

# Public Document Pack

## JOHN WARD

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A meeting of **Planning Committee** will be held in Committee Rooms - East Pallant House on **Friday 11 November 2016 at 2.00 pm**

MEMBERS: Mr R Hayes (Chairman), Mrs C Purnell (Vice-Chairman), Mr G Barrett, Mr M Cullen, Mrs J Duncton, Mr M Dunn, Mr J F Elliott, Mr M Hall, Mr L Hixson, Mrs J Kilby, Mr G McAra, Mr S Oakley, Mr R Plowman, Mrs J Tassell and Mrs P Tull

## AGENDA

12 **Agenda Update Sheet** (Pages 1 - 3)

### NOTES

1. The press and public may be excluded from the meeting during any item of business whenever it is likely that there would be disclosure of exempt information as defined in section 100I of and Schedule 12A to the Local Government Act 1972
2. The press and public may view the agenda papers on Chichester District Council's website at [Chichester District Council - Minutes, agendas and reports](#) unless these are exempt items.
3. The open proceedings of this meeting will be audio recorded and the recording will be held for one year by the district council. A copy of the recording will also be retained in accordance with the council's information and data policies. If members of the public make a representation to the meeting, they will be deemed to have consented to being audio recorded. By entering the committee room they are also consenting to being audio recorded. If members of the public have any queries regarding the audio recording of this meeting, please contact the contact for this meeting at the front of this agenda.
4. Subject to the provisions allowing the exclusion of the press and public, the photographing, filming or recording of this meeting from the public seating area is permitted. To assist with the management of the meeting, anyone wishing to do this is asked to inform the chairman of the meeting of his or her intentions before the meeting starts. The use of mobile devices for access to social media is permitted but these should be switched to silent for the duration of the meeting. Those undertaking such activities must do so discreetly and not disrupt the meeting, for example by oral commentary, excessive noise, distracting movement or flash photography. Filming of children, vulnerable adults or members of the audience who object should be avoided. [Standing Order 11.3 in the Constitution of Chichester District Council]
5. How applications are referenced:

- a) First 2 Digits = Parish
- b) Next 2 Digits = Year
- c) Next 5 Digits = Application Number
- d) Final Letters = Application Type

#### Application Type

**ADV** Advert Application  
**AGR** Agricultural Application (following PNO)  
**CMA** County Matter Application (eg Minerals)  
**CAC** Conservation Area Consent  
**COU** Change of Use  
**CPO** Consultation with County Planning (REG3)  
**DEM** Demolition Application  
**DOM** Domestic Application (Householder)  
**ELD** Existing Lawful Development  
**FUL** Full Application  
**GVT** Government Department Application  
**HSC** Hazardous Substance Consent  
**LBC** Listed Building Consent  
**OHL** Overhead Electricity Line  
**OUT** Outline Application  
**PLD** Proposed Lawful Development  
**PNO** Prior Notification (Agr, Dem, Tel)  
**REG3** District Application – Reg 3  
**REG4** District Application – Reg 4  
**REM** Approval of Reserved Matters  
**REN** Renewal (of Temporary Permission)  
**TCA** Tree in Conservation Area  
**TEL** Telecommunication Application (After PNO)  
**TPA** Works to tree subject of a TPO  
**CONACC** Accesses  
**CONADV** Adverts  
**CONAGR** Agricultural  
**CONBC** Breach of Conditions  
**CONCD** Coastal  
**CONCMA** County matters  
**CONCOM** Commercial/Industrial/Business  
**CONDWE** Unauthorised dwellings  
**CONENG** Engineering operations  
**CONHDG** Hedgerows  
**CONHH** Householders  
**CONLB** Listed Buildings  
**CONMHC** Mobile homes / caravans  
**CONREC** Recreation / sports  
**CONSH** Stables / horses  
**CONT** Trees  
**CONTEM** Temporary uses – markets/shooting/motorbikes  
**CONTRV** Travellers  
**CONWST** Wasteland

