

Public Document Pack

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A meeting of **Planning Committee** will be held in The Assembly Room - The Council House (Chichester City Council), North Street, Chichester on **Wednesday 26 April 2017** at **9.30 am**

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

AGENDA

21 **Agenda Update Sheet** (Pages 1 - 8)

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. This meeting will be audio recorded and the recording will be retained in accordance with the council's information and data policies. If a member of the public makes 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 liaise with the contact for this meeting detailed on 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
Wednesday 26 April 2017

ITEM: 5

APPLICATION NO: 16/03791/OUT

COMMENT:

This application has been withdrawn from the agenda in order to secure a revised layout plan from the applicant, demonstrating connection to the public highway.

ITEM: 6

APPLICATION NO: 17/00014/FUL

COMMENT:

Change to description to read: Proposed two storey dwelling (amendment to that previously approved 16/01103/FUL)

ITEM: 7

APPLICATION NO: 16/03454/COU

COMMENT:

The site plan on page 56 of the agenda is replaced by the plan below.



Clarification

The Parish comments set out on pages 58-60 of the agenda were sent to the LPA by the Parish and represent a transcript of the verbal comments proposed to be given in address to the Planning Committee on 19 March 2017 had the application not been withdrawn from the agenda.

Issues raised in relation to ecological conservation, sustainability and the potential impact on the cemetery (a non-designated heritage asset) are dealt with within the 'Planning Comments' section of the agenda.

The Parish comments also make reference to an update to the Coastal West Sussex Authorities GTTS Accommodations Assessment submitted in 2014 which suggested a reduction in the previously assessed need from 59 to 52 pitches within the plan period, however this did not form part of the Local Plan Examination and is not relevant in assessing the proposal against the need identified in the Local Plan. In relation to the provision of education facilities for the children of potential future occupiers, this would be a matter that would need to be addressed by the Local Education Authority in the event that permission is granted. It is not a reason to refuse planning permission in itself on small scale proposals for further accommodation.

ITEM: 8

APPLICATION NO: 17/00447/FUL

COMMENT:

Further consultation response

Additional consultation response from the Council's Drainage Engineer:

I have reviewed the application form and the submitted FRA and there are some contradictions.

The application selects "soakaways" however the FRA point 3.2.7 mentions an existing public sewer (which we have no records of), and goes on to say later that the existing connection will be retained. 7.1.2 of the FRA also mentions a reduction in impermeable area of 730m² achieved by replacing existing hard surfaces with permeable paving and other permeable surfaces.

Ultimately if there are existing soakaways, alongside the proposed reduction in impermeable area it would be acceptable to use the existing infiltration drainage with no further winter groundwater monitoring or percolation tests required.

If there is a surface water connection off-site, then they would need to investigate the potential for infiltration drainage on-site. The detailed design of any new infiltration drainage will need to be supported by winter groundwater and percolation tests. Permeable surfaces with no additional flows connected into it would not require the aforementioned monitoring, but we would like to see/approve the details.

The final condition will be dependent on the above, however we would recommend that a condition which includes the need to submit for approval, and build as approved the surface water drainage scheme. This may be as simple to discharge as submitting the existing drainage network and connection details.

Further third party response

A further representation has been received from the neighbouring property; regarding odour / smells from refuse storage

Amendments to conditions

Condition 3 to read:

'No development shall commence until details of the means of disposal for surface and foul water drainage have been submitted to and approved in writing by the Local Planning Authority. In respect of surface water drainage:

- If there are existing soakaways and a reduction in impermeable area is proposed, no further winter groundwater monitoring or percolation tests will be required.
- If the surface water connection off-site is maintained to the public sewer, the potential for infiltration drainage on-site shall be investigated.

- The detailed design of any new infiltration drainage will need to be supported by winter groundwater and percolation tests. Soakaway design must have the base above the highest groundwater level, and store the 1 in 100 year storm event plus 30% on rainfall intensity without causing flooding.

No dwelling shall be occupied until the surface water drainage, and the proposed on and off site means of foul sewage disposal, have been completed in accordance with the agreed details.

Reason: To ensure satisfactory surface and foul water drainage.'

Officer comment: Condition 3 on page 82 of the main agenda is amended to reflect the further comments of the drainage engineer.

The reason to condition 8 to read:

'Reason: To ensure that adequate and satisfactory provision for refuse storage and to encourage sustainable transport modes.'

