

PLANNING COMMITTEE

26 May 2021 at 1.30 pm

Present: Councillors Chapman (Chair), Lury (Vice-Chair), B Blanchard-Cooper, Bower, Charles, Coster, Edwards, Kelly, Ms Thurston and Tilbrook

Councillor Huntley was also in attendance as a guest for all or part of the meeting.

Apologies: None

17. DECLARATIONS OF INTEREST

Councillor Charles declared a Personal Interest in item 8 [*F/6/21/WS – Ford Circular Technology Park, Ford Road, Ford, BN18 0XL*] as a Member of West Sussex County Council, he advised that he had, had no involvement in the application and would keep an open mind.

18. MINUTES

The Minutes of the Special Meeting held on 18 May 2021 were approved by the Committee.

19. START TIMES

It was proposed and seconded that a new start time for the remaining meetings of the Planning Committee for 2021/22 be 14:00pm.

The Committee

RESOLVED that

the start time of all remaining meetings of the Committee for 2021/22 would be 14:00pm.

20. ERROR IN MINUTES RELATING TO FORD MASTERPLAN

The Strategic Development Team Leader gave a brief overview of her report to the Committee.

One member queried the wording of the recommendation in the report. It was confirmed that the wording for the recommendation had been read out by the Principal Planning Officer at the meeting on 3 February 2021 from the update report and it was that wording that had been subsequently approved by the Committee.

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The Committee

RESOLVED

that the minutes of the DCC meeting on the 3 February 2021 approved by the committee on 3 March 2021 but still unsigned by Chairman due to physical meeting restrictions imposed by Corona virus regulations be amended in the following respect to correct an inaccuracy subsequently discovered and be signed by Chairman when conditions allow:

“That authority be delegated to the Director of Place to endorse “The Landings” Masterplan Document following:

A. The receipt of an amended document that satisfactorily demonstrates:

1. Improved provision for pedestrians, cyclists and equestrians, and
2. The historic alignment of the canal; and

B. Confirmation that there is agreement between a recognised education provider and the landowners regarding the transfer of land for the delivery of a new secondary school at Yapton/Ford.”

21. F/6/21/WS - FORD CIRCULAR TECHNOLOGY PARK, FORD ROAD, FORD, BN18 0XL

(Councillor Charles declared a Personal Interest as a Member of West Sussex County Council, he advised that he had, had no involvement in the application and would keep an open mind.)

The Principal Planning Officer presented his report to the Committee.

Members then took part in a full debate on the report where a number of concerns with the revised proposal were raised. These concerns primarily revolved around the impact on the roads, the environment and the landscape.

Members who spoke noted that the technology for the build was not the most up to date and that this directly impacted on the design of the building. It was also stated that a building of that scale and height would have a significant adverse impact on the landscape. Further concerns were raised in relation to the 1,500 homes that had been planned at Ford, the member who spoke stated that they were keen to not see further disruption or delay to this development. A number of members who spoke raised that this application did not comply with the Waste Local Plan and the Arun local Plan policies. All Members were in agreement that should West Sussex County Council approve this application, that a letter to the Secretary of State would be sent to request that the decision be called in.

The Principal Planning officer provided answers to all points raised by Members in the debate.

Members asked the Principal Planning Officer if he would consider adding a condition to the response that stated should WSCC approve the application the latest technology should be incorporated into the build, to ensure that emissions were at the most minimum level they could be.

The Committee

RESOLVED

that the Council raise an objection to the proposal for the reasons detailed in the report.

(The meeting concluded at 2.28 pm)