

Planning Committee

23 June 2015 - At a meeting of the Committee held at 10.30 a.m. at County Hall, Chichester.

Present: Mrs Brunsdon (Chairman), Mr Barrett-Miles, Mr Crow, Mrs Duncton, Mrs Hall, Mrs Kitchen, Mr McAra, Mr S. Oakley, Mr Parsons, Mr Patel, Mr Quinn, Mr J. Rogers and Mr R. Rogers.

Apologies: Mrs Mockridge and Mr Wickremaratchi.

Substitutes: Mrs Duncton and Mr Patel.

Declarations of Interest

47. In accordance with the code of conduct Robin Rogers declared a personal interest as a governor of the Durrington High School.

Minutes

48. The Committee agreed corrections to the minutes of the previous meeting including the addition of member's christian names in paragraphs 29 and 36 and qualification of detail in paragraph 44 to include the word 'current' ahead of the word 'feedstock'.

49. Resolved – that subject to the amendments in paragraph 48 above the minutes of the meeting of the Committee held on 2 June 2015 be agreed as a correct record.

Regulation 3 Application

WSCC/040/15/WB Installation of temporary buildings to provide school accommodation for approximately 12 months on land currently used as a public car park at land to the South of Northbrook College, Broadwater Road, Worthing, West Sussex, BN14 8HJ.

50. The Committee considered a report by the Executive Director of Residents' Services and the Strategic Planning Manager and the supplementary report which contained updated conditions and informatives (copies of the reports appended to the signed minutes). The report was introduced by the Strategic Planning Manager who provided a presentation on the proposals contained in the application. The Committee was advised that all representations received up to the date of the meeting had been assessed and to date 24 representations in support of the application and 19 in objection had been received. It was explained that the current application was for initial works on the site and a further application (WSCC/037/15/WB) relating to the full works proposed would be considered by the Committee in July. It was explained that the entrance to the site via Queen Street would not be in use by pupils until a crossing had been installed on the A24. The Committee received a presentation which set out the proposed site layout, the elevations, the consultation conducted and key issues associated with the application.

51. Catherine Bourner, Local Resident, spoke in objection to the application. A petition presented to Worthing Borough Council (WBC) demonstrated wide spread local opposition. The Borough Council had objected to the application. The process for the consideration of the application was questioned, including the consultation undertaken, the tight timeframes for determination and errors in the application report. The County Council had failed to protect trees on the site; the intended staggered start and finish times of the school and Northbrook College had been withdrawn but without mention in the traffic survey; the car park closure would displace cars onto Queen Street increasing local congestion; there had been no response from schools and sports bodies to comment on the suitability of the temporary arrangement; and the crossing on the A24 to provide access to the Queen Street entrance had not been installed. Use of the Manor Ground parking had a covenant on it and therefore staff use might not be agreed and trees/shrubs on the site had been felled during the nesting season against WSCC ecologist advice.

52. Barbara Cook, Local Resident, spoke in objection to the application. The application entrance to the site from Queen Street was very narrow and the adequacy of the access road for emergency vehicles was questioned. The plans of the site contained inaccuracies. The closure of the car park had occurred with only 7 days' notice and trees and shrubs had been removed from the site without planning permission. The commercial letting of the hall at Queen Street Church would suffer as a consequence of the loss of the car park. A local forum was requested, to involve representatives of the Bohunt Academy and the local community, which had also been recommended by WBC.

53. Graham Olway, Capital Planning and Projects, WSCC, spoke in support of the application. The temporary accommodation would be in place until May 2016 during which time the Academy would be constructed on the Northbrook College site. The application sought to meet a need for school places in Worthing and 200 children would be educated on the site from September 2015. The modular units on site would be located as far from the nearest residential properties as possible. It was recognised that additional car parking was required in the area and opportunities to increase parking provision were being investigated.

54. Adam Whitehead, Head Teacher of Bohunt Academy, spoke in support of the application. The issue of car parking in the local area was acknowledged and it had been calculated that 40 – 45 children would be dropped off and collected from the site by car and approximately 20 school staff would use cars to access the school. It was noted that Northbrook College would transfer close to 400 students to a new site; it was anticipated that this would reduce pressures on parking in the local area. Consultation with local residents regarding the Travel Plan to the school has been undertaken and more would take place. The school would work to identify and address any parents who did not use the agreed pick up/drop off points. Possible car parking provision existed in Cortis Avenue and other alternatives for local residential parking were being investigated.

