

**Minutes of a meeting of District Planning Committee
held on Tuesday, 18th December, 2018
from 2.00 pm - 2.37 pm**

Present: R Salisbury (Chairman)
J Wilkinson (Vice-Chair)

C Hersey
E Matthews

P Moore
D Sweatman

M Hersey

Absent: Councillors C Holden, N Mockford, A Watts Williams and
P Wyan

Also Present: Councillors

**1. TO NOTE SUBSTITUTES IN ACCORDANCE WITH COUNCIL PROCEDURE
RULE 4 - SUBSTITUTES AT MEETINGS OF COMMITTEES ETC.**

Councillor Margaret Hersey substituted for Councillor Watts Williams.

2. TO RECEIVE APOLOGIES FOR ABSENCE.

Apologies had been received from Councillors Holden, Mockford, Watts Williams and Wyan.

**3. TO RECEIVE DECLARATIONS OF INTEREST FROM MEMBERS IN RESPECT OF
ANY MATTER ON THE AGENDA.**

None.

**4. TO CONSIDER ANY ITEMS THAT THE CHAIRMAN AGREES TO TAKE AS
URGENT BUSINESS.**

None.

**5. DM/18/3617 - LAND TO THE NORTH OF THE A2300 CUCKFIELD ROAD, ANSTY,
WEST SUSSEX**

The Chairman confirmed that the Committee had received and read the agenda update sheet.

Stuart Malcolm, Senior Planning Officer introduced the application seeking full planning permission for the installation of ground-mounted solar voltaic modules on land north of the A2300, Cuckfield Road, Ansty. He drew Members attention to the Agenda Update Sheet which included a request from the developer to extend the time limit in condition one to seven years and additional conditions regarding archaeological works and revised plans. The Officer advised that there was no significant justification to amend condition one, and noted that the developer could

apply again if works had not commenced within 3 years from the date on which the permission was granted. In response to a request from the developer concerning Condition 11, the Officer has agreed that the initial six months non-operational period be extended 12 months.

The Senior Planning Officer confirmed that the site was not within the boundary of the Northern Arc allocation or the land required to widen the A2300. He noted that the applicant would have to apply to divert two footpaths, and a formal diversion order should be made if this application was approved. He also noted that a similar solar farm was situated to the north east of site.

Andrew Marsh, local resident, spoke in objection of the application. He was concerned with the noise emitted from the proposed solar farm, proposed landscaping to screen the site, location of the access road and the effect the relocation of the footpaths could have on the local wildlife.

Councillor John Wilkinson, Ward Member, spoke in support of the application. He queried what control the Committee had over the landscaping conditions and he noted that the site would be accessed from the existing access.

The Members discussed the potential of noise from the ancillary plant on the site, landscaping conditions to screen the site and the impact to wildlife and residents.

The Senior Planning Officer confirmed that condition seven required the applicant to provide details of background noise levels and any mitigation measures prior to the development commencing. In response to a question he noted that the solar panels have a thick silicon layer and noise from rainfall would be similar to that on a house roof and he was not aware of any noise problems on other solar developments. Steve Ashdown, Team Leader - Major Development and Investigations commented that there would only be data from other solar farms if the Environmental Health Department had received complaints. He would check with the department and noise levels at the site would be mitigated by the condition.

Members commented on the trees and hedgerows around the site. The Chairman noted that the external planting was not in ownership of the applicant and was poorly maintained. The Senior Planning Officer confirmed that condition six was a standard landscaping condition, but it could be revised to refer to specific areas of the site to ensure a defensible boundary to the adjacent residential properties and to reduce wider visibility of the site.

The Senior Planning Officer confirmed that condition ten ensured anti-reflective properties were incorporated into the panel design to prevent glare to road users on surrounding roads and West Sussex County Council had no concerns with the application. He noted that the application was compliant with DP18 (Setting of the South Downs National Park).

The Chairman noted that no more Members wished to speak so moved to the recommendations. These were approved unanimously.

RESOLVED

That planning permission be granted subject to the conditions listed in Appendix A, the agenda update sheet and revision of condition 6.

6. QUESTIONS PURSUANT TO COUNCIL PROCEDURE RULE 10 DUE NOTICE OF WHICH HAS BEEN GIVEN.

None.

The meeting finished at 2.37 pm

Chairman