

Planning Committee (North)
2 MARCH 2021

Present: Councillors: Liz Kitchen (Chairman), Karen Burgess (Vice-Chairman), Matthew Allen, Andrew Baldwin, Tony Bevis, Toni Bradnum, Alan Britten, Peter Burgess, Roy Cornell, Christine Costin, Brian Donnelly, Ruth Fletcher, Billy Greening, Frances Haigh, Tony Hogben, Richard Landeryou, Gordon Lindsay, John Milne, Colin Minto, Christian Mitchell, Stuart Ritchie, David Skipp, Ian Stannard, Claire Vickers and Tricia Youtan

Apologies: Councillors: Godfrey Newman and Louise Potter
Absent: Councillors: Belinda Walters

PCN/70 **MINUTES**

The minutes of the meeting of the Committee held on 2 February were approved as a correct record and would be signed by the Chairman.

PCN/71 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/20/1166 – Councillor Stuart Ritchie declared, out of an abundance of caution, a personal interest because he was a customer of a business where one of the speakers worked, and he was also acquainted with some of the objectors.

DC/19/1149: Councillor Billy Greening declared a personal interest because he had joined the gym at Christ's Hospital since the item had been considered by the Committee in September 2019.

DC/19/1149: Councillor Ian Stannard declared a personal and prejudicial interest in this item because he was employed at Christ's Hospital School and therefore would not participate in the meeting during this item.

PCN/72 **ANNOUNCEMENTS**

There were no announcements.

PCN/73 **APPEALS**

The list of appeals lodged, appeals in progress and appeal decisions, as circulated, was noted.

PCN/74 **DC/20/2046 - NIGHTINGALE FARM, SINCOX LANE, SHIPLEY**

The Head of Development reported that this application sought retrospective permission for the change of use of agricultural land, which was part of Nightingale Farm, to create an eight-pitch glamping site. The site had been operating during the summer of 2020 through Permitted Development rights for short-term use. The application would allow the site to become permanent with continued use for glamping throughout the year.

The application site was located in the countryside approximately 3.5 kilometres from West Chilington. It was an open field accessed via an existing track, adjacent to open field paddocks and the wider site included stables, sand school and other agricultural buildings. The nearest dwelling was 150 metres away.

Shipley Parish Council objected to the application. There had been 16 representations from 12 households objecting to the application. There had been 26 in support, including 11 from outside the district. Two members of the public spoke in objection to the application and the applicant and the applicant's agent both addressed the Committee in support of the proposal. A representative of the Parish Council spoke in objection to it.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; landscape impact; design and appearance; amenity impacts; and highways impacts.

Members considered the amenity of local residents and noted that action could be taken by Environmental Health and Licensing should there be complaints regarding unacceptable noise or disturbance.

Members were broadly supportive of the proposal but raised concerns regarding the disposal of sewage and the disposal of wastewater from the hot tubs. In order to ensure that there was no danger of contamination when the site re-opened, it was agreed that all details of the composting toilet required under Condition 10 and the water and drainage strategy required under Condition 11 be required within one month of permission being granted rather than the recommended three.

RESOLVED

That planning application DC/20/2046 be granted subject to conditions as reported, with an amendment to conditions 10 and 11 to reduce the timeframe for the submission of details to one month, and that the submitted details for conditions 10 and 11 being agreed in consultation with Local Members.

PCN/75 **DC/20/1166 - MAXLANDS FARM, LAND NORTH OF PEAR TREE FARM,
NORTHLANDS ROAD, WARNHAM**

The Head of Development reported that this application sought permission for the demolition of two modern agricultural barn style buildings and the erection of three two-storey dwellings comprising two semi-detached 3-bedroom and one 4-bedroom dwelling. These would be sited where the two barns are located. Permission had been granted in 2019 under Prior Approval (General Permitted Development) to convert one of the buildings into four 2-bedroom units.

The application site was located outside the build-up area east of A29/Bognor Road and west of Northlands Road. The barns were in an agricultural field. There was an access track from the Bognor Road.

The Parish Council objected to the application. There had been 20 representations from 12 households objecting to the application. Two members of the public spoke in objection to the application, and a representative of the Parish Council also spoke in objection to it.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; the character of the dwellings and visual amenities of the countryside; neighbouring amenity and the amenity of future occupiers; and highways impacts.

Members raised a number of concerns regarding: the impact of the proposal on the rural location; the unsustainable location; the access arrangements onto the A29; and that it was not supported by the Parish Neighbourhood Plan. It was proposed and seconded that the application be refused. The motion was lost.

Officers confirmed that the access was from Bognor Road, and that Northlands Road, a private lane, and the adjacent bridleway, would not be used to access the site. With regards to highways considerations, it was noted that there had been no objection from the Highways Authority who considered that the type and volume of traffic would be no greater than that existing or projected under the extant permission.

Members discussed the proposal in the context of the extant permitted development rights. Given the fall-back position, the Committee concluded that the proposal was acceptable.

RESOLVED

That planning application DC/20/1166 be granted subject to the conditions as reported.

PCN/76 **DC/19/1149 - CHRIST'S HOSPITAL SCHOOL, THE AVENUE, CHRIST'S HOSPITAL**

RESOLVED

To exclude the press and public under section 100A of the Local Government Act 1972 from this item of business on the grounds that they involved the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Local Government Act 1972 (paragraph 3 - information relating to the financial or business affairs of any particular person (including the authority holding that information) and paragraph 5 - information in respect of which a claim to legal professional privilege could be maintained in legal proceedings)

The meeting closed at 8.38 pm having commenced at 5.30 pm

CHAIRMAN