55. Bryan Turner, the local member to the application spoke on the application. As the local member Mr Turner had concerns relating to the dimensions of the site which was long and narrow with limited circulation for pupils. The site was also very close to the building site of the new Academy. There were significant local concerns with car parking in the area. Bohunt had been asked to investigate alternative sites but this had not occurred and the car park became the only feasible option. Local parents had confirmed they were

happy for their children to attend the temporary school. It was proposed that there should be some consideration of the temporary removal of Traffic Regulation Orders (TRO) in Queen Street to help alleviate parking pressures.

56. The following points of clarification were provided by the Director of Law, Assurance and Strategy and the Strategic Planning Manager:

- Pre-application discussions and consultations had taken place with local bodies and statutory consultees. There were initial concerns regarding limited play and recreation space but the school would be required to meet separate regulations from the Department for Education;
- The date quoted in the supplementary report under paragraph 4.5 regarding the date of receipt of the final response of the Highways Authority should read 18 June 2015;
- Under Condition 6 pupils would not be able to access the site from Queen Street until the crossing over the A24 had been installed;
- Preparatory work on site had been carried out under 'permitted development' rights and no planning permission was required for the removal of trees and shrubs;
- The access of emergency vehicles to the site was dealt with through Building Regulations rather than the planning process. Emergency vehicles required a minimum access width of 2.75 metres which the access from Queen Street provided;
- The potential for TROs in the local area would be the subject of investigation under the Parking Management strategy;
- Due process had been observed during the publication of the agenda and the circulation of the supplementary report. The further report had been required to ensure that the Committee was in command of all the necessary information to reach a decision. The supplementary report did not contain any substantive issues therefore it was appropriate for the Committee to reach a view at the present meeting.

57. During the debate the Committee raised the points below:

- The Committee raised the prospect of a forum to allow for dialogue to take place between the school and local residents;
- Concern was expressed regarding the access of emergency services to the site. The width of the access road was sufficient but it was narrow.
- It was noted that car parking in the Queen Street car park was permissive and could be withdrawn by the landowner. It was queried whether the parking survey took account of the use of garages in the local area. The use of the Manor Road sports ground was queried and whether this could be used during the week. It was suggested that an amendment to Condition 9 should be agreed to ensure that the Parking Management Strategy includes the provision of parking associated with the use of Queen Street Church.
- It was suggested that an additional informative be included which requested that the existing TROs in the area were reviewed with a view to potentially relaxing existing restrictions to address the parking concerns of local residents.
- The fence on the boundary of the site was discussed and it was felt that more secure fencing was required to provide screening to the school in

the interests of the safeguarding of the pupils. A condition to require adequate screening was proposed.

- Trees and shrubs had been removed from the site and a condition to require the reinstatement of appropriate replacements was considered. A requirement that the applicant reinstates 2m high saplings was considered.
- Some members felt that the primary issue concerning the application was parking and the report did not adequately address the issue. Rather than resolving the issues the report confirmed that parking issues would be addressed by the Parking Management Strategy to be completed after permission had been granted.
- Concerns were expressed regarding the number of schools in the local area and the safety of children using Queen Street which was a known rat-run.
- The alternative car parking provision proposed at Teville Gate car park was not felt to be suitable.
- It was queried if there would be security lighting on site. To address concern regarding any nuisance caused by lighting it was proposed that an additional condition should be added to regulate lighting on site.
- Surface water drainage and sewage management on site was queried.

58. In response to queries and issues raised the Strategic Planning Manager and the Director of Law, Assurance and Strategy provided the following clarification:

- A local liaison group was a forum that was more appropriate on larger minerals and wastes sites in the County where operations were on-going. The current application concerned temporary permission for 12 months and it was noted that the head teacher had committed to working with the local community.
- It was noted that the site was cramped but it did fulfil the necessary standards and comply with Department for Education guidelines regarding space and circulation.
- During the production of the parking survey the capacity of local off-road parking was not assessed. The Manor Sports Ground car park was not used during the day and contained space for about 30 cars.
- A change to Condition 10 could be agreed by the Committee to strengthen the landscaping requirements on the applicant. The landscape officer would need to be consulted concerning suitable trees for the site and to assess the reasonableness of a condition requiring the reinstatement of saplings of a certain age.
- A parking survey had been undertaken which had informed the assessment of the application. The Parking Management Strategy would be developed to seek to address the issues in the area.
- Security lighting was not proposed for the site but could be installed without planning permission as no condition regarding lighting was proposed.

