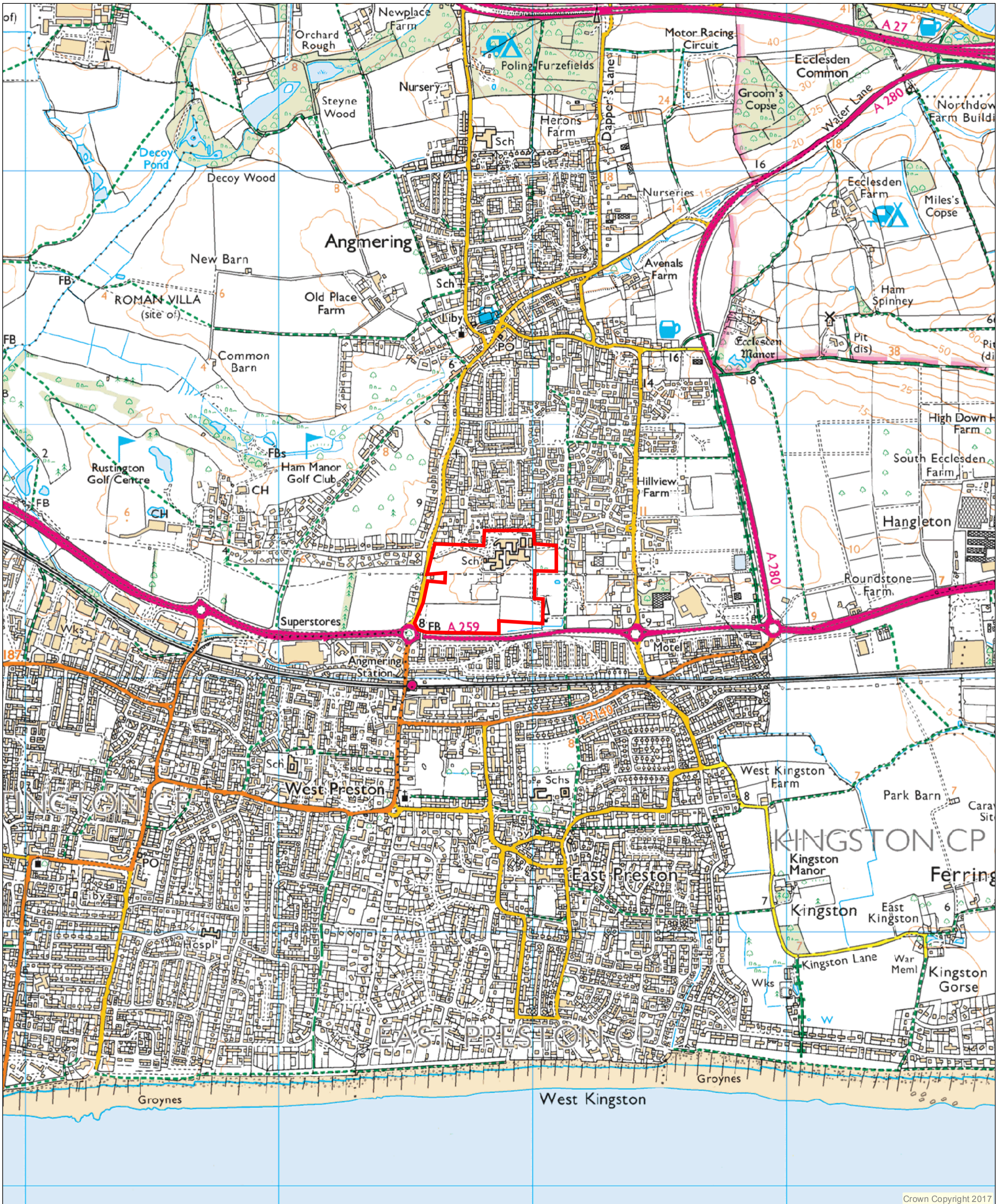
As a result, the County Planning Authority has been able to recommend the grant of planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development.

- B. The developer shall at all times employ best practical means to minimise noise disturbance to nearby residents. All construction work practises shall comply with B.S. 5228 1:2009 'Code of practice for noise and vibration control on construction and open sites'. The applicant must make all contractors and subcontractors aware of these times.
- C. 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 Environmental Health Department on (01903) 737500

Agenda Item 4b
Appendix 1

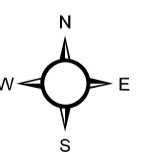
- D. To avoid risk of harm to legally protected nesting birds that may be present, removal of any vegetation should be undertaken between September and the end of February when birds have ceased nesting. If this is not possible an Ecologist should check for active bird nests no more than seven days before works commence and any active nest found shall be protected as advised by the Ecologist until the birds have finished nesting.

Location Plan



Crown Copyright 2017

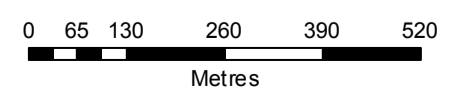
Legend



Date:

Author:

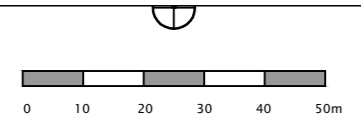
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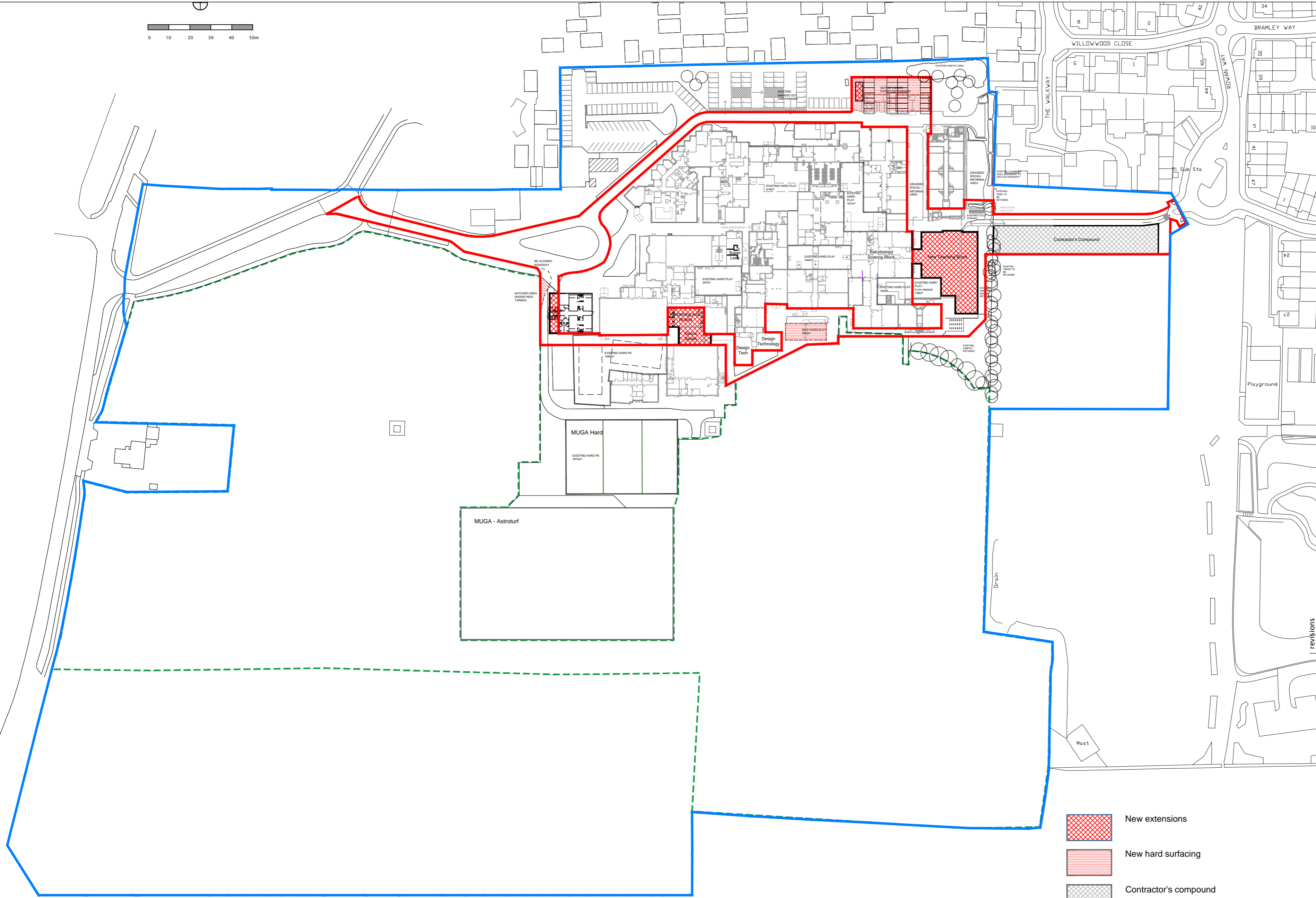
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West Sussex County Council
100023447 (2017)