ITEM: 9

APPLICATION NO: 17/00314/FUL

COMMENT:

Further third party comments received

1 Further comment has been received, accompanied by photographs of the site before and after development commenced, an aerial photograph of the site with the development under construction. The concerns raised include;

- a) Development being overbearing
- b) Reduced size of gardens
- c) Impact upon wildlife
- d) Development being built not in accordance with the plans

Changes to conditions

The application is retrospective and therefore condition 1 is not required and the recommendation is amended to omit condition 1.

ITEM: 10

APPLICATION NO: 17/00599/FUL

COMMENT:

Further third party comments received

WSSC Highways Authority has advised that provided the contractor implement sufficient signage and barriers to prevent people from using the footway no stopping up order would be required.

ITEM: 11

APPLICATION NO: 16/00492/FUL

COMMENT:

Further consultation/third party responses

Following the publication of the Committee report to members 10 further letters of objection have been received detailing the following issues:

- a) Overdevelopment
- b) Crowding of the road with cars and vans
- c) Off-street parking would result in pedestrian/vehicle conflicts
- d) Seems to be a mismatch between the amount of new development taking place and the size and condition of the road from the Witterings into Chichester
- e) Development would be unsightly for the corner of the road
- f) The amendments proposed are not significant enough
- g) Detrimental impact on properties in the immediate vicinity of Kimbridge Road/Stocks Lane
- h) Loss of privacy
- i) No visitor parking proposed
- j) Car park of this size is unsightly and detrimental to the street scene
- k) There will be noise from neighbours banging car doors and six more vehicles is unacceptable
- l) Having 6 wheelie bins to empty each week will take some time and the refuse vehicles will have to totally block the road in order to do so
- m) Human Rights – Article 8 – right to a private and family life
- n) Planting scheme is poor with no exact species and designs
- o) Waste water
- p) Flooding

A further consultation response from West Sussex County Council Highways has been received reiterating the advice previously given and detailed within the Committee report.

A further consultation response has been received from Natural England that details their previous advice remains and the proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

ITEM: 12

APPLICATION NO: SDNP/16/05499/HOUS and SDNP/16/05500/LIS

COMMENT:

Changes to conditions

Deletion of condition 6 to SDNP/16/05499/HOUS – this condition is not required as it is proposed on SDNP/16/05500/LIS

Additional condition to SDNP/16/05500/LIS – brick sample panel required to ensure replication of brickwork.

ITEM: 13

APPLICATION NO: SDNP/16/05104/FUL

COMMENT:

Changes to conditions

Condition 4 to read:

‘Within two months of the date of this permission, the car parking spaces hereby approved shall be provided in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To ensure the provision of adequate car parking to service the approved use.

Additional Informative

The applicant’s attention is drawn to the fact that the area of hard standing adjacent to the proposed car parking spaces appears to have been extended without planning permission and as such is unauthorised. Failure to regularise this matter may result in the need for the LPA to enter into enforcement proceedings.

ITEM: 14

APPLICATION NO: SDNP/16/04284/FUL

COMMENT:

Further information submitted

Substitute application forms received with correct Certificate of ownership details

Agent's further comment

Tenants and Leconfield Estate had been informed prior to the submission of the application and are supportive of proposal.
Applicant has an agreement with the tenant of the land with regard to the proposed use.

Further assessment by officers

Further consideration has been given to the necessity and reasonableness of Condition 4 of the recommendation in the context of National Planning Practice Guidance advice regarding the use of personal conditions. These should only be used in exceptional circumstances and officers are satisfied that there are other conditions – namely condition 3 – that provide a similar function in respect of the control over the intensity and level of use of the site. Therefore in the circumstances, it is recommended that Condition 4 is omitted from the schedule of conditions.

ITEM: 15

APPLICATION NO: SDNP/16/03715/FUL

COMMENT:

Further third party responses

3 further comments from previous objectors (to revised plans and site layout) raising the following concerns;

- a) Highway safety concerns not resolved
- b) Remains a cramped form of development
- c) Loss of privacy
- d) Setting of listed building

Update to plans schedule

The following amended proposed site plan has been submitted: 192.01 Rev B (18.04.2017)

Additional condition

Foul water disposal

Before the development hereby permitted is begun, a scheme showing the proposed means of foul water disposal including all necessary on-site and off-site works shall be submitted to and approved by the SDNPA. Before the development hereby permitted is brought into use the approved scheme shall be carried out and completed in full accordance with the details shown in the scheme. The responsibility for securing all necessary agreements and permits from the landowner or other party shall rest with the developer.

Reason: To ensure that the proposed development is satisfactorily drained.