

Wisborough Green Parish Council

Draft Minutes of The Planning Committee

Date: Tuesday 4th October 2016

Present: Mr A Burbridge (AB), Mr P Drummond (PD), Mr A Jackson (AJ) Planning Chairman,
Mr M Newell (MN), Mrs S Overington (SO)

Apologies: Mr K Charman (KC), Mr H True (HT)

Held in: The Committee Room, Village Hall

Members of Public: One

The Chairman opened the meeting at 8.00 pm.

1. Apologies for Absence: Apologies were received and accepted from Mr Charman and Mr True.

2. Declaration of Members' Interests: AB advised that he was a friend of the Stable Field applicant but he did not believe that this was a conflict of interest. He confirmed that he was now the Parish Council representative on the Sports Association Committee rather than a Sports Association Committee Member (relating to the proposed donation mentioned in the Stable Field application).

3. Public Participation: Dr Sutcliffe, Chair of Keep Kirdford and Wisborough Green (KKWG) provided the following update:

- She noted that the Parish Council had previously considered a retrospective application for a field gate in Fittleworth Road. She advised that her family, being longstanding residents, could provide evidence that this was a new gate and had therefore advised Chichester District Council (CDC).
- Having successfully prevented the Celtique Energie's oil and gas planning application at Boxal Bridge, Dr Sutcliffe highlighted that Celtique had now sold on their licence at Broadford Bridge, Billingshurst, which was 3 miles to the east of Wisborough Green. KKWG believed that this site was directly over a fault line which had major implications for drilling in the area and was therefore raising these concerns.
- A new Parish Wildlife Group had been established in the village, which had received some financial support from the Fete Society.
- Dr Sutcliffe did not support the Stable Field application as it was not compliant with both the Neighbourhood Plan and CDC Local Plan.
- KKWG would be holding its AGM, including an illustrated talk on Trees, Bats and Wildlife by Mr Jon Stocks from the Tree Council, on Friday 25th November 2016 at 7 pm; the Chairman confirmed that details had been circulated to all.

4. Planning Applications: The following applications were reviewed.

Application Number	Applicant and Reason for Application
WR/16/02717/OUT - Case Officer: - Katherine Rawlins - Lge Scale Maj Dev - All Others	Mr Michael Gadd Stable Field Kirdford Road Wisborough Green Outline with some matters reserved - access. 1 no. village doctors surgery (use class D1); village community uses (use class D2) to include outdoor activity area, activity room, gym, community building, 30 extra-care units (use class C2), affordable accommodation, community allotments and landscaped recreational areas. With associated new vehicle, pedestrian access, ancillary uses and infrastructure. Members confirmed that they had studied the plans and paperwork. The Chairman gave a brief site history and details of previous applications refused by CDC.

In response to AB's query, the Chairman confirmed that it was a greenfield site and to his knowledge, had only been used previously as a grass field as part of a farm. He gave explanation to the Settlement and Conservation Areas and explained that as it was not possible to fulfil the Parish's housing requirement within the built up area or on sustainable Brownfield sites, the Neighbourhood Plan (NP) did include some Greenfield development. Explanation was given to the consultation process, site assessments, as well as importance of retention of strategic gaps between the radial strip developments and village core.

It was noted that the applicant had challenged the retention of the strategic gaps and proposed some green space to the centre of the site, albeit including hard surfaces for parking areas. However the application proposed to develop the entire site thus removing the strategic gap between the strip development along Kirdford Road and the central core of the village.

Members expressed concern at the provision of a further 30 properties in addition to the 68 already included in the NP, resulting in nearly 100 additional properties in the village over the next 15 years. No age restricted properties had been included in the NP to ensure that all properties would be available to all age groups to meet the local need. The history of Thornton Meadow was discussed and it was noted that there were still vacant retirement properties in Petworth, despite there being more shops, more facilities and regular bus services. Members questioned the figures for the identified need, noting that a 5 mile radius of the village had been used in the document. The Chairman highlighted that the 2011 Census figures did not support the requirement for 30 age restricted properties for village residents.

The history and closure of the previous Loxwood Outreach Doctors' Surgery was discussed. Whilst an aspiration to have a medical facility had been included in the NP, if this was now an objective for Loxwood Surgery, an opportunity could be made available in the Village Hall refurbishment. Concern was expressed at the additional traffic movements associated with the surgery on this stretch of road. A petition had been held at Loxwood Surgery which supported the provision – members questioned the number of Wisborough Green residents included. MN had received a comment from one resident who signed the petition not realising it was in support of this application and had requested her name be dismissed.

Concern was also expressed at the offer of further communal buildings in terms of demand, future funding, maintenance and management. With the proposed re-development of the Village Hall and Pavilion, if a need had been identified, these projects could offer an opportunity.

Whilst the proposal included employment opportunities, car use would be required due to the limited bus service. Staff funding was questioned.

After further discussion, members unanimously agreed to object to the application. AB abstained from the vote. It was agreed that the Clerk and AJ to prepare the response to CDC and circulate for approval, prior to submission. To include

- Not compliant with NP adopted by CDC on 19th July 2016 and CDC Local Plan.
- Points raised in response to 2015 application (WR/15/00032/OUT) (details given by the Chairman).
- Points and explanation to concerns raised above.
- Footpath to village included low level lighting – dark skies expectation in NP. Concern re crossing point.
- Although ribbon and Greenways site development had occurred, it did not make it acceptable or desirable.

WR/16/03146/FUL	<p>Bucksgreen Holden Ltd Church View Billingshurst Road Replacing the existing windows and external doors of the ground floor premises with white PVC double glazed units. <u>No Objection</u>. Members noted that the other section of the property had PVC double glazed units and concurred with the applicant's comments about inconsistency in decisions.</p>
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5. Any Other Planning Matters to Report:

- a. Sports Association representatives had requested to meet with the Parish Council to discuss the latest position regarding the Pavilion improvement plans and future management arrangements of the Association. Members agreed that the representatives should be invited to either the scheduled meeting on either Tuesday 1st November or Tuesday 6th December 2016.
- b. The Village Hall modernisation plans were being progressed. Before further amendment following the consultation at the Bank Holiday Fete, it was proposed to have an informal meeting with CDC. The Working Group was supportive of being part of a combined consultation with the Parish Council in the New Year.

6. Date of Next Meeting: Full Parish Council Meeting on Tuesday 18th October 2016.

There being no further business, the meeting closed at 9.10 pm.

Signed by the Chairman: Date: