

Planning Committee (South)
17 OCTOBER 2017

Present: Councillors: Brian O'Connell (Chairman), John Blackall, Jonathan Chowen, Philip Circus, David Coldwell, Brian Donnelly, Nigel Jupp, Liz Kitchen, Gordon Lindsay, Tim Lloyd, Paul Marshall, Mike Morgan, Kate Rowbottom, Jim Sanson, Ben Staines, Claire Vickers and Michael Willett

Apologies: Councillors: Paul Clarke, Roger Clarke, Ray Dawe and David Jenkins

PCS/31 **MINUTES**

The minutes of the meeting of the Committee held on 19 September 2017 were approved as a correct record and signed by the Chairman.

PCS/32 **DECLARATIONS OF MEMBERS' INTERESTS**

DC/16/2963 and DC/16/0177 – Councillor Nigel Jupp declared a personal interest because he knew the applicant and their family.

DC/16/2963 and DC/16/0177 – Councillors Nigel Jupp, Liz Kitchen and Paul Marshal declared personal interests because they were Members of West Sussex County Council, which owned some land associated with the application site.

DC/16/0177 – Councillor David Coldwell declared a personal interest because he knew one of the public speakers.

PCS/33 **ANNOUNCEMENTS**

There were no announcements.

PCS/34 **APPEALS**

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

PCS/35 **DC/16/2963 - LAND AT BRINSBURY FIELDS, STANE STREET, BRINSBURY, PULBOROUGH (WARD: CHANCTONBURY) APPLICANT: CHICHESTER COLLEGE AND HARWOODS LTD**

The Head of Development reported that this application sought permission for three new car showrooms with associated offices for the Harwoods Group, with ancillary facilities, vehicle workshops, business units, parking spaces, soft landscaping, attenuation pond and infrastructure works. There would be a new

access junction from the A29. Development of the northern part of the field under concurrent application DC/17/0177 was also being considered by this Committee.

Since publication of the report a revised sequential test had been submitted by the applicant, which considered the possible use of the site for equestrian uses. This provided some justification for why the existing equestrian facility could not be relocated to the application site.

The applicant had links with the Chichester College and the development would enable the college to enhance educational facilities and help secure the longer term viability of the Brinsbury campus.

The application site was located outside the built-up area on the east side of Stane Street (A29) between Brinsbury College and Adversane. The railway line ran to the east and there were scattered trees and bushes along its western boundary with the A29. The track to the south led towards the adjacent Hepworths Brewery. Adversane Conservation Area was approximately 400 metres to the north.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

The Parish Council objected to the application. The neighbouring Parish of Billingshurst had also objected to it. The neighbouring Parish of Pulborough had commented on the proposal. CPRE Sussex had also objected. There had been 28 letters of objection, including one from Adversane Residents Association. One letter of support had been received. Two members of the public spoke in objection to the application, and a representative of the Parish Council also spoke in objection to it. The applicant, the applicant's agent and the application architect all addressed the Committee in support of the proposal.

Members considered the officer's planning assessment which indicated that the key issues for consideration in determining the proposal were: the principle of development; educational and training links; its impact on heritage assets; landscape character; the amenity of neighbouring occupiers; and highways issues including access and parking.

Members discussed the significant economic and educational benefits of the proposal and weighed these against any adverse impact on the landscape character and concerns regarding the impact on the community of Adversane. Members considered the principle of the proposal, having regard to the 'Brinsbury Centre of Rural Excellence Supplementary Planning Document', and after careful consideration concluded that the employment benefits and contribution to the viability of Brinsbury Campus outweighed the harm.

RESOLVED

- (i) That a legal agreement be entered into, within three months of the decision of this committee, to secure appropriate education and training links with the College.
- (ii) In the event that the legal agreement is not completed within three months of the decision of this committee, the Director of Planning, Economic Development and Property be authorised to refuse permission on the grounds of failure to secure the Obligations necessary to make the development acceptable in planning terms.
- (iii) That on completion of (i) above, planning application DC/16/2963 be determined by the Head of Development. The view of the Committee was that the application should be granted.

PCS/36 **DC/17/0177 - BRINSBURY FIELDS, BRINSBURY COLLEGE, PULBOROUGH (WARD: CHANCTONBURY) APPLICANT: CHICHESTER COLLEGE**

The Head of Development reported that this application sought permission for up to six commercial buildings in the northern part of an open and unused field that was part of the Brinsbury campus of Chichester College. All matters other than access via a new entrance junction from the A29 were reserved for future determination. Development of the southern part of this field, under concurrent application DC/16/2963, was also being considered by this Committee.

The application site was located outside the built-up area on the east side of Stane Street (A29) between Brinsbury College and Adversane. The railway line ran to the east and there were scattered trees and bushes along its western boundary with the A29 and trees and bushes along the northern boundary. There was a caravan park west of the A29 and Adversane Conservation Area was approximately 150 metres to the north.

Details of relevant government and council policies and relevant planning history, as contained within the report, were noted by the Committee. The responses from statutory internal and external consultees, as contained within the report, were considered by the Committee.

The Parish Council objected to the application. The neighbouring parishes of Billingshurst and Pulborough also objected to it. Nine letters of objection and one letter of support had been received. Two members of the public spoke in objection to the application, and two associates of Brinsbury College spoke in its support. The applicant's agent also spoke 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; educational and training links; design and landscape impact; its

impact on heritage assets; landscape character; the amenity of neighbouring occupiers; and highways issues including access and parking.

Members discussed the significant economic and educational benefits of the proposal and weighed these against any adverse impact on the landscape character and concerns regarding the impact on the community of Adversane. Whilst occupiers of the proposed units had not been confirmed, the Committee noted the shortfall of employment areas in the district. It was also noted that end users would be required, through a legal agreement, to maintain links that supported the college and its students.

Members considered the principle of the proposal, having regard to the 'Brinsbury Centre of Rural Excellence Supplementary Planning Document', and after careful consideration, considered on balance that the employment benefits and contribution to the viability of Brinsbury Campus outweighed the harm.

RESOLVED

- (i) That a legal agreement be entered into, within three months of the decision of this committee, to secure appropriate education and training links with the College.
- (ii) In the event that the legal agreement is not completed within three months of the decision of this committee, the Director of Planning, Economic Development and Property be authorised to refuse permission on the grounds of failure to secure the Obligations necessary to make the development acceptable in planning terms.
- (iii) That on completion of (i) above, planning application DC/16/2963 be determined by the Head of Development. The view of the Committee was that the application should be granted.

PCS/37 **DC/17/0861 - BUS TURNING CIRCLE, OLD MILL DRIVE, STORRINGTON
(WARD: CHANTRY) APPLICANT: C/O AGENT (CUSHMAN & WAKEFIELD)**

Item withdrawn from the agenda.

The meeting closed at 4.18 pm having commenced at 2.30 pm

CHAIRMAN