



# Midhurst Town Council

**A Meeting of the Planning and Infrastructure Committee took place on Monday 4<sup>th</sup> January 2021 at 6:45pm by video conference due to COVID-19.**

## MINUTES

**Present:** Cllr D. Coote (Chairman), Cllr C. Lintott, Cllr G. McAra, Cllr. M. Purves, Cllr G. Upjohn, Cllr R. Watts

**Officer:** Melanie Kite, Town Clerk

Also present: Cllr Jeffries, Mr. Adam O'Brien MD Metis Homes, Mr. James Wood Metis Homes.

**P/186/20 - Chairman's Announcements** - The meeting is being recorded for the purposes of the Clerk's minutes.

The Chairman changed the order of agenda; agenda items 7.2 and 8.1 will be discussed before item 7.1

**P/187/20 - Apologies for Absence** – Cllr J. Sutton

**P/188/20 - Declarations of Interest** - None declared at this time.

**P/189/20 - Minutes of Meeting of the Meeting Held on 14<sup>th</sup> December 2020** these were approved as a true and accurate record of the meeting. Proposed Cllr Upjohn seconded Cllr Watts all agreed.

**P/190/20 - Matters Arising from the Minutes of the Meeting Held on 14<sup>th</sup> December 2020**

To consider matters arising from the minutes that are not on the agenda.

**P/191/20 - Public Participation Session** -

- Mr. O'Brien gave a presentation to the committee on the planning application for the Old Brickworks site – item 7.1 on agenda
- Affordable housing – level proposed, at 24% or eighteen (18) units, accords with the viability level of the local plan policy which allows for less than 50% if commercial viability is an issue. This brown field site has significant pressures on it making it more difficult to increase the number of affordable housing. This issue is still open to discussion.
- Employment provision: Local Plan Policy dictates this site solely for residential development. The developer, Metis homes, has compromised on number of bedrooms by having an office or study in some of the houses.
- Density of development: There are key technical issues that must be adhered to, such as the number of trees and landscaping, thus making the site of a lower density than both the developer and the Town Council would like. Again, Metis Homes have been guided by the SDNP planners.
- Design of houses: very subjective. Planning condition on all the materials and will be of a very high quality. Historical significance has also been taken into consideration.
- Site access and local road network: WSCC highways have raised no objection. Access will remain in present position but widened to the west. Increased the level of additional car parking and addition of walkways and cycle ways.



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Mr. O'Brien took questions from the committee.

- Visitor car parking numbers and will people use the area or will, as most people do, park outside their own property detracting from the aesthetics of the estate. – Mr. O'Brien to come back with the numbers for visitor parking.
- Density versus affordable housing and not retaining the old train shed– if the density was increased then the number of affordable housing could be raised. Metis Homes were asked to keep the historical building on the northern side.
- Design of the housing in the northern quadrant is incongruous to its heathland and woodland setting – the landscape and design officer made it clear that they wanted it to reflect the industrial past, industrial and rail link. The lighter coloured brick is a line to the old Midhurst Whites brick.
- Access is a major point of concern and although WSCC highways has raised no objection the concerns of the residents and town council who live in Midhurst must be addressed.
- Screening between the development and the industrial estate / recycling site does not appear to be adequate.
- Naming of the estate, this should be sympathetic to the historic nature of the site. Metis Homes is happy to take recommendations from the Town Council.

The chairman thanked Mr. O'Brien.

Meeting Reconvened

## **P/192/20 Planning Applications –**

**192.1 SDNP/20/05059/FUL** - Erection of 75 new homes with associated access, parking and landscaping following demolition of the existing buildings.

**Council Depot Bepton Road Midhurst West Sussex GU29 9QX**

The Planning Committee was minded to support this important development.

The development of this site, via a master plan, has been a Midhurst Town Council objective for over 6 years.

The Planning Committee made the following points and recommendations in relation to the application:

- It is concerned that the entrance to the development from Bepton Road is inadequate to cope with volumes of traffic when the adjacent waste collection site is in operation. It therefore recommends that there should be two lanes of traffic into the site, one serving the development and the other, the waste collection site. In addition, the Planning Committee, on the grounds of safety, requires a pavement to be part of this improvement and a crossing from Bepton Road to the entrance of the site to allow movement of pedestrians.
- The Planning Committee would like to ensure that a comprehensive management plan is drawn up and subsequently monitored regarding the maintenance of trees, open spaces, green roofs, and ponds. The Management Plan should also consider the protection of Midhurst Common as much as is practical.
- The Planning Committee suggests that the town and local population would be better served by using the area designated for parking under the former train shed for housing. There is a greater need for homes than what will become a rusty canopy.



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A block of 6 houses on this site would also offer at least two further affordable homes, one of the National Park's priorities.

- The 'industrial' style houses to the north part of the site are incongruous and bear no relationship to any housing design in Midhurst. It is suggested that the housing style of the south part of the site is extended to the north part. This also has the benefit of removing any social 'tensions' that the two differing parts of the site might engender.
- The development needs to clarify its approach to electric charging points, to ensure that they are placed in the most practical locations as well as making economic sense within the costing of the development. We would hope that the development could move further towards passive house energy standards, an objective of the SDNP Adopted Sustainable Construction SPD.

**192.2 SDNP/20/05290/HOUS** - Single storey rear extension. Existing garage conversion and changes to external materials and fenestration to dwelling.

3 Pinewood Way Midhurst GU29 9LN

**Decision:** No Objection.

## **P/193/20 Tree Applications**

**193.1 SDNP/20/04884/TPO** - Crown reduce by approx. 3m (all round) on 1 no. Eucalyptus tree within Area, A1 subject to MI/59/00668/TPO.

7 Heatherwood Midhurst West Sussex GU29 9LH

**Decision:** No Objection.

**P/194/20 Decisions** – These will be reviewed at the next planning meeting

**P/195/20 Matters of Report** -No matters were raised.

There being no further business the Chairman closed the meeting at 7:52pm.

Signed: .....  
Chairman

Date:.....