

## **Planning Committee**

21 July 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, Mr S. Oakley, Mr Patel, Mr Quinn, Mr J. Rogers, Mr R. Rogers and Mr Wickremaratchi.

Apologies: Mrs Mockridge and Mr Parsons.

Substitutes: Mr Patel.

## **Declarations of Interest**

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

## **Minutes**

75. Resolved – that the minutes of the meeting of the Committee held on 23 June 2015 be agreed as a correct record.

## **Regulation 3 Application**

**WSCC/037/15/WB** Installation of temporary buildings to provide school accommodation for approximately 12 months. Existing site is currently used as a public car park at Queen Street Public Car Park, Queen Street, Worthing, West Sussex.

76. The Committee considered a report by the Executive Director of Residents' Services and the Strategic Planning Manager (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. The Committee was advised of the differences between the application determined at the last meeting of the Committee, WSCC/040/15/WB, and the current application. In addition the distinctions between the key issues associated with each of the applications were outlined.

77. Catherine Bourner, Local Resident, spoke in objection to the application. Local residents near the site had concerns regarding parking. Little consideration had been paid to the objection of Worthing Borough Council Planning Committee. Parking provision for local residents including disabled spaces needed to be made available before further work took place on site. It was felt that the cycle racks on site should be repositioned. Work had continued on site without permissions being in place. The potential for parking on the Manor sports ground had been raised but there was no evidence that an agreement had been reached. The space available on site for children was very limited and it was felt that there should be consideration of the removal of the proposed sports hall to realise greater space.

78. Barbara Cook, Local Resident, spoke in objection to the application. Houses in Cortis Avenue would be overlooked by classrooms on the second floor of the buildings on site. Assurance was sought that there would be no entrance

to the new academy site from Broadwater Road. The distance to the Glyn Owen centre was not felt to be accurate and was in excess of 300m. The cycle racks on site required repositioning. It was explained that the delivery of the units onto the site had been a difficult operation due to the limited width of the access road.

79. Adam Whitehead, Head Teacher of Bohunt Academy, spoke in support of the application. The provision to be made available for public car parking on the site would not be in place until September as the land would be used in the construction of the new school. The positioning of the cycle racks on the site could be reviewed in light of the comments of local residents. Meetings had taken place with the local cricket club and Worthing Borough Council regarding the use of Manor Road sports ground for staff parking. The space for students to use during break times would be reviewed after the opening of the school and staggered break times could be implemented to ensure more room was available. The additional units proposed in the application were necessary for the new school and included IT facilities, Science and Design/Technology classrooms. The classrooms would be larger than standard sized teaching rooms. A Fire Risk Management assessment had taken place on the site and actions were now being taken forward including the development of the Fire Evacuation Plan.

80. Katharine Archer, a local resident and supporter of the application had a statement read out on her behalf. School places in Worthing were limited and the new Bohunt School offered a benefit to a number of children in the town by allowing attendance at secondary schools that had been listed as children's and parents first-choice. Following the granting of the application at the previous committee meeting the current application would have little or no impact on residential amenity.

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

- It was noted that the application was for temporary permission of 12 months and the use of the site as a school would not be permanent;
- The absence of a raised pavement along the access from Queens Street to the car park was queried in terms of pedestrian safety.
- Clarification was sought over the role of the Committee and whether it was to consider where the emergency accesses were located and the fire emergency escape plan.
- Clarity was sought over whether Condition 3 needed the flexibility it currently had, allowing reinstatement, after use, to a condition agreed with the County Planning Authority (CPA).
- The Committee queried if more cycle stands could be provided on site to accommodate more children cycling to the school.
- Concern was expressed regarding windows on the upper storey of the building and if residential areas would be overlooked.
- Clarification regarding the Highways Survey was sought and confirmation that it was not a desk top survey.

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

- The Highways Authority had assessed the application and had raised no concerns with the access. Access to site would initially be from the North. The Queen Street access would be opened in due course.
- The Fire and Rescue Service had visited the site and had not raised an objection to the application. The fire evacuation plan was a matter for Building Regulations and would be assessed at a future time.
- The wording in Condition 3 regarding reinstatement was standard and allowed flexibility. If the site had been improved these works could be retained if agreed by the CPA.
- The Highways Authority had assessed the cycle stands on site and had raised no objection. The size of the site would not easily accommodate further cycle racks.
- There were no windows on the second floor of Building 1 facing south so no properties were overlooked. Matters of overlooking were considered in Section 9 of the Committee Report.
- It was confirmed that the Highways Authority had conducted an on-site survey.

83. Ashvin Patel proposed the recommendation; That planning permission is granted subject to the conditions and informatives set out in Appendix 1 to the report. The recommendation was seconded by Duncan Crow and agreed by a clear majority of the Committee.

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

### **Update on Current Planning Applications**

85. 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**

86. 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 23 June 2015.

The meeting closed at 11.19 p.m.

Chairman