Map Notes

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notes



-  New extensions
-  New hard surfacing
-  Contractor's compound
-  Playing fields

rev.	date	description
A	24.4.18	Additional car-parking on northern boundary amended to correspond with site set-up drawings

burnsguthrie
and partners

3a hawkwell barn
hawkwell business centre
maidstone road
pembury, kent
tn2 4ag
tel: 01892 824193
e-mail:
enquiries@burns-guthrie.co.uk

job title:
**Extensions and Alteration of
The Angmering School for
Sunninghill Ltd and WSCC**

drawing title:
Location Plan

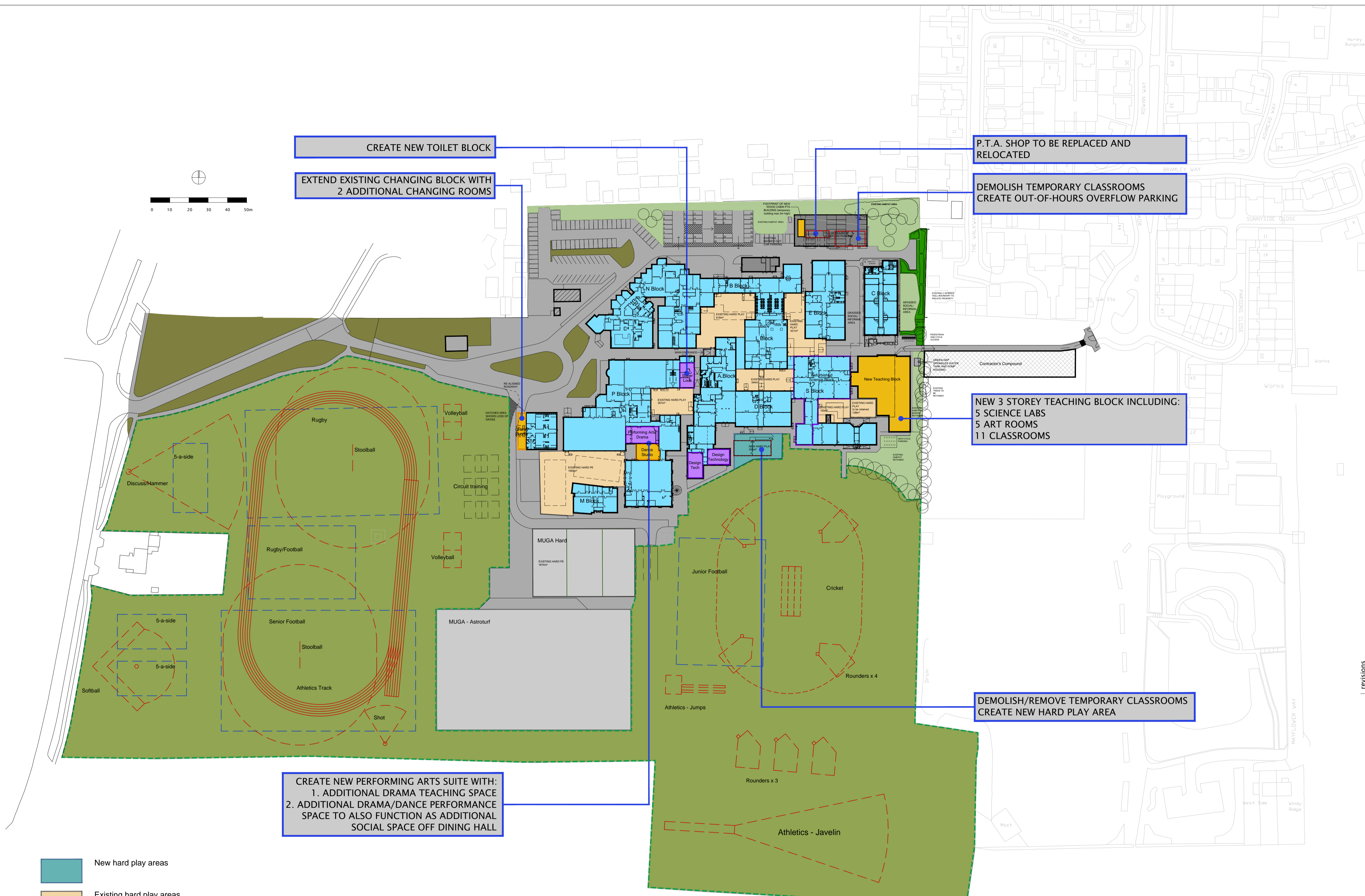
scale:
1:1250 @ A2

drawn by:
cag

date:
22.3.18

drawing number:
2981/027

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Page 55

- New hard play areas
- Existing hard play areas
- MUGA
- Habitat/soft
- Playing Fields
- Temporary classrooms to be removed

