

Subject to approval at the next Committee meeting

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SPECIAL DEVELOPMENT CONTROL COMMITTEE

2nd April 2008 at 5.00 p.m.

Present : Councillors Mrs Goad (Chairman), Mrs Hall (Vice-Chairman), Biss, Bower, Butler, Mrs Coleman (substituting for Councillor Mrs Stainton), Evans, Mrs Harrison, Haymes, Mrs Hazlehurst, Mrs Maconachie, Oliver-Redgate, Mrs Olliver and Steward.

Councillor Holman was also in attendance at the meeting.

865. WELCOME

The Chairman welcomed to the meeting Mr Spencer Bryan from West Sussex County Highways Department and Messrs Beck, Briggs and their colleagues representing Barratt Homes and David Wilson Homes. She also welcomed public speakers and Council officers representing the Engineering, Parks and Landscape and Environmental Health Departments.

866. APOLOGIES FOR ABSENCE

An apology for absence had been received from Councillors McDougall and Mrs Stainton.

867. DECLARATIONS OF INTEREST

Councillor Bower gave notice of a personal interest in Agenda Item 5, Planning Application FP/251/07, as Chairman of the Policy Site 6 Advisory Group, and stated that he would reserve his right to speak on the matter.

Councillor Mrs Olliver gave notice of a personal interest in Agenda Item 5, Planning Application FP/251/07, as a member of the Policy Site 6 Advisory Group.

(Prior to consideration of the following application, Councillors Bower and Mrs Olliver had declared a personal interest as members of the Policy Site 6 Advisory Group and remained in the meeting and took part in the debate and vote.

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868. PLANNING APPLICATION FP/251/07 – RESERVED MATTERS APPLICATION PURSUANT TO OUTLINE PLANNING PERMISSION FP/92/04 RELATING TO 3 PHASES OF RESIDENTIAL DEVELOPMENT FOR 464 DWELLINGS, AND UP TO 217 SQM RETAIL FLOOR SPACE, WITH ASSOCIATED RESIDENTIAL ROADS, DRAINAGE WORKS AND PUBLIC OPEN SPACE – THIS APPLICATION AFFECTS A PUBLIC RIGHT OF WAY

The Committee received a detailed presentation from the Planning Advisor, who divided his presentation into segments and invited Members' questions following each one. These were as follows :-

- Layout
- Roads and Access
- Compounds
- Housing Design
- Open Spaces and Drainage

During the course of Members' questions on the above, the Planning Advisor stated that-

- With regard to the bus gate, it was unclear whether there would be one or two gates and more information was required as to how it would operate with respect to emergency vehicles. The County Council Highways Department and the Environment Agency also required tracking drawings.
- A letter to residents had been sent out on 31st March 2008 by the applicant giving information on the proposed site compounds, i.e. the length of time they would be in operation and what they would be used for. A Construction Environmental Management Plan had been requested to minimise the risk of noise and nuisance to residents.

The Planning Advisor directed Members to the written officer report update circulated at the meeting which detailed concerns with regard to car parking, open space and drainage. He gave a verbal recommendation that the application should be deferred. Advice was given by the Head of Planning and Housing Strategy and the legal advisor as to the best way forward in dealing with a deferment, following which Members highlighted the range of issues of concern which they felt needed to be addressed on this application. It was also felt that the opportunity should be taken to ascertain whether better electronic plans detailing the development could be provided, in colour format where possible.

The Committee then

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RESOLVED

That the application be deferred to a future meeting to enable further information to be obtained on the following :-

- Drainage and open space issues
- Access for service/emergency vehicles
- Design of buildings and use of materials
- Investigate reduction of car parking spaces
- Details of bus gate
- Other update points from the officer's report
- Use of Permitted Development Restrictions
- Dimension of and access for garages

(The meeting concluded at 7.05 p.m.)