- It was confirmed that the drainage engineer had assessed the application as acceptable in drainage terms.

59. Simon Oakley proposed a motion to amend Condition 9 to include a third bullet point which stated; *'The potential provision of parking associated with the use of Queen Street Church'*. The motion was seconded by Janet Duncton and carried by a clear majority of the Committee.

60. Simon Oakley proposed a motion to amend Condition 10 to include the following wording at the end of the second sentence; *'...and size, replacement planting for any trees/vegetation damaged, becoming diseased, dying or removed within 5 years following planting, and on-going management and maintenance scheme'*. The motion was seconded by Janet Duncton and carried by a clear majority of the Committee.

61. Simon Oakley proposed a motion to include an additional Informative; *'The Committee requests the appropriate CLC investigates the possible temporary relaxation of existing restrictions in the vicinity of the temporary school, in consultation with the local Highway Authority'*. The motion was seconded by Janet Duncton and carried by a clear majority of the Committee.

62. John Rogers proposed a motion to include an additional condition; *'Prior to the occupation of the temporary school, a scheme shall be submitted setting out details of the size, location and type of screening to be installed along the western boundary of the site alongside the residential garages. Once approved, the scheme shall be implemented in full throughout the period of the development.'* The motion was seconded by Heidi Brunsdon and carried by a clear majority of the Committee.

63. John Rogers proposed a motion to include the wording below in Condition 10 following the word 'size'; *'(Trees to be a minimum of 2 metres in height)'*. The motion was seconded by Robin Rogers and lost by a clear majority of the Committee.

64. Simon Oakley proposed a motion to include an additional condition; *'No external lighting to be installed on the site without prior approval from the Planning Authority'*. The motion was seconded by John Rogers and lost by a clear majority of the Committee.

65. Janet Duncton proposed the substantive recommendation; That planning permission is granted subject to the conditions and informatives set out in Appendix 1 to the supplementary report and the amendments contained in paragraphs 59,60,61 and 62 above. The substantive recommendation was seconded by Duncan Crow and agreed by a clear majority of the Committee.

66. Resolved – that planning permission is granted subject to the conditions and informatives set out in Appendix 1 to the supplementary report and the amendments in paragraphs 59,60,61 and 62 above.

67. There was a short recess at 12.25 p.m. The meeting reconvened at 12.35 p.m.

Planning Compliance and Enforcement Plan

68. The Committee considered a report by the Executive Director of Residents' Services and the Strategic Planning Manager (copy appended to the signed version of the minutes) which asked the Committee to agree the Planning Compliance and Enforcement Plan. The report was introduced by the Strategic Planning Manager and it was explained that the Plan was reviewed every 5 years.

69. Heidi Brunsdon proposed a motion to change the recommendation in the report to remove the wording; *'for example, in response to changes to legislation'* and add the word *'minor'* to qualify the changes that could be undertaken by officers. The motion was seconded by Simon Oakley and carried unanimously by the Committee.

70. Simon Oakley proposed a motion to include the clause below at the end of the amended recommendation; *'...in consultation with the Planning Committee Chairman.'* The motion was seconded by Heidi Brunsdon and carried unanimously by the Committee.

71. Resolved – that the Planning Compliance and Enforcement Plan in Appendix 1 is approved for operational purposes and that officers are authorised to make any future minor changes that are considered necessary in consultation with the Planning Committee Chairman.

Update on Current Planning Applications

72. The Committee received and noted a report by the Executive Director of Residents' Services and Strategic Planning Manager on applications awaiting determination (copy appended to the signed minutes) including 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

73. The Committee received and noted a report by the Executive Director of Residents' Services and Strategic Planning Manager (copy appended to the signed minutes) regarding 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 2 June 2015.

The meeting closed at 12.44 p.m.

Chairman