OVERALL SITE PLAN

rev.	date	description
B	24.4.18	Additional car-parking on northern boundary amended to correspond with site set-up drawings
A	17.4.19	Tree annotation amended

burnsguthrie
and partners

3a hawkwell barn
hawkwell business centre
maidstone road,
pembury, kent
tn2 4ag

tel: 01 892 824193

e-mail:
enquiries@burns-guthrie.co.uk

job title:
Extension to The Angmering School for Sunninghill & West Sussex County Council

drawing title:
School Site As Proposed

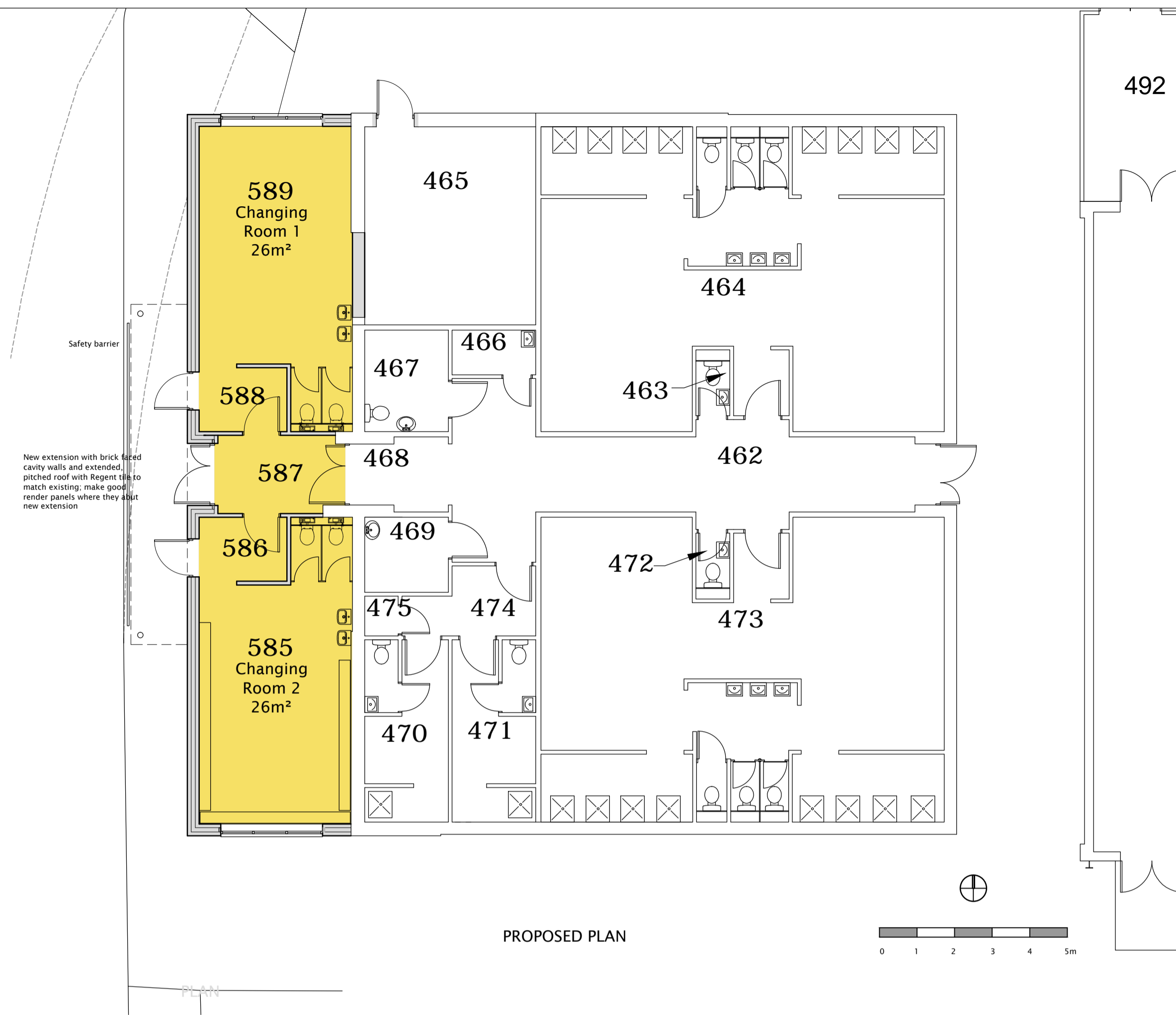
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drawn by:
MH

date:
13/3/18

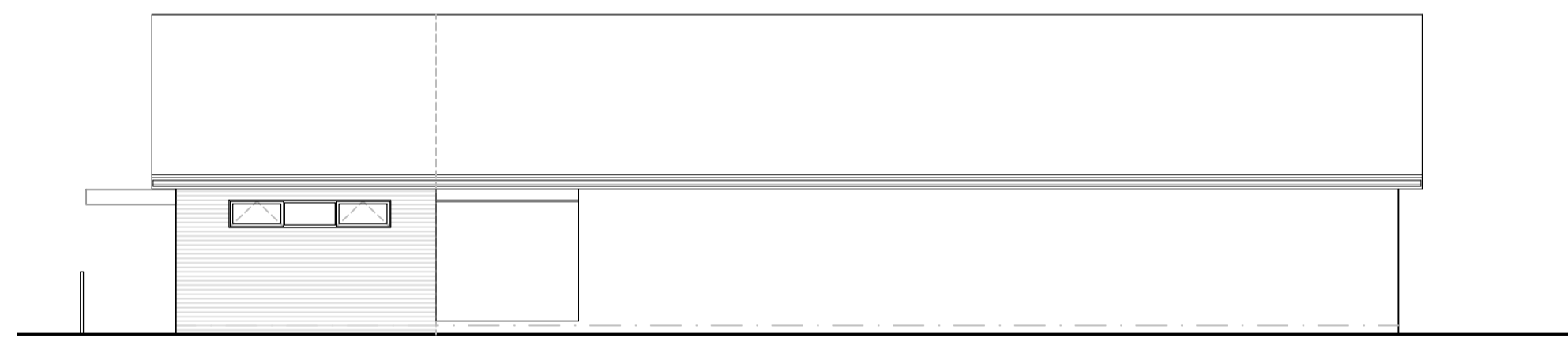
drawing number:
2981/030

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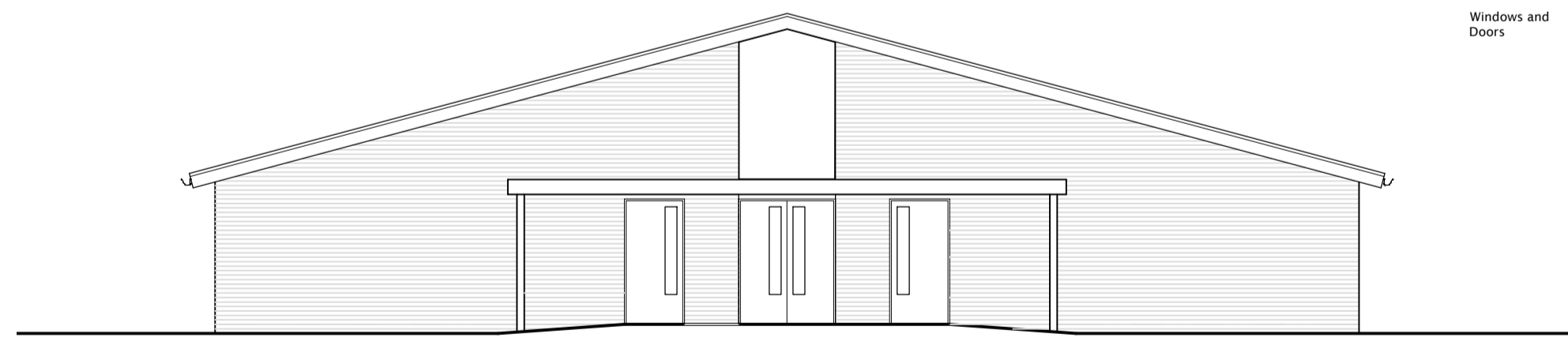
PROPOSED PLAN

