

Unconfirmed minutes – subject to approval amendment at the next meeting of the Planning Committee

## **Planning Committee**

## **Agenda Item No. 2**

11 May 2010 – At a meeting of the Committee held at County Hall, Chichester.

Present:

Mr Livermore (Chairman), Mr Brown, Mrs Coleman, Mr Doyle, Mrs Field, Mr Hellawell, Mrs Mills\*, Mrs Mockridge Mr Montyn, Mr Peters, Mr Rogers, Mr Waight.

- \*Mrs Mills attended the meeting as a substitute in place of Mr Coomber in accordance with notice given by the Conservative Group.

Apologies:

Mr Coomber, Mr McDougall

### **Declarations of Interest**

1. There were no declarations of interest.

### **Minutes**

2. The Committee was made aware of a factual correction (footnote on page 7 of the minutes) to the recorded debate concerning the formulation of a community use agreement under the Oathall Community College synthetic turf pitch application.
3. Resolved – that the minutes of the meeting held on 9 February 2010 be approved as a correct record and that they be signed by the Chairman.

### **The Town and Country Planning General Regulations 1992 – Regulation 3 Application by the County Council for development it proposes to carry out itself**

#### **Arun District Council**

- (a) WSCC/040/10/A Construction of a floodlit synthetic turf pitch (STP) with associated ground works at The Angmering School, Station Road, Angmering, West Sussex, BN16 4HH.
4. The Committee considered a report by the Divisional Manager for County Development (copy appended to the signed copy of the minutes).
5. The Divisional Manager for County Development introduced the report and advised the Committee of the planning history, the key issues associated with the application and the conditions proposed.

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6. Peter Proudley, West Sussex County Council spoke in support of the application. The application was in line with County Council strategy for the provision of a variety of sports facilities at schools offering outdoor games all year round. The facility would encourage greater participation in sporting activities by pupils and the local community which would support initiatives to reduce obesity. House building within the catchment area of the school was likely to increase pupil intake and the demand for such a facility. The school was a PE/Sports specialist school and similar schools within the County had benefited from the provision of an STP.

7. David Yates, Assistant Head Teacher, The Angmering School spoke in support of the application. There existed great enthusiasm for an STP with evident benefits to pupils and local sporting groups. It was felt that the STP would motivate pupils to participate in greater levels of sporting activity and assist the school to fulfil Government targets of 5 hours of sport per week for children. The facility was needed for outdoor sports to be played during poor weather and would be of benefit to the physical disabilities unit at the school as the playing fields were inaccessible during winter months.

8. Amanda Sutton, Sutton Planning Associates, spoke in support of the application. The Angmering School had successfully acquired funding from central government for the STP and the application represented a great opportunity for the pupils and the local community. During formulation of the proposals there had been two well-attended public exhibitions at which a high level of positive views were expressed by a number of local sports clubs. The application successfully balanced sporting need and community benefit against the protection of residential amenity.

9. The Committee raised those points set out below in the discussion that followed:

- The impact upon parking and traffic congestion in the roads around the school. The committee considered the additional on-site parking spaces that would be provided at the school after the removal of a temporary classroom.
- The School Travel Plan. It was explained that the local Highways Authority encouraged a review of the School Travel Plan to take account of the broader community usage of the site during out of school hours.
- The use of a public address system. It was explained that of the three occasions during a year that a public address system was permitted, one such occasion could consist of a tournament played over the course of a weekend.
- The high LUX levels and consistency with previous decisions of the committee. It was explained that specialist use of this STP for hockey required a higher LUX level for floodlighting than, for example, football.
- Noise. Measures to address the noise from the STP included the usage of rubber inset rebound boards and it was anticipated that the distance to the closest residential properties prevented noise adversely impacting residential amenity. This was supported by the

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findings of the acoustic report which concluded that noise from the site would be contained within acceptable levels.

- The importance of retaining a local gap at the school to prevent the coalescence of local urban conurbations was emphasised. It was recognised that the landscaping scheme for the STP would enhance and maintain the local gap.

10. The Committee voted unanimously to accept the officer recommendation.

11. Resolved – that planning permission be granted subject to the conditions and informatives set out in Appendix 1 of the Committee report.

### **Planning Appeals Updates**

12. The Committee received and noted a report by the Divisional Manager for County Development on planning appeals updates (copy appended to the signed minutes).

13. Mr Hellowell took his seat on the Committee at 11.15 a.m.

14. The points below emerged from the discussion that followed:

- Hurstpierpoint former WWTW – The Inspector felt that the Highway Authority had the power to prune the hedge that had reduced highway sight lines from the site. The applicant had offered to undertake this work on behalf of the Highways Authority.
- The Vinery, Poling – Concern was expressed that the Highways Agency had not accounted for the increase of traffic associated with the A27.

### **Report on Monitoring and Compliance, Investigation and Enforcement**

15. The Committee received and noted a report by the Divisional Manager for County Development on compliance and enforcement activities conducted during the period, 1 October 2009 to 31 March 2010 (copy appended to the signed minutes).

16. The points below emerged from the discussion that followed:

- At future meetings of the Committee the report would be expanded to include an appendix with details of the risk assessment of non-fee monitoring sites.
- A query was raised regarding how the Committee could be informed of breaches of more significant conditions. It was explained that an understanding of the seriousness of condition breaches could be gained with reference to the frequency of site visits.
- The potential for levying a charge on the existing non-fee monitoring sites for investigation activities was raised.

### **Applications Outstanding**

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17. The Committee received and noted a report by the Divisional Manager for County Development on applications outstanding (copy appended to the signed minutes).

18. The points below emerged from the discussion that followed:

- The local member to be kept informed of developments with the application for the variation of conditions at New Wharf, Shoreham.
- The Northwood Farm application remained on the schedule due to delays to the finalisation of the legal agreement.
- The application for an anaerobic digestion plant at Runcton has been withdrawn and a resubmission was expected imminently.
- A reasonable proposal for site access from the A23 to the Park Farm Cottage site had been produced and the application was now subject to completion of the Section 106 agreement.
- The application for the Shoreham Academy would be considered at Committee at the next meeting on 8 June.
- Concern was expressed regarding the increase in HGV traffic associated with the application for the Ford WWTW.

### **Report of Delegated Action**

19. The Committee received and noted a report by the Divisional Manager for County Development (copy appended to the signed minutes) advising of the uses of delegated powers to grant permission for development proposals under the Town and Country Planning Act 1990 and Regulation 3 of the Town and Country Planning General Regulations 1992.

### **Non-material Amendments to Approved Schemes and Conditions: Quarterly Reports for February – April 2010**

20. The Committee received and noted a report by the Divisional Manager for County Development on the most important amendments to approved schemes and conditions authorised by officers in the period May to February to April 2010 (copy appended to the signed minutes).

The meeting ended at 11.40 p.m.

Chairman