

**Development Management (South) Committee**  
**5 JULY 2016**

Present: Councillors: Brian O'Connell (Chairman), Paul Clarke (Vice-Chairman), John Blackall, Roger Clarke, David Coldwell, Ray Dawe, Brian Donnelly, Liz Kitchen, Gordon Lindsay, Tim Lloyd, Paul Marshall, Mike Morgan, Kate Rowbottom, Claire Vickers and Michael Willett

Apologies: Councillors: Jonathan Chowen, Philip Circus, David Jenkins, Nigel Jupp, Jim Sanson and Ben Staines

DCS/17 **DECLARATIONS OF MEMBERS' INTERESTS**

Councillor Tim Lloyd	DC/16/0884	Personal – he knows one of the Parish Councillors and lives near the site in Coxham Lane
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DCS/18 **ANNOUNCEMENTS**

There were no announcements.

DCS/19 **DC/16/0884 - STEYNING FOOTBALL CLUB, SHOOTING FIELD, STEYNING (WARD: STEYNING) APPLICANT: MR RICHARD WOODBRIDGE**

The Development Manager reported that this application sought permission to replace a grass football pitch with an artificial 3G pitch, which would be below the existing level. The one metre high fencing which enclosed the area would be replaced with a fence of the same height.

The application site was located East of Coxham Lane and South and West of Shooting Field, within the built-up area of Steyning. The site included a football pitch, clubhouse and spectator stand. The rear gardens of nearby detached and semi-detached dwellings backed onto the site.

Details of relevant government and council policies and planning history, as printed in the report, were noted by the Committee.

The response from Environmental Health & Licencing, as contained within the report, was considered by the Committee.

The Parish Council had not commented on the proposal. Ninety letters of support from 80 households, and eleven letters of objection from nine households, had been received. Three members of the public spoke in objection to the proposal and the applicant addressed the Committee in support of the application.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of the development; the amenity of nearby residents; and the landscape character and visual amenities of the street scene.

Members were advised that the artificial pitch surface would be permeable and mitigate drainage issues. It was noted that existing restrictions on the use of floodlighting would still apply.

Members were mindful of neighbouring residents' concerns regarding increased noise, traffic movements and parking issues, and weighed these against the significant community benefits of the proposal.

Members concluded that any detrimental impact caused by increased activity resulting from the proposal would not be significant enough to warrant refusal, and agreed that the proposed enhanced use of the existing facilities was acceptable.

RESOLVED

That planning application DC/16/0884 be granted subject to the conditions and reasons as reported.

*The meeting closed at 4.26 pm having commenced at 4.00 pm*

CHAIRMAN