ADDITIONAL CHANGING

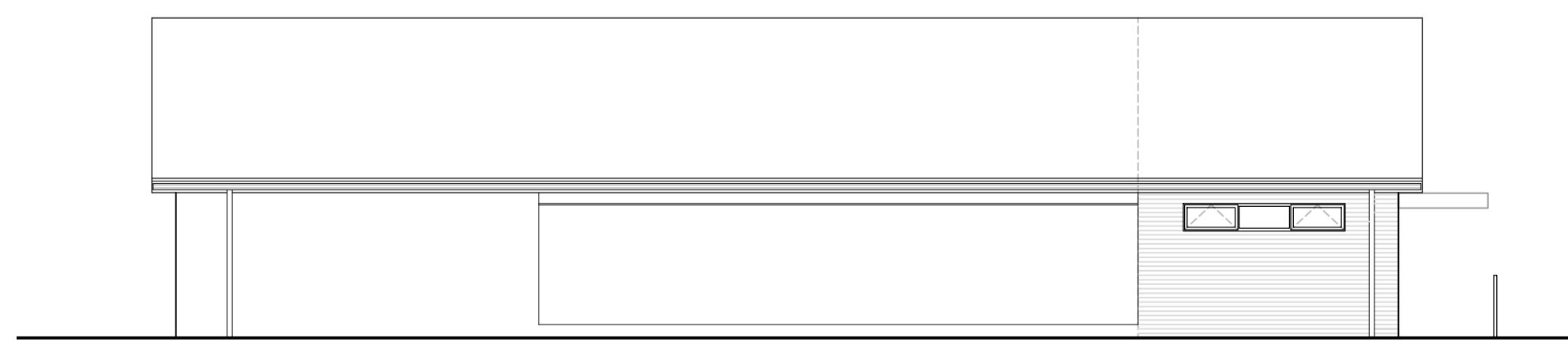


SOUTH ELEVATION AS PROPOSED

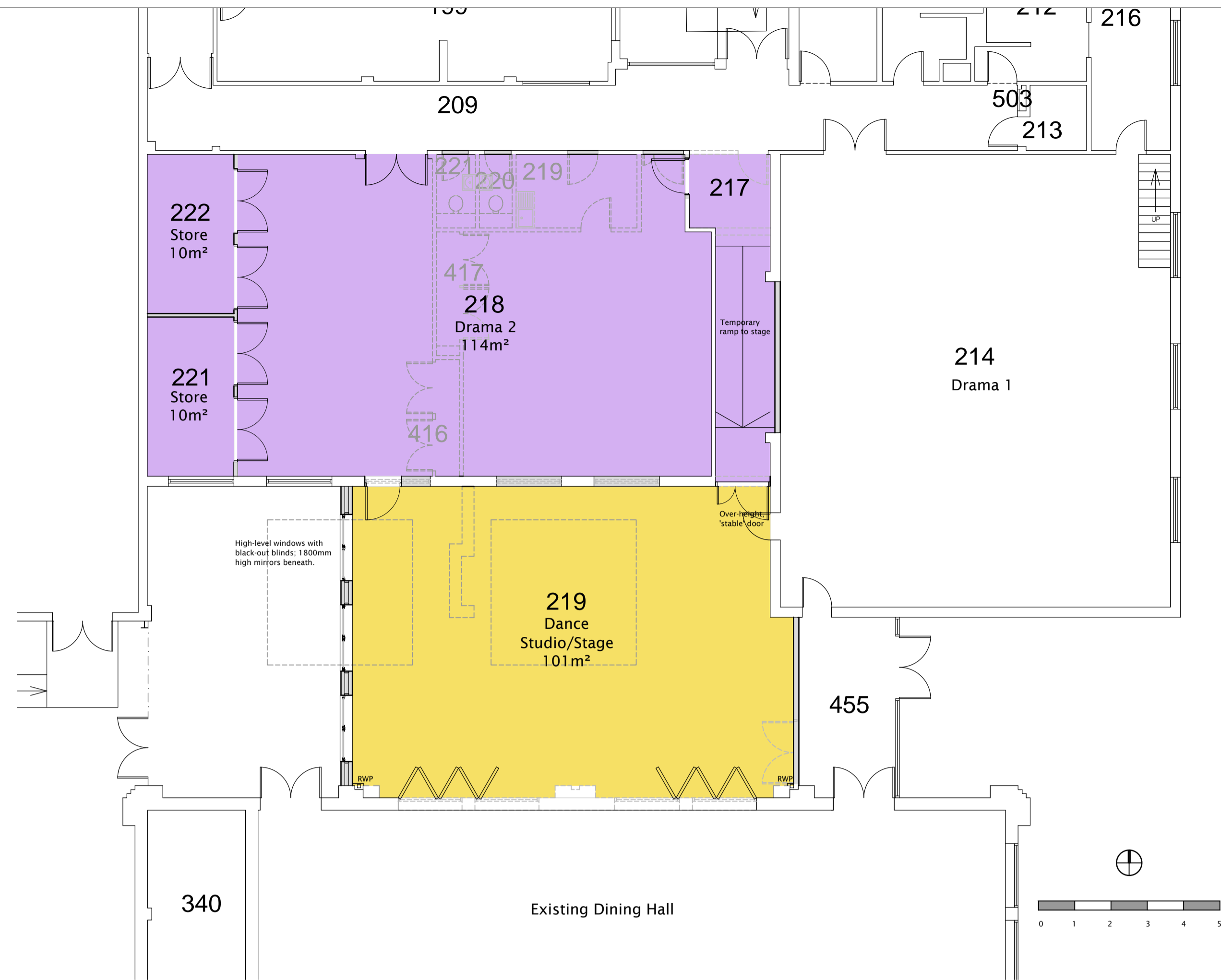
MATERIALS:
 Walls: Fair-faced stock brick to match existing. Trepsa Meteon or similar panel over new entrance; existing render panels retained where visible.
 Roof: Redland Regent interlocking tiles to match existing.
 Windows and Doors: PPC aluminium.



