



Midhurst Town Council

A Meeting of the Planning and Infrastructure Committee took place on Monday 28th March 2022 at 6.45pm at The Old Library, Knockhundred Row, Midhurst.

MINUTES

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

Officer: Julian Quail, Assistant Town Clerk

Also: Sharon Hurr, Clerk and RFO

P/057/22 - Apologies for Absence – None.

P/058/22 - Declarations of Interest

None

P/059/22 - To approve Minutes of Meeting Held on 14th March 2022

These were agreed as a true record of the meeting held on 14th March 2022.

Proposed Cllr McAra, seconded Cllr Fraser, all agreed.

P/060/22 - Matters Arising from the Minutes of the Meeting Held on 28th February 2022

None.

Cllr McAra arrived at 18:51

Meeting halted for Public Participation Session

P/061/22 - Public Participation Session

No members of the public were present.

Meeting reconvened.

P/062/22 - Planning Applications

62.1 SDNP/22/00242/HOUS

Demolition of existing conservatory replaced with single storey rear extension including various alterations to fenestration.

3 Oakhurst Carron Lane Midhurst GU29 9LG

Decision: MTC has no objection to this application.

62.2 SDNP/21/06285/HOUS

Erection of rear and side ground floor extensions, pitched roof garage and alterations.

Brook House 6 Gaillard's Oak Midhurst GU29 9JZ

Decision: MTC has no objection to this application.

P/063/22 – Tree Applications

63.1 SDNP/22/01164/TCA

Notification of intention to fell 1 no. Cedar tree.

Silver Trees Chichester Road West Lavington Midhurst West Sussex GU29 9PF

Decision: MTC has no objection to this application. MTC recommend a replacement tree in line with their tree policy.

63.2 SDNP/22/00646/TCA

Notification of intention to thin crown by 5% on 1 no. Hornbeam tree.

Land adjacent to Gilbert Hannam Close Midhurst West Sussex

Decision: MTC has no objection to this application.

63.3 SDNP/22/01101/TPO

Reduce height by up to 3m and reduce widths by up to 2m on 1 no. Silver Birch tree (1), crown reduce by up to 1m (all round) on 1 no. Rowan tree (2), reduce widths by up to 3m (all round) on 1 no. Yew tree (3), reduce height by up to 9m on 1 no. Holly tree (4), reduce heights by up to 4m and reduce widths by up to 2m on 2 no. Silver Birch trees (5 and 6). All 6 no. trees are within Area, A1 subject to MI/76/00673/TPO and MI/76/01098/TPO.

24 Goodwood Close Midhurst West Sussex GU29 9JG

Decision: MTC has no objection to this application.

63.4 SDNP/22/01342/TCA

Notification of intention to reduce 5 no. branches on the northern sector by up to 3m on 1 no. Beech tree (T1).

Turner House St Margaret's Way Midhurst West Sussex

Decision: MTC has no objection to this application.

63.5 SDNP/22/01223/TCA

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

Land at 1 - 14 Angel Yard North Street Midhurst West Sussex GU29 9FN

Decision: MTC has no objection to this application. MTC recommend a replacement tree in line with their tree policy.

P/064/22 – Decisions

These were noted.

P/065/22 – Actions

The actions were provided to the committee before the meeting. There are two outstanding actions which are ongoing.

P/066/22 - SDNP/21/05006/PRE

Although a pre-planning application, the committee felt this proposed development of 9 no. apartments at the land adjoining Brisbane House, The Fairway in Midhurst required a discussion. The response from CDC concerned the committee because of the tacit agreement from CDC to the pre-planning application.

Action: Assistant Clerk to write to Charlotte Cranmer from CDC regarding the pre-application.

P/067/22 - Glover Report

Cllr Coote had attended a meeting with SDNPA and a number of local parish councils the previous week to discuss the Government's response to Julian Glover's report into whether the protections for National Parks are still fit for purpose. There was considerable concern at last week's meeting about the Government's response. The committee believe that the Government's response lacks adequate provision for resources, negating the ability of both the SDNPA and the local parish councils to progress various issues, including farming and affordable housing amongst other issues. For example, a suggestion that affordable housing should be dealt with on a county wide basis would potentially impact Midhurst and the associated local community land trust. Another concern is the proposal to reduce the number of local members on National Parks and increase the number of central Government appointees. However, one of the proposals is most welcome: Proposal 17 suggested creating a new statutory purpose to foster economic and community vitality.

Action: Cllr Coote, Cllr McAra and Cllr Watts to review the response from the Government and draft a response for the committee to consider.

P/068/22- Matters of Report

Cllr Lintott provided a precis of the meeting regarding the disposal of the Grange Development site with Vicky McKay, Divisional Manager, Property & Growth, from Chichester District Council. Cllrs Coote and Cllr Fraser, as well as Sharon Hurr, Clerk to Midhurst Town Council were present. *The full report is at Annex A to these minutes.*

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

Signed: Date:.....
Chairman

Monday, 28th March 2022 @ 14:30

Meeting with Vicky McKay, Divisional Manager, Property & Growth. Chichester District Council
With Cllrs Lintott, Coote and Fraser and Sharon Hurr, Clerk to Midhurst Town Council

MTC asked four questions about the disposal of the Grange Development site:

1. Does the contract have a final reversion date when CDC can abort the contractual arrangements? There are various dates within the contract, but Vicky is unable to share the detail of these with MTC. She added that the process had been slowed by Covid but that Montpellier are still working within the timescales of the contract.

2. The developer has twice aborted having a planning application determined. Can they continue to do this and does CDC have any remedies to address this scenario? Montpellier have a contract subject to planning, how they go about obtaining that planning permission is up to them. If they achieve planning within the timescales of the contract they will be able to satisfactorily complete the contract. Vicky said she has asked Montpellier to contact MTC to communicate their plans, we told her that we had contacted them and they had already been to a planning meeting but that we still weren't impressed with their plans.

3. Would CDC cancel the contract and then contest any subsequent court case for damages given the time that has passed and the developers unwillingness to design appropriate plans for a prominent building in a conservation area in a national park? The site remains under contract and at this point Vicky couldn't give any assurances as to what may happen going forward, she said she would keep us informed and will contact us towards the end of April with an update.

4. Has CDC had any other approaches/declarations of interest for the site since the contract was awarded/tender accepted and has CDC pursued/open discussion with them? Vicky said that CDC have received approaches from other interested parties but that they had not pursued discussions because they are in contract with Montpellier.

Additional points discussed:

We talked in general about other developments that might be more acceptable to the town and impressed upon Vicky that the majority of residents do not want to see a care home at this location.

We urged Vicky and her team to stick to the dates within the contract and to not give Montpellier any extensions.

We asked that if the contract with Montpellier is broken we would like to meet with the Cabinet Members responsible for the disposal with a view to marketing the site towards something the town wants/needs.

We discussed the general state of the site and Vicky said she would ask the estates team to visit with a view to tidying up the hoardings.