

# Wisborough Green Parish Council

## Minutes of The Planning Committee

Date: Tuesday 3<sup>rd</sup> April 2018

Present: Mr N Beresford (NB), Mr P Drummond (PD), Mr A Jackson (Planning Committee Chairman), Mr M Newell (MN), Mrs S Overington (SO)

Apologies: Mr A Burbridge (AB), Mr H True (HT), Mr M Watson (MW)

Held in: The Committee Room, Village Hall

In Attendance: Mrs L Davies (Parish Clerk)

Members of Public: None

The Chairman opened the meeting at 8.00 pm.

1. Apologies for Absence: Apologies were received and accepted from Mr Burbridge, Mr True and Mr Watson.

2. Declaration of Members' Interests: Being Village Hall Trustees, AJ, SO and the Clerk declared their interest in the planning application. No other interests were declared.

3. Public Participation: There were no members of public present.

4. New Sports Pavilion: AJ advised that Parish Council representatives met with the Chichester District Council (CDC) Planning Officers on 23<sup>rd</sup> March 2018. The various iterations of design and different options were discussed. The competing concerns were considered and the question of tree removal was raised; CDC would not support the removal as this resulted in other positional challenges. The officers expressed the opinion that whilst the Pavilion design had a number of challenges, they felt that the extent on the Green had been reduced by the design and was a reasonable balance and compromise. It was CDC's opinion that enough had been done to reduce the effect of the design, recognising the various conflicts that needed to be addressed. CDC was supportive of the improvement as it wished to see traditional sport retained on the Green but was accepting that standards had changed and there was a need for refurbishment. AJ reminded that the Parish Council had undertaken to review other variations of the design and position, and seek a resolution about the tree, both of which had now been undertaken. From the small changes he had made to the design, AJ could see no obvious solution; one small change started to effect one of the conflicts so it was a case of balancing conflict.

PD advised that he and AB had met with Sports Association representatives. He read from an email circulated to members after the meeting which confirmed that the Parish Council had to consider the impact of the building on the Green, reiterating that a bad decision could not be undone. They had discussed the format of further community consultation and potential questionnaire which would include input from both the Parish Council and Sports Association.

The implications of the Neighbourhood Plan were discussed along with the recommendations from the various sports and funding bodies in terms of size. It was acknowledged that the current Pavilion did not have disabled facilities and changing rooms for the different age groups, and these requirements had resulted in a significant increase in size. The new building would have more capacity and as advised by the Sports Association, the size was driven by the technical requirements for the changing and toilet facilities. It was questioned as to whether these requirements were necessary for grant funding or purely advisory. In undertaking some research for this proposal, AJ advised that meeting the requirements appeared to be a driver for other pavilion applications.

If the Parish Council did not support the proposal, it would need to consider how the project could be progressed. During his review, AJ had struggled to find an alternative solution and he felt that the Council would not wish to lose the project altogether resulting in a decaying and unsightly building on the Green. The Parish Council would need to consider carefully if a re-design was required and if it was willing to help fund. After some further discussion, it was agreed that all Parish Council members to review the Neighbourhood Plan and to undertake their own personal research and enquiries into design, sports and funding requirements to allow the following decisions to be made at the next full council meeting:

1. Is the Parish Council happy with the proposed design in the context of the Neighbourhood Plan?

2. Is the Parish Council happy with the design as presented?
3. Should the design go to public consultation (and to agree these arrangements)?

5. New Planning Applications: The following applications were reviewed. Application details had been circulated in advance of the meeting and were also displayed:

WR/18/00610/DOM - Case Officer: - Daniel Power - Other Dev - Householder Developments	Mr Andrew Strudwick Pipers Newpound Wisborough Green RH14 0AZ Removal of existing detached garage and rear elevation sun room, in favour of two storey side and rear extension, including new dormer window south-east elevation. New front porch. O.S. Grid Ref. 506056/127326 <u>No Objection</u>
Substitute Plans for WR/17/02445/LBC WR/17/02444/FUL - Case Officer: - Paul Hunt - Other Dev - LBC's Alter/Extend	Mr Keith Carter Wisborough Green Village Hall School Road Wisborough Green RH14 0DU Single storey extension, new pitched roof extension over existing flat roof, raise pitched roof of existing single storey extension to allow level floors and to provide access to existing second floor accommodation. Internal alterations to provide level access throughout the ground floor, form new pedestrian access ramp and replace entrance porch over. O.S. Grid Ref. 505121/125889 <u>No Objection</u>
WR/18/00545/TCA - Case Officer: - Henry Whitby - Tree Apps (TCA's and TPA's)	Mrs Arlette Anderson 2 High Barn School Road Wisborough Green Notification of intention to fell 1 no. Rowan tree. O.S. Grid Ref. 505129/125933 <u>No Objection</u>
WR/18/00443/FUL - Minor Dev - Industry/Storage/Warehousing	Mr John Stickland 3 Malthouse Cottages , Fittleworth Road, Wisborough Green, RH14 0ES Workshop and storage outbuilding. O.S. Grid Ref. 503671/124359 <u>No Objection</u>

6. Any Other Planning Matters to Report:

- a. The property owner of 5 Glebe Way had now submitted his comments to CDC relating to the Oak tree removal. His comments were similar to the Parish Council but he had also raised concern that no plans have been included to assess the potential consequential problems from removing a large and mature tree. In discussion with AJ, the Clerk had referred the matter to District Councillor, Josef Ransley, who would follow up with the CDC Tree Officer and potentially 'Red Card' for a committee decision. Members supported this action.
- b. In relation to enforcement inquiries, the Clerk advised that the Parish Council would be kept updated by CDC.

7. Date of Next Meeting:

Parish Council Meeting on Tuesday 17<sup>th</sup> April 2018 at 7.45 pm

There being no further business the meeting closed at 8.32 pm.

Signed by the Chairman: ..... Date: .....