WEST ELEVATION AS PROPOSED

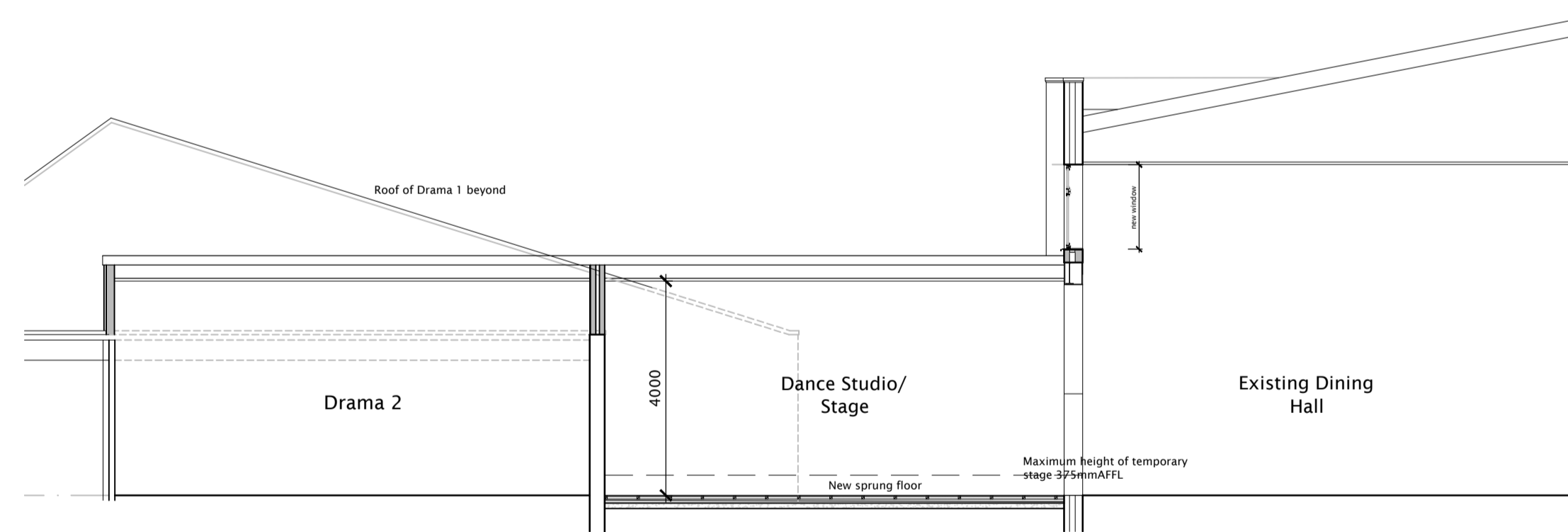


NORTH ELEVATION AS PROPOSED

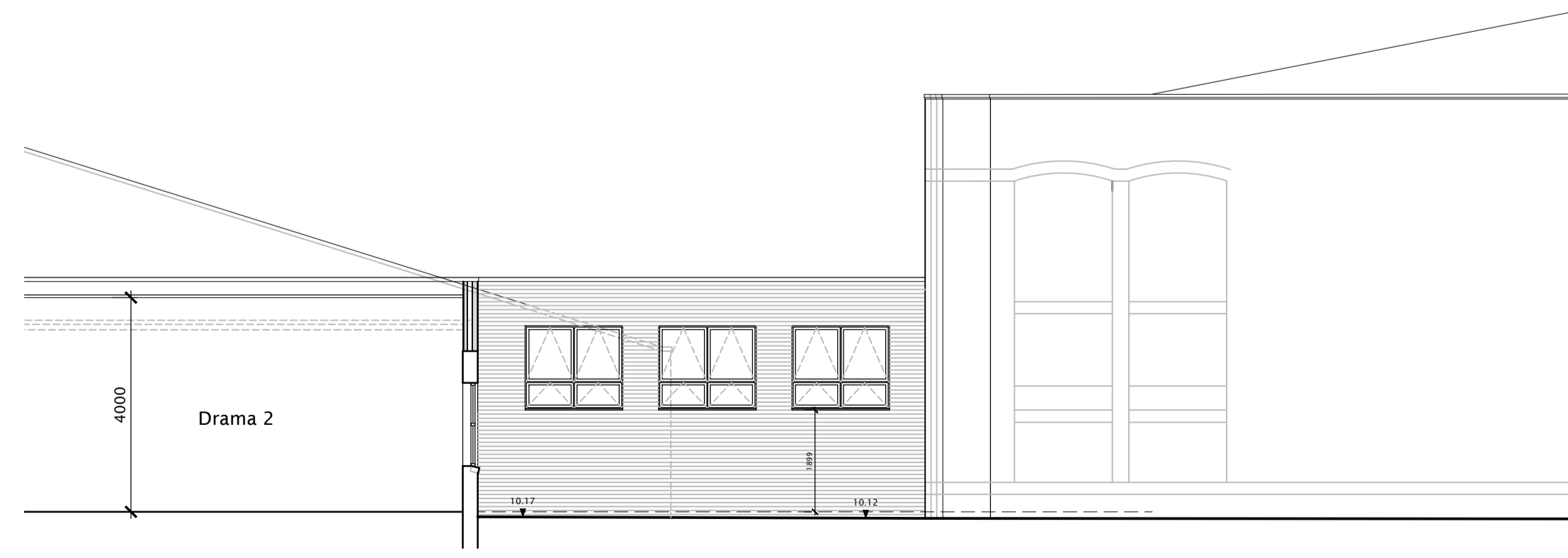


PLAN

PERFORMING ARTS



SECTION THROUGH EXISTING DRAMA AND NEW DANCE STUDIO



ELEVATION OF EXTENSION

notes

KEY

- ALTERATION AND REFURBISHMENT
- EXTENSION

revisions

rev.	date	description

burnsguthrie
and partners

3a hawkwell barn
hawkwell business centre
maidstone road,
pembury, kent
tn2 4ag

tel: 01 892 824193

e-mail:
enquiries@burns-guthrie.co.uk

job title:
**Extension to The Angmering
School for Sunninghill and
West Sussex County Council**

drawing title:
**Additional Changing and
Performing Arts
Proposed Plans and Elevations**

