

Planning Committee

2 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 Hall, Mrs Kitchen, Mr McAra, Mrs Mockridge, Mr S. Oakley, Mr Parsons, Mr Quinn, Mr J. Rogers, Mr R. Rogers and Mr Wickremaratchi

Declarations of Interest

20. In accordance with the code of conduct the following interests were declared:

- Liz Kitchen declared a personal interest in the Waste Planning Application concerning the former Wealden Brickworks as a member of Horsham District Council;
- Simon Oakley declared a personal interest in the enforcement report concerning the Crouchland Farm site as a member of Chichester District Council;
- Gordon McAra declared a personal interest in the enforcement report concerning the Crouchland Farm site as a member of Chichester District Council;
- Anna Whitty (Senior Planner) declared a personal interest in the enforcement report concerning Crouchland Farm, as the spouse of a Planner at Chichester District Council.

21. Please see minute 41 below for further declarations of interest during the course of the meeting.

Minutes

22. Resolved - that the minutes of the meeting of the Committee held on 28 April 2015 be agreed as a correct record.

23. Duncan Crow and Andrew Barrett-Miles joined the meeting at 10.33 a.m.

Waste Planning Application

WSCC/021/15/NH Amendment of conditions 22 and 29 of planning permission WSCC/018/14/NH to increase site throughput from 200,000 to 230,000 tonnes per annum, and to increase associated HGV movements at former Wealden Brickworks (Site Hb), Langhurstwood Road, Horsham, West Sussex, RH12 4QD.

24. The Committee considered a report by the Executive Director of Residents' Services and the Strategic Manager Planning (copy 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. During the course of the presentation the following was outlined: site location; site context; the approved site layout; consultations and representations; the key issues and the officer recommendation.

25. Brian Johnson, Langhurstwood Road Residents Group, spoke in objection to the application. Mr Johnson's submission to the Committee included the points below:

- The Residents Group had consistently opposed applications which increased HGV movements using Langhurstwood Road to access the local industrial and waste sites;
- Each application represented an incremental increase in the movements of vehicles along the road but the aggregate of these applications had a significant impact upon residential amenity;
- A full traffic impact assessment was required for the Langhurstwood Road. The previous application together with the current proposals would represent a significant increase in HGV movements associated with the former Brickworks, on Langhurstwood Road. The increase would exceed 30% which was a threshold prescribed by the Institute of Environmental Management and Assessment (IEMA), referred to in the Environmental Statement (ES), as necessary for a full traffic impact study. The ES provided a threshold of 10% for sensitive areas and it was felt that Langhurstwood Road should be classified as a sensitive area. Notwithstanding this the 30% level is being exceeded and should in itself apply;
- Horsham District Council's (HDC) draft Local Plan allocates a major site to the north of Horsham that could have a significant impact upon traffic movements on Langhurstwood Road; potentially rerouting HGVs from the site to a new access onto the A264 and the closure of the existing of the Langhurstwood Road/A264 junction. No further permissions for lorry movements along the road should be granted until the future of the allocated site and implications for road access to the application site was understood;
- The local liaison group that had been required under the conditions of the previous application had not been established.

26. Peter Catchpole, the local member to the application, provided a statement to the Committee which included the points below:

- The cumulative impact of lorry movements on Langhurstwood Road associated with local waste and minerals sites had resulted in an unacceptable impact on the amenity of local residents;
- The movements along the road were exacerbated by the use of the road as a rat-run which further eroded the lifestyles of local residents;
- Before any further movements along the road were permitted a traffic impact study was required. This was prescribed in guidance from the Institute of Environmental Management and Assessment and noted in the Environmental Statement which provided thresholds for increases in the level of movements which should prompt the commissioning of traffic impact studies. In relation to these thresholds Langhurstwood Road should be considered sensitive and the increases in lorry movements resulting from the previous two applications exceeded the thresholds for a sensitive area and the higher threshold for general areas.
- The impact of HDC's draft Local Plan on the site and the road network was raised. No further applications, containing proposals for increases to traffic levels on the Langhurstwood Road, should be approved until further detail regarding the Local Plan and the allocated site nearby was known.

- The local liaison group at the site which had been required under the conditions in the previous application had not been established. Before the current application was approved the local liaison group should be convened.

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

- The Committee queried if the increase in HGV movements proposed in the current application had been included in the 2014 application whether this would have changed the officer recommendation.
- It was acknowledged that previously the Transport Assessment for the previous application had assessed the lorry movements on Langhurstwood Road and the increase in the current application was acceptable in highways terms.
- The previous industrial/storage permissions on the site, granted on appeal were raised and it was queried whether the change in the nature of the vehicles from primarily non-HGV to HGV had a bearing on the assessment of the application.
- The traffic capacity of Langhurstwood Road and the life span of the Brookhurst Wood Landfill site were queried. The theoretical capacity of 300,000 tonnes per annum (tpa) throughput for the allocation in the Waste Local Plan was queried and whether any further increase above the 230,000 tpa proposed in the current application would trigger a requirement for a full traffic impact assessment.
- The Committee requested further information regarding the local liaison group on the site.
- The condition of the road and signage to the site were two issues raised by the Committee.

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

- The increases in movements proposed in the current application were within the capacity for the road and local junctions which had been determined through the Transport Assessment undertaken on the previous application and updated for this application. The 2014 Transport Assessment had included a survey of traffic movements on Langhurstwood Road.
- The applicant had undertaken environmental and noise assessments to assess the impact of the additional HGVs on residential amenity, the results of which were considered to be within acceptable limits.
- The Highways Authority had reviewed the information submitted by the applicant regarding the potential increase in vehicle movements associated with the current application. This took account of previously permitted uses on the site as well as the already permitted waste use for which the current application relates.

- The capacity of the road was theoretical. If the number of movements on the road was approaching the theoretical limit this would result in severe congestion. The permission for the landfill site would expire shortly but there was the possibility that applications would be submitted to extend the operation of the site.
- The total of 300,000 tpa was only an indicative figure for the built waste management site allocation.
- It was confirmed that a meeting had taken place between the applicant and local residents following the previous permission, though it was acknowledged this was not a liaison group meeting as the liaison group condition had not been discharged until recently. The other conditions from the April 2014 application were being discharged.
- Concerns regarding the condition of the road and signage would be reported to the local Highways Area office.

29. The officer recommendation was proposed by Mr Crow and seconded by Mr R. Rogers. The Committee voted by a clear majority to agree the officer recommendation and approve the application.

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

Development Management Performance Report

31. The Committee received and noted a report by the Executive Director of Residents' Services and the Strategic Planning Manager (copy appended to the signed version of the minutes) which provided a review of the performance of West Sussex County Council Development Management over the period 1 April – 31 March 2015.

32. The Committee was content with performance over the course of the last year and expressed gratitude to the officers for their work and endeavours.

Local Validation List

33. 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 provided the final version of the local validation list for approval.

34. The Committee asked for the information on the transport assessment methodology to be updated. *It was noted that an update of this methodology was currently being undertaken by the Highways Authority.*

35. The Committee asked for a requirement that existing and proposed site layout plans be provided with applications and that details on areas of design including materials and colour be required through the List. *It was confirmed that such requirements could be added to the List.*

36. The Officer recommendation subject to the additions in minute 35 above was proposed by Mr J. Rogers and seconded by Mr R Rogers and was approved unanimously.

37. Resolved – that the Local List for the Validation of Planning Applications is approved for use subject to the inclusion of the additional requirements contained in minute 37 above.

Update on Current Planning Applications

38. 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) regarding 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

39. 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 28 April 2015.

40. The Committee went into recess at 11.44 a.m. and the meeting reconvened at 12.15 p.m.

41. In accordance with the code of conduct the following interests were declared:

- Sujan Wickremaratchi declared a personal interest as an employee of an IT company which provided IT support to Crouchland Farm.
- Liz Kitchen declared a personal interest in the Waste Planning Application concerning the former Wealden Brickworks as a member of Horsham District Council;
- Simon Oakley declared a personal interest in the enforcement report concerning the Crouchland Farm site as a member of Chichester District Council;
- Gordon McAra declared a personal interest in the enforcement report concerning the Crouchland Farm site as a member of Chichester District Council;
- Anna Whitty (Senior Planner) declared a personal interest in the enforcement report concerning Crouchland Farm, as the spouse of a Planner at Chichester District Council.

Crouchland Farm Enforcement Report

42. The Committee considered a report by the Executive Director Residents' Services, Strategic Planning Manager and Director of Law, Assurance and Strategy (copied appended to the signed version of the minutes) regarding enforcement at the Crouchland Farm site. The report was introduced by the Strategic Planning Manager who advised the Committee of: the site location; the site history; the relevant authority; matters to consider; issues raised; the receipt of the application for a Certificate of Lawfulness and the Officer recommendation.

43. The Committee queried how the feedstock material and proportions would be monitored to determine any changes and consequent impact upon the relevant authority. Furthermore the Committee asked if the County Council would provide assistance to Chichester District Council during enforcement action. *It was confirmed that the Environment Agency would monitor feedstock and a Planning Contravention Notice could be issued requiring the submission of information from the operator on the nature and proportions of the feedstock. It was confirmed that the County Council had agreed to work with CDC on the matter.*

44. The Committee agreed that Chichester District Council was the relevant Authority to undertake enforcement on the site due to the previous permissions granted by the District Council and the insubstantial proportion of imported waste within the feedstock. The Committee supported the recommendation to refer the matter to the District Council.

45. Robin Rogers proposed the officer recommendation which was seconded by Andrew Barrett-Miles. The recommendation was approved by a clear majority of the Committee.

46. Resolved – that responsibility for enforcement, concerning the Crouchland Farm site, is referred to Chichester District Council so that it can investigate the matter further and determine the appropriate course of action to regularise activity on the site.

The meeting closed at 12.35 p.m.

Chairman