

Planning Committee (South)
21 JUNE 2022

Present: Councillors: Tim Lloyd (Chairman), Paul Clarke (Vice-Chairman), John Blackall, Chris Brown, Jonathan Chowen, Philip Circus, Michael Croker, Ray Dawe, Joan Grech, Lynn Lambert, Mike Morgan, Roger Noel, Bob Platt, Josh Potts, Kate Rowbottom, Diana van der Klugt and James Wright

Apologies: Councillors: Jack Saheid
Absent: Councillors: Nigel Jupp

PCS/1 **ELECTION OF CHAIRMAN**

RESOLVED

That Councillor Tim Lloyd be elected Chairman of the Committee for the ensuing municipal year.

PCS/2 **APPOINTMENT OF VICE-CHAIRMAN**

RESOLVED

That Councillor Paul Clarke be appointed Vice-Chairman of the Committee for the ensuing municipal year.

PCS/3 **TO APPROVE THE TIME OF MEETINGS OF THE COMMITTEE FOR THE MUNICIPAL YEAR**

RESOLVED

That meetings of the Planning South Committee meet at 2.30 pm for the ensuing municipal year.

PCS/4 **MINUTES**

The minutes of the meeting held on 24 May were approved as a correct record and signed by the Chairman.

PCS/5 **DECLARATIONS OF MEMBERS' INTERESTS**

Item 9 DC/21/2394, 141 Shooting Field, Steyning.
Councillors Tim Lloyd, Bob Platt, Michael Croker and Roger Noel all declared a personal interest as they knew the agent.

PCS/6 **ANNOUNCEMENTS**

There were no announcements.

PCS/7 **APPEALS**

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

PCS/8 **DC/21/2394 141 SHOOTING FIELD, STEYNING**

The Head of Development & Building Control reported that this application sought permission for the demolition of 2 residential dwellings and construction of 14 2- bedroom apartments with associated cycle storage, car parking and refuse provision.

The application site was located within the built-up area of Steyning, towards the northern extent of Shooting Field with an area predominantly characterised by mid to late 20th century residential development.

Since the publication of the report the agent had supplied a further report on water neutrality to the Planning Department for further consideration.

The Parish Council did not object to the proposal. Twenty four letters of support were received and thirteen letters of objection, of which four were received from households outside of the district.

The agent spoke in support of the application and one further speaker addressed the committee in support.

Members considered the consultees' responses and the planning assessment which included the following key issues: principle of development, character, design and appearance, amenity impact, affordable housing, parking and highway safety, drainage, flood risk, ecology and climate.

Members were in support of the scope and design of the proposal, provision of housing for first time buyers and those residents looking to downsize within the area. Concern was raised over suitable parking provision and designing some units appropriate for older residents with mobility issues. Members were in favour of deferring a decision until further consideration could also be given to new information received on water neutrality.

RESOLVED

That planning application DC/21/2394 be deferred to:

Allow for further consideration of a revised water neutrality strategy and associated effects upon Arun Valley habitat sites.

To explore opportunities to provide up to 14 parking spaces on site.

To explore opportunities to improve accessibility of the proposed development to disabled users within the proposed ground floor layout.

PCS/9 **DC/22/0135 FIELD VIEW, CLAY HILL, BRAMBER, STEYNING**

The Head of Development and Building Control reported that this application sought planning permission for the erection of a replacement brick boundary wall to the front of the dwelling with a slight variation to vehicle access permitted under DC/17/1245.

The application was revised and resubmitted in March 2022 and proposed a reduction in height to the front boundary brick wall either side of the vehicle access positioned west of the garage.

The site was set to the southern side of Clays Hill within the built up area boundary of Steyning.

The Parish Council did not object to the revised application. One letter of objection had been received.

The agent spoke in support of the application.

Members considered the consultees' responses and officers planning assessment which included the following areas: character and appearance, impact on neighbouring amenity, highways and water neutrality.

Members noted the busy road and concern over access arrangements however accepted that WSCC Highways had no objections to the revised vehicle access.

RESOLVED

That planning application DC/22/0135 be approved subject to the conditions set out in the report.

PCS/10 **TPO-1551 LAND AT SOUTHMILL HOUSE, MILL ROAD, WEST CHILTINGTON**

The Head of Development & Building Control reported that provisional tree preservation order 1551 was served on 25 January 2022 under the provisions of the Town and Country Planning (Tree Preservation) (England) Regulations

2012. Under these regulations, the trees included within the Order benefited from immediate protection.

The trees were located within the garden and field east of the property at Southmill House, West Chiltington.

The Parish Council supported the Order, eight letters of support had been received and one letter of objection.

Two speakers objected to the Order, three spoke in support and the Parish Council addressed the committee in support.

Members strongly agreed to the importance of protecting the local environment, trees and wildlife and supporting the Officer recommendation.

RESOLVED

That TPO 1551 be confirmed.

The meeting closed at 4.03 pm having commenced at 2.30 pm

CHAIRMAN