scale:
1:100 @ A1

drawn by:
cag

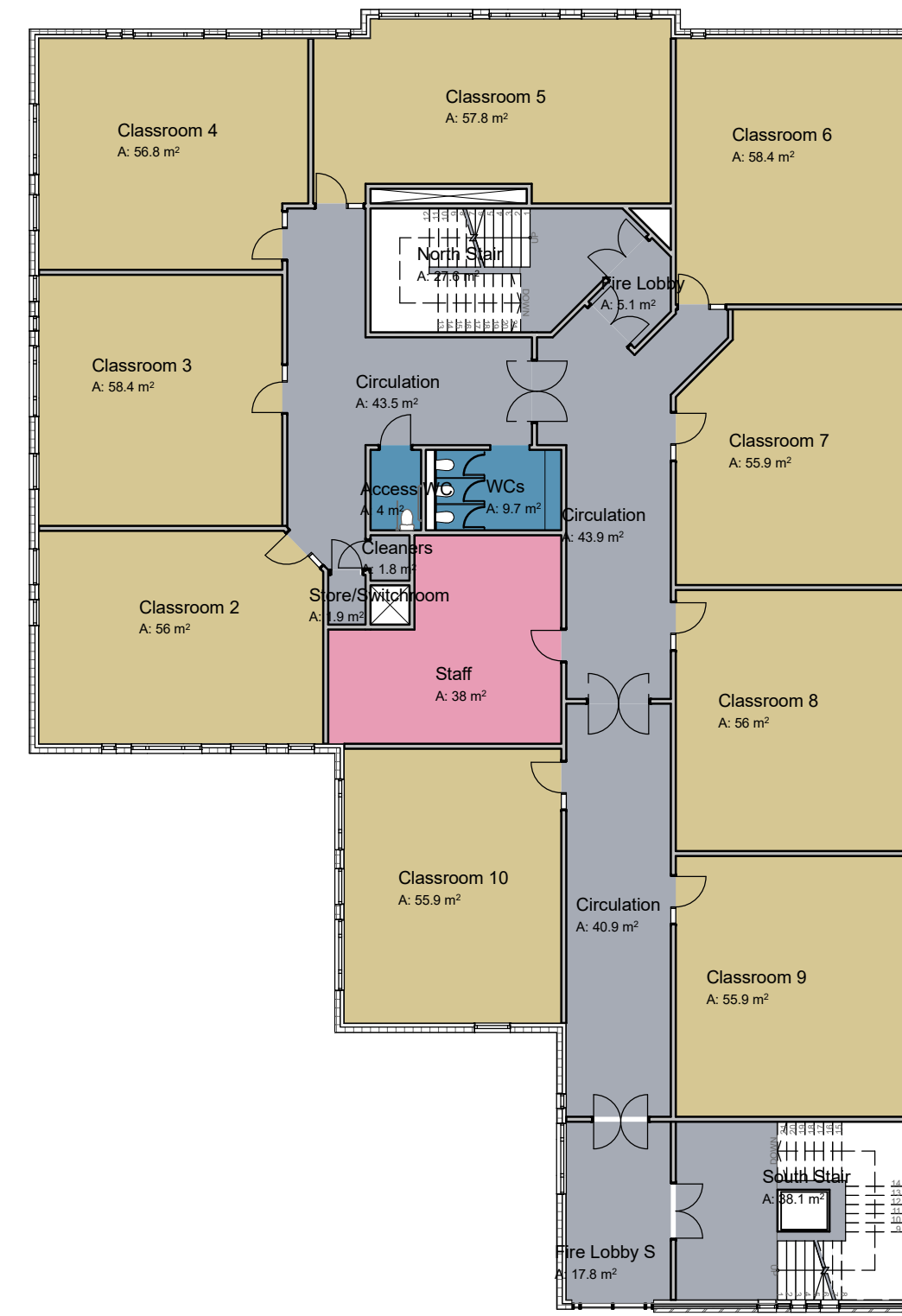
date:
16 March 2018

drawing number:
2981/031

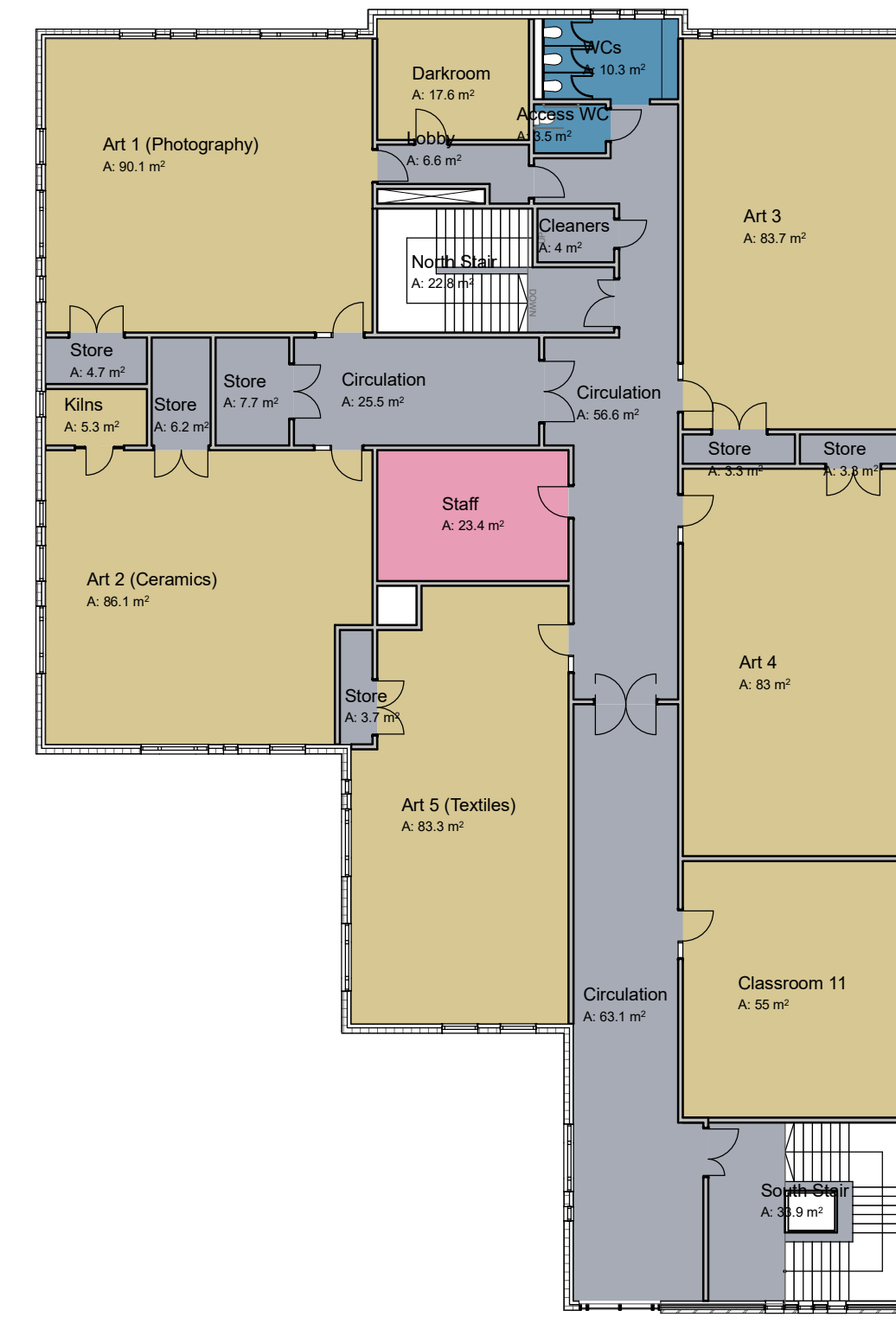
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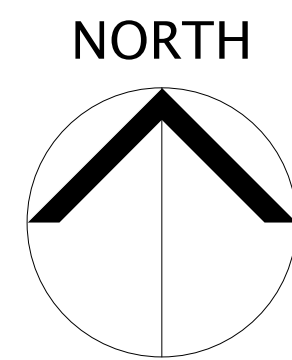
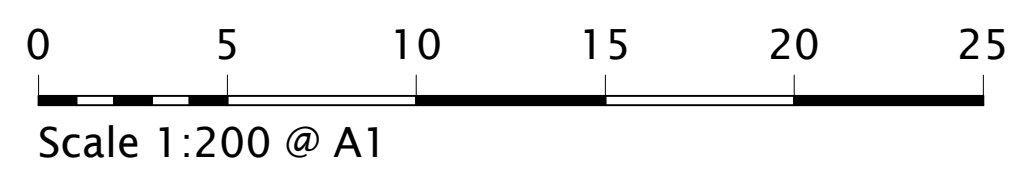
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



