

# Planning Committee

**MEMBERS:** Councillor HARRIS (Deputy Chairman) Councillors COLES (as substitute for Ungar), HEARN, JENKINS, MIAH, MURRAY and TAYLOR.

(Apologies for absence were reported from Councillor Ungar and Councillor Cooke.)

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## 29 Nomination of Chairman.

Councillor Harris had previously advised the Development Manager that he would be delayed, in his absence Councillor Miah proposed that Councillor Murray chair the meeting until such time that Councillor Harris could attend. The motion was seconded by Councillor Hearn.

**RESOLVED: (Unanimous)** That Councillor Murray chair the committee until Councillor Harris's arrival.

## 30 Minutes.

The minutes of the meeting held on 23 August 2012 were submitted and approved and the Chairman was authorised to sign them as a correct record, subject to two amendments; page 109, paragraph 3, PRLG should be PRLP, and recommendation a, condition 1 should read commencement of development with five years not three as stated.

## 31 Declaration of Interests.

None declared.

## 32 Report of Head of Planning on Applications.

**1) EB/2012/0113 - Land to the rear of 129-131 Queens Crescent -** Erection of a detached dwelling and associated parking – **SOVEREIGN.** Neighbourhood representations were detailed within the report.

The relevant planning history for the site was detailed within the report. A previous application due to be considered by the Planning committee on 17 April 2012, had been deferred.

The observations of Planning Policy and County Highways department had been summarised within the report.

Janet Lane, neighbour, addressed the committee in objection stating that there would be a loss of privacy and overlooking to her property if the proposal was allowed. Mrs Lane also raised concerns regarding the height of the pitched roof, potential damage to remaining garage, potential for flooding to existing properties and existing antisocial behaviour in the area.

Colin McNeil, neighbour, addressed the committee in objection stating that the floor levels would be higher than stated, which may result in flooding to neighbouring properties, the proposal would also result in overlooking, and would be out of keeping with the surrounding area. Mr McNeil was also concerned that the scheme was only an outline proposal.

Colin Humphrey, Architect, addressed the committee in response stating that the scheme would be sited in the same position as the existing garages and that all reserved matters would be agreed with officers of the Council. Mr Humphrey stated that a residential property in this location may help reduce the current antisocial behaviour. Finally, Mr Humphrey stated that the proposal complied with Council policies.

The committee were concerned with the proposal in particular, potential for flooding, the void under the property and overlooking onto neighbouring property. The committee stated that they would have wished to see a full application and felt that the outline application did not provide enough detail.

(NB: Councillor Harris arrived during the discussion of this item and was therefore unable to take part or vote on this item).

**RESOLVED: (Unanimous)** That permission be refused on the grounds that the proposal due to the potential layout, scale and relationship to the boundaries of the site as demonstrated by the illustrative drawings would represent a cramped and unneighbourly form of development that would not accord with the predominant character of the area.

*Appeal: Should the applicant appeal the decision the appropriate procedure to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be written representations.*

**2 & 3) EB/2012/0472(CA) (CONS AREA) & EB/2012/0473(FP) - Edmond Evangelical Church, 39 Church Street** - (A) Demolition of rear hall extension (EB/2012/0472 (CA)) (B) Change of use from a church to accommodation for 24 people with learning disabilities, with a community/activity centre, tearoom and retail shop, involving the demolition of rear hall extension and construction of part two, part three storey extension (EB/2012/473 (FP)) – **UPPERTON.**

The committee were asked to defer the item at the request of the Council's Legal department, pending the satisfactory conclusion of an investigation into the implications of an outstanding condition. The committee were advised that a report and any appropriate recommendations regarding the outstanding condition and the current proposal would be brought to a future meeting.

**RESOLVED: (Unanimous)** That this item be deferred to a future meeting of the Planning committee.

**4) EB/2012/0494 - Morrisons Former ADM site Lottbridge Drove Arkwright Road** - Removal of condition 14 of permission EB/2011/0050

for the erection of a new Morrisons Food store and Petrol Station to allow 24 hour opening – **HAMPDEN PARK**. One letter of representation had been received.

The observations of the council's Environmental Health Licensing department, Economic Development, Planning Policy, an Independent Retail Consultant and the Council's Economic Development Officer were summarised within the report.

**RESOLVED:** That permission be granted subject to conditions, and permitted Sunday trading hours.

### **33 South Downs National Park Authority Planning Applications.**

None reported.

**NOTED.**

The meeting closed at 7.07 pm.

**Councillor Harris  
(Deputy Chairman in the Chair)**