#### Committee report changes appear in bold text. Application Status

**ALLOW** Appeal Allowed  
**APP** Appeal in Progress  
**APPRET** Invalid Application Returned  
**APPWDN** Appeal Withdrawn  
**BCO** Building Work Complete  
**BST** Building Work Started  
**CLOSED** Case Closed  
**CRTACT** Court Action Agreed  
**CRTDEC** Hearing Decision Made  
**CSS** Called in by Secretary of State  
**DEC** Decided  
**DECDET** Decline to determine  
**DEFCH** Defer – Chairman  
**DISMIS** Appeal Dismissed  
**HOLD** Application Clock Stopped  
**INV** Application Invalid on Receipt  
**LEG** Defer – Legal Agreement  
**LIC** Licence Issued  
**NFA** No Further Action  
**NODEC** No Decision  
**NONDET** Never to be determined  
**NOOBJ** No Objection  
**NOTICE** Notice Issued  
**NOTPRO** Not to Prepare a Tree Preservation Order  
**OBJ** Objection  
**PCNENF** PCN Served, Enforcement Pending  
**PCO** Pending Consideration  
**PD** Permitted Development  
**PDE** Pending Decision  
**PER** Application Permitted  
**PLNREC** DC Application Submitted  
**PPNR** Planning Permission Required S64  
**PPNREQ** Planning Permission Not Required  
**REC** Application Received  
**REF** Application Refused  
**REVOKE** Permission Revoked  
**S32** Section 32 Notice  
**SPLIT** Split Decision  
**STPSRV** Stop Notice Served  
**STPWTH** Stop Notice Withdrawn  
**VAL** Valid Application Received  
**WDN** Application Withdrawn  
**YESTPO** Prepare a Tree Preservation Order



## Agenda Update Sheet

Planning Committee  
Friday 11 November 2016

### ITEM: 6

#### APPLICATION NO: SI/16/02036/FUL

#### ADDITIONAL INFORMATION FROM THE AGENT (INCL OFFICER ASSESSMENT)

Two further letters have been submitted by the applicant during the course of the application, one from Medhursts and another from Flude, both commercial estate agents within the district. Medhursts note the limited availability of business space in the 'local out of town' area following their own recent transactions. They also however note recent extant permissions within Donnington and Chichester for further B1 uses. These permissions were approved due to their proximity to the city and in the case of Donnington following an expired permission on the site. Flude were unable to provide any empirical evidence to substantiate their opinion that demand now outstrips supply and that this therefore justifies the proposed development at Greenacres.

It is considered that the information submitted by the applicant from Medhurst and Flude does not demonstrate an essential need to locate the proposed development in the countryside in this rural location, that could not reasonably be located in or adjacent to an existing settlement and that this is therefore contrary to the requirements of Policy 45. It is also relevant to note that the Council's DPD allocations document which was approved by Cabinet on 01/11/16 and is anticipated to be ratified by full Council at the end of November does not show the application site as a preferred site for new business development. The DPD is relevant in that it shows the clear direction of travel in the Council's thinking on providing sites for future business use which are sites located in the most sustainable areas of the district. Greenacres is not considered to be one of those sites.

#### FURTHER CONSULTATION RESPONSE

#### CDC Economic Development Officer – additional response

The Economic Development Service understands the pressures on smaller nurseries. The ability to expand is limited and the replacement of the existing glasshouses will, in the majority of cases, be uneconomic.

It would appear from the application documents that the only alternative solution that has been investigated is B1/B8 use. While the B use classes are sought after in the District, we would expect there to be more research into other types of uses, more closely related to the current use at the site. This is especially relevant in this applications as the site falls within a Horticultural Development Area. There is a need to preserve horticultural land within the district and alternative uses should only be considered once evidence has been submitted to prove that the benefits outweigh the loss.

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**ITEM: 7**

**APPLICATION NO: FU/16/02649/FUL**

**REVISED PLANS**

The application site boundary has been amended (see below); to correspond with the original planning permission for the equestrian use.



**ADDITIONAL SUPPORTING INFORMATION FROM AGENT**

“Horse waste is removed at least 3 times per week and taken to the allotments at Burrfields in Portsmouth.

The applicant has 7 horses. Their Mare Patsy along with the Gelding Barney get very stressed when stabled so on the advice of their Vet (Liphook Equestrian Centre)

they remain out all year. However there are times throughout the year when one of them will need to be stabled for a short period of time when issues arise such as injury, worming and the yearly health checks/vaccinations, which are carried out by the Vet. Therefore they need 6 stables to meet the needs of the horses.

We would like to add that although there are 7 horses, C & P Stables is not the only land the horses have to graze/exercise on. They also have the land known as Mo Talon next to C & P Stables which is in the same ownership.

The stable block consists of 4 stables, 1 tack/mess room and 1 feed/storage area.

The water from the drainage pipes will be dealt with by the ditch which runs down the side of the field.”

#### FURTHER OFFICER ASSESSMENT

Whilst the applicant has proposed utilising a nearby ditch for dispersal of waste water, this solution may not be appropriate. There are likely to be alternative technical solutions and recommended condition 10 therefore remains necessary (drainage details to be agreed in writing by the LPA).