rev.	date	description

burnsguthrie
and partners

3a hawkwell barn
hawkwell business centre
maidstone road,
pembury, kent
tn2 4ag

tel: 01892 824193

e-mail:
enquiries@burns-guthrie.co.uk



job title:
**The Angmering School
Angmering
Extensions and Refurbishments**

drawing title:
New Extension Floor Plans

scale:
1:200 @ A1

drawn by:
MH

date:
20/3/18

drawing number:
2981/34

rev.:

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Context East Elevation

1:125



New Extension East Elevation

1:125



New Extension South Elevation

1:125



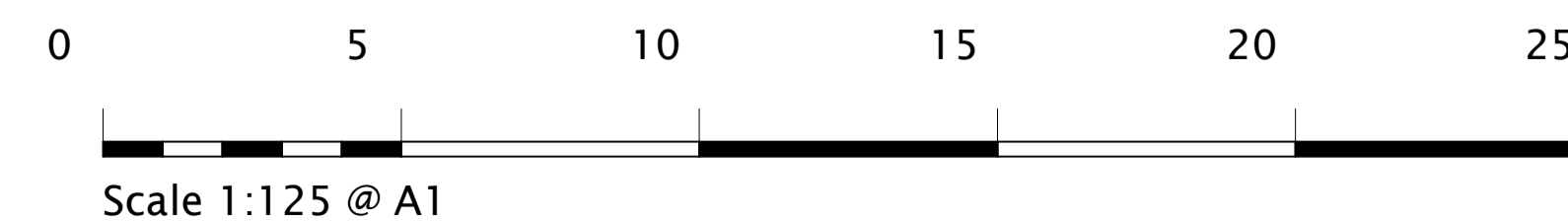
New Extension West Elevation

1:125



New Extension North Elevation

1:125



revisions

rev.	date	description

burnsguthrie
and partners

3a hawkwell barn
hawkwell business centre
maidstone road,
pembury, kent
tn2 4ag

tel: 01892 824193

e-mail:
enquiries@burns-guthrie.co.uk

job title:
**The Angmering School
Angmering
Extensions and Refurbishments**

drawing title:
**New Extension - Revised
Elevations**

scale:
1:125 @ A1

drawn by:
MH

date:
6/6/2018

drawing number:
2981/040

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Update on Mineral, Waste and Regulation 3 Planning Applications

Planning Committee date 17 July 2018

Report by Strategic Planning, County Planning Manager

Minerals and Waste Planning Applications

Report run on 5 July 2018

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, West Sussex, PO18 8UL	Mr Viral Parikh	22-DEC-2017	24-MAR-2018	16-JUN-2018	28 weeks	Awaiting sign-off of S106 legal agreement.
County Matter Waste	WSCC/002/18/CC (Mr James Neave)	Southern Water Services Ltd	Installation of 9.92km wastewater pipeline and associated infrastructure including air vents, air valves, washout chambers, compounds and haul routes	Pipeline Stretching From South of Salthill Lane, to Tangmere WWTW	Ms Louise Goldsmith & Mr Jeremy Hunt & Mr Simon Oakley	23-JAN-2018	15-MAY-2018	24-JUL-2018	23 weeks	Further information currently being consulted on.
County Matter Waste	WSCC/003/18/CC (Mr James Neave)	Southern Water Services Limited	Installation of pumping station comprising above and below ground plant including kiosks, draw pit and valve chamber, hardstanding, and fencing	Land to the south of Salthill Lane, north of Clay Lane and to the east of New Bridge Farm, Chichester	Ms Louise Goldsmith	23-JAN-2018	15-MAY-2018	24-JUL-2018	23 weeks	Further information currently being consulted on.

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/004/18/WH (Mr James Neave)	Southern Water Services Limited	Installation of pumping station comprising above and below ground plant including kiosks, draw pit and valve chamber, hardstanding, and fencing	Land to the west of, Old Place Lane & Old Place House & east of River Lavant near Madgwick Lane, Chichester	Mr Jeremy Hunt	23-JAN-2018	15-MAY-2018	24-JUL-2018	23 weeks	Further information currently being consulted on.
County Matter Waste	WSCC/005/18/TG (Mr James Neave)	Southern Water Services Limited	Installation of pumping station comprising above and below ground plant including kiosks, draw pit and valve chamber, hardstanding, and fencing	Land to south of, Gamecock Terrace, Tangmere, Chichester	Mr Simon Oakley	23-JAN-2018	15-MAY-2018	24-JUL-2018	23 weeks	Further information currently being consulted on.
County Matter Waste	WSCC/009/18/SR (Mr Sam Dumbrell)	Britaniacrest Recycling Ltd	Proposed variation of Conditions 2 (cessation) and 3 (approved plans) of and removal of Condition 27 (b) (HGV numbers) from Planning Permission WSCC/104/13/SR	Washington Sand Pit, Hampers Lane, Sullington, West Sussex, RH20 4AF	Mr Paul Marshall	19-FEB-2018	22-MAY-2018	30-JUN-2018	19 weeks	Awaiting sign-off of S106 legal agreement.
County Matter Waste	WSCC/012/18/HF (Mr Chris Bartlett)	Sweeptech Environmental Services Limited	Construction of a wash down platform, and the installation of 3no. material conveyors	Unit 1 The Old Brickworks, Shoreham Road, Henfield, West Sussex, BN5 9SE	Mr Lionel Barnard	02-MAR-2018	02-JUN-2018	-	18 weeks	Awaiting amended plans from applicant.
County Matter Waste	WSCC/015/18/NH (Mr Sam Dumbrell)	Britaniacrest Recycling Ltd	Recycling, Recovery and Renewable Energy Facility and Ancillary Infrastructure	Former Wealden Brickworks (Site HB), Langhurstwood Road, Horsham, West Sussex, RH12 4QD	Mr Peter Catchpole	15-MAR-2018	05-JUL-2018	-	16 weeks	Refused by Planning Committee on 19 June 2018.
County Matter Mineral	WSCC/022/18/HK (Mr James Neave)	Michelmersh Brick Holdings PLC	Siting of office and welfare accommodation for a temporary period of 3 years	Freshfield Lane Brickworks, Freshfield Lane, Danehill, Haywards Heath, RH17 7HH	Mr Andrew Lea	04-MAY-2018	04-AUG-2018	-	9 weeks	Awaiting clarifications from applicant re siting and drainage.

