



Midhurst Town Council

A Meeting of the Planning and Infrastructure Committee took place on
Monday 24th January 2022 at 7.00pm at The Old Library, Knockhundred Row, Midhurst.

MINUTES

Present: Cllr D. Coote, Cllr R. Watts, Cllr C. Lintott, Cllr J. Sutton, Cllr M. Purves, Cllr G. Upjohn and Cllr D. Fraser

Officer: Julian Quail, Assistant Town Clerk

Also: Sharon Hurr, Clerk and RFO

P/013/21 – Apologies for Absence – Apologies were received from Cllr J. Sutton.

P/014/21 - Declarations of Interest – None

P/015/21 - To approve Minutes of Meeting Held on 10th January 2022

These were agreed as a true record of the meeting held on 10th January 2022.

Proposed Cllr Fraser, seconded Cllr Upjohn, all agreed.

P/016/21 - Matters Arising from the Minutes of the Meeting Held on 10th January 2022

None.

Meeting halted for Public Participation Session

P/017/21 - Public Participation Session

Mr and Mrs Triska addressed the meeting about the planning application (SDNP/21/06432/FUL refers) for a Class C2 (Extra Care) development comprising of 84 units (King Green East) and 14 dwellings (Superintendent's Drive), care facilities, internal and external communal amenity areas and car park. This doubles the original planning application for 50 homes. Given the class of housing being proposed, concern was raised about the impact on local infrastructure, especially Riverbank surgery. It was noted that Elysian Residence, who have teamed up with Benson Elliott, intend to deliver an American style leasehold retirement village in a remote location. Elysian Residence have stated their target population will be affluent, fit and healthy. This intent is incongruous with the intent to deliver a Class C2 development. It was also noted that the traffic survey carried out on King's Drive was completed during the working week, when the nation was in lockdown. The chair thanked them for their time.

Meeting reconvened.

P/018/21 - Planning Applications

018.1 SDNP/21/04129/FUL

Improvements to the Rother Walk footpath resurfacing and widening the first 300m from North Mill, Midhurst.

Land at Rother Walk Route Midhurst West Sussex

Decision: MTC has no objection to this application.

018.2 SDNP/21/06432/FUL

Comprehensive planning application to include a 2 No phases of Class C2 (Extra Care) development comprising of 84 units (King Green East) and 14 dwellings (Superintendent's Drive), care facilities, internal and external communal amenity areas, car parking, landscaping and planting, refuse and recycling storage, pedestrian and vehicular access and links. Structural repair, refurbishment, fit out and change of use for Restaurant and Retail (Class E) purposes the Grade II* listed former Chapel building.

Land at Kings Green East, Land at Superintendents Drive & The Chapel King Edward VII Estate Easebourne, Midhurst West Sussex GU29 0FA

Although this was not in the parish of Midhurst, the committee agreed that there are four key themes that concern MTC and require articulation:

1. Undue stress on the local water system
2. The impact on the local medical services.
3. The application is contrary to the SDNPA local plan.
4. Exacerbation of local car movements.

Action: The Town Clerk to capture these concerns and submit them to SDNPA via their planning portal. Note: The full response is at Annex A.

P/019/21 – Tree Applications

019.01 SDNP/22/00021/TCA

Notification of intention to fell 1 no. Cypress tree (T1). Crown reduce by 1.5m (back to previous pruning points) on 1 no. Pittosporum tree T2.

21 Petersfield Road Midhurst GU29 9JH

Decision: MTC has no objection to this application.

019.02 SDNP/22/00023/TCA

Notification of intention to fell 1 no. Silver Birch tree (T1).

23 Petersfield Road Midhurst GU29 9JH

Decision: MTC has no objection to this application.

019.03 SDNP/21/06193/TCA

Notification of intention to fell 1 no. Conifer tree (T1).

The Silver Horseshoe North Street Midhurst West Sussex GU29 9DH

Decision: MTC has no objection to this application.

P/020/21 – Decisions

These were noted with no comments.

P/021/21 – Actions

The actions were provided to the committee before the meeting. All outstanding actions were closed.

P/021/22 – Build and Custom Housebuilding Register

The SDNPA are seeking comments on proposed local connection test for the Self-Build and Custom Housebuilding Register. MTC support this approach and asked the Assistant Clerk to respond.

Action: Assistant Clerk to send a supportive response to the SDNPA.

P/022/22 - Grange Development

In the wake of a second planning application being withdrawn for the development site at the former Grange Centre, Midhurst Town Council is becoming increasingly frustrated and concerned for the fate of this site. It was agreed that a letter from the town council chairman should be submitted to Mrs D Shepherd, Chief Executive of Chichester District Council.

Action: Cllr Lintott to draft a letter to Mrs D Shepherd expressing MTC's concerns.

P/023/21 - Matters of Report

Cllr McAra informed the committee that Midhurst Greenway is a proposed shared off-road path for wheelchair and mobility scooter users, walkers, and people on bikes. The first phase will run from just south of New Rd to the eastern end of The Wharf. This will be discussed at a future meeting. Cllr Watts explained that WSCC Highways have agreed to implement a one-way system in Ashfield Road. It is assumed, but not clear, if this will run from Petersfield Road to Bepton Road.

There being no further business the Chairman closed the meeting at 7.30pm.

Signed: Date:.....
Chairman

Although planning application SDNP/21/06432/FUL is not within the Midhurst Town Council geographic area for statutory consultee comments, the Town Council consider that there are a number of issues associated with the proposed development which would have a significant and negative impact on the parish of Midhurst.

There are four main matters of concern:

1 The proposed development would place an undue stress upon the water and sewage system. South East Water has objected to the proposed development and have advised that there is already insufficient infrastructure to adequately serve the existing houses and the proposed additional dwelling will lead to major stress on scarce water sources. The Town Council is already concerned with regards to the volume of untreated sewerage currently being potentially released into waterways, and believe this development is very likely to increase that volume and cause further harm.

2 The proposed C2 development by its proposed likely use along with the high volume of additional dwellings indicated will lead to a detrimental impact the already stretched medical facilities in Midhurst.

3 The King Edward VII development as a whole had not been served by public transport since habitation. Access to the services requires a mile long walk, along a busy rural road without a walkway and at various points, deep mud, prohibiting easy escape from passing vehicles. The result of this situation will lead to greater volumes of car journeys and traffic, with a figure of 200,000 traffic movement a year suggested. This will lead to increased carbon emissions and the volume of movement will be detrimental to the wild life species in the area. In addition, the increased volume of traffic could add to the traffic congestion in Midhurst, to the town detriment.

4 This development also seems to be contrary to the South Downs National Park Authority's Local Plan of which the main aim is to protect and enhance the landscape. This proposed development will neither support the protection of the landscape or indeed provide any level of enhancement.