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/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, West Sussex, BN18 0HY	Mrs Jacky Pendleton	04-JUN-2018	24-SEP-2018	-	4 weeks	Within consultation period.
County Matter Waste	WSCC/029/18/SP (Ms Jane Moseley)	Charles Burrell	Restoration works to Knepp Mill Pond by dredging and construction of landscape enhancement features using imported inert materials, together with the provision of public access and amenity (amendment to WSCC/037/17/SP)	Knepp Castle, West Grinstead, West Sussex, RH13 8LJ	Mrs Amanda Jupp	15-JUN-2018	05-OCT-2018	-	3 weeks	Within consultation period.
County Matter Mineral	WSCC/032/18/WC (Mr Chris Bartlett)	Kimmeridge Oil & Gas Limited	Amendment of Condition 1 of planning permission ref: WSCC/029/17/WC extending the permission by 18 months to enable the completion of phase 4 site retention and restoration	Woodbarn Farm, Adversane Lane, Broadford Bridge, Billingshurst, West Sussex, RH14 9ED	Mrs Patricia Arculus	25-JUN-2018	25-SEP-2018	-	1 weeks	Within consultation period.
County Matter Mineral	WSCC/033/18/WC (Mr Chris Bartlett)	Kimmeridge Oil & Gas Limited	Amendment of condition no. 1 of planning permission WSCC/032/17/WC to enable the retention of security fencing, gates and cabins for a further 18 months	Woodbarn Farm, Adversane Lane, Broadford Bridge, Billingshurst, West Sussex, RH14 9ED	Mrs Patricia Arculus	25-JUN-2018	25-SEP-2018	-	1 weeks	Within consultation period.
County Matter Waste	WSCC/034/18/CR (Ms Jane Moseley)	United Grab Hire Ltd	Amendment of condition 4 of planning permission WSCC/051/16/CR to restrict requirement for sheeting of vehicles to HGVs only	Rivington Farm, Antlands Lane, Shipley Bridge, Horley, RH6 9SR	Mr Richard Burrett	03-JUL-2018	03-OCT-2018	-	0 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
County Matter Waste	WSCC/035/18/FB (Mr James Neave)	Maxi Skips	Variation of conditions 2, 13 & 19 of planning permission WSCC/053/13/FB to allow extrenal screening and crushing of inert construction and demolition waste	Maxi Skips, Unit 9, Polthooks Farm, Clay Lane, Fishbourne, Chichester, West Sussex, PO18 8AH	Ms Louise Goldsmith	03-JUL-2018	03-OCT-2018	-	0 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 Major	WSCC/019/18/A (Mr Chris Bartlett)	Director of Economy, Planning and Place	The construction of a three storey extension to provide additional class bases, a single storey extension to provide additional Performing Arts space, a single storey extension to the existing Changing Room block to provide 2 additional changing rooms, additional car parking and cycle storage and the removal of 2 temporary classroom buildings.	The Angmering School, Station Road, Angmering, West Sussex, BN16 4HH	Mrs Deborah Urquhart	28-MAR-2018	28-JUN-2018	-	14 weeks	This agenda.
Reg 3 Major	WSCC/020/18/FP (Mr Chris Bartlett)	Director of Economy, Planning and Place	New three storey building, extension of existing science lab building, addition of first floor to changing rooms, provision of additional hard play areas and car parking, new bike storage, and four-class temporary accommodation for duration of build, to allow expansion of school from 8 to 10 forms of entry	Felpham Community College, Felpham Way, Bognor Regis, PO22 8EL	Ms Hilary Flynn	04-APR-2018	05-JUL-2018	-	13 weeks	Approved under delegated powers.
Reg 3 Minor	WSCC/024/18/NH (Miss Eloise Short)	Director of Economy, Planning and Place	Amendment to condition 1 of planning permission WSCC/041/13/NH to allow the continued use and siting of a temporary classroom unit	Holbrook Primary School, Holbrook School Lane, Horsham, West Sussex, RH12 5PP	Mr Peter Catchpole	17-MAY-2018	13-JUL-2018	-	7 weeks	To be written up in coming weeks.
Reg 3 Minor	WSCC/025/18/HU (Miss Eloise Short)	Director of Economy, Planning and Place	Amendment of condition 1 of planning permission WSCC/043/13/HU to allow continued siting and use of temporary classroom	Trafalgar Community Infant School, Victory Road, Horsham, West Sussex, RH12 2JF	Dr Nigel Dennis	17-MAY-2018	13-JUL-2018	-	7 weeks	To be written up in coming weeks.

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/023/18/CR (Miss Eloise Short)	Director of Economy, Planning and Place	Continued siting of a modular temporary classroom on a permanent basis	Pound Hill Junior School, Crawley Lane, Pound Hill, Crawley, West Sussex, RH10 7EB	Mr Charles Petts	17-MAY-2018	13-JUL-2018	-	7 weeks	To be written up in coming weeks.
Reg 3 Minor	WSCC/026/18/HU (Miss Eloise Short)	Director of Economy, Planning and Place	Installation of a Multi-Use Games Area (MUGA) on existing car park with associated fencing	Kingslea Primary School, Kingslea, Horsham, West Sussex, RH13 5PS	Mr Andrew Baldwin	22-MAY-2018	18-JUL-2018	-	6 weeks	This agenda.
Reg 3 Major	WSCC/021/18/CR (Mr Sam Dumbrell)	Director of Economy, Planning and Place	Demolition of existing junior school buildings and construction of replacement part one, part two storey school building with associated hard and soft landscaping	Pound Hill Junior School, Crawley Lane, Pound Hill, Crawley, West Sussex, RH10 7EB	Mr Charles Petts	19-APR-2018	20-JUL-2018	-	11 weeks	To be written up in coming weeks.
Reg 3 Minor	WSCC/028/18/WP (Mr Benjamin Marshall)	Director of Economy, Planning and Place	Single Storey Extension to Existing School Comprising 3 No. Classrooms, Hall, Kitchen & Ancillary Accommodation, Additional Parking & External Works	Crawley Down Village C of E Primary School, Hophurst Drive, Crawley Down, West Sussex, RH10 4XA	Mrs Heidi Brunsdon	08-JUN-2018	04-AUG-2018	-	4 weeks	Several representations from local residents; may go before September Committee.
Reg 3 Minor	WSCC/030/18/SW (Mr Sam Dumbrell)	Director of Economy, Planning and Place	Installation of new lighting layout to the existing car parking area	The Glebe Primary School, Church Lane, Southwick, West Sussex, BN42 4GB	Ms Debbie Kennard	18-JUN-2018	14-AUG-2018	-	2 weeks	Within consultation period.
Reg 3 Minor	WSCC/031/18/BR (Miss Eloise Short)	Director of Economy, Planning and Place	2 storey extension comprising 3 No. classrooms, library, offices & ancillary accommodation, internal alterations, internal alterations to existing school hall & the construction of 2 no. hall stores & external works	St Mary's Catholic Primary School, Glamis Street, Bognor Regis, West Sussex, PO21 1DU	Mr Francis Oppler	21-JUN-2018	17-AUG-2018	-	2 weeks	Within consultation period.