

# Public Document Pack

## JOHN WARD

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A meeting of **Planning Committee** will be held in Committee Rooms, East Pallant House on **Wednesday 21 June 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, Mrs P Tull and Mr D Wakeham

## SUPPLEMENTARY AGENDA

### 14 **Agenda Update Sheet** (Pages 1 - 4)

#### 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  
**CRTECT** 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 21.06.2017

**ITEM: 5**

**APPLICATION NO: WR/17/00686/FUL**

**COMMENT:**

The suffix on this application will change from FUL to OUT.

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**ITEM: 6**

**APPLICATION NO: WE/17/00228/FUL**

**COMMENT:**

The conditions have been amended to control the operation of external lighting within the evenings and to prevent over-night stays within the rest area.

Condition 2 is amended to read:

The external lighting hereby permitted, with the exception of motion activated security lighting, shall not be operated at any time other than between the hours of 06:00 after 20:00 hours, unless otherwise agreed in writing by the Local Planning Authority.

Reason: The proposed development has the potential to adversely affect the use or enjoyment of nearby buildings or open spaces and the impact of this should be limited in the interests of amenity.

Condition 4 is amended to read:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) the building hereby permitted shall be used for equestrian purposes and purposes ancillary to the use of the associated paddock land only and for no other purpose whatsoever, and at no time shall the building be used for over-night accommodation. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) the proposed building shall not be used, let, or sold as any individual's residential dwelling.

Reason: The site is in an area where a new dwelling would not normally be permitted except the demonstrable needs of the case.

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**ITEM: 7**

**APPLICATION NO: SB/16/03803/FUL**

**COMMENT:**

Further representation from Southern Water (paragraph 6.4)

I would like to confirm that Southern Water are currently engaged on behalf of Pallant Homes to design a Foul Water Sewage solution for their site at: The Paddocks (Nellies Field), Nutbourne, Chichester, PO18 8SG

This will ultimately provide a zero detriment solution to provide sufficient capacity for the development within the local sewerage network.

Currently a solution is being modelled by our design engineering team and according to the latest schedule we are likely to issue a formal offer letter by the end of August 2017. This will then be subject to an S98 Agreement being entered into between Pallant Homes and Southern Water at which point the construction of the scheme will be scheduled.

**AMENDMENTS TO PROPOSED CONDITIONS:**

Condition 5 amended to read:

The existing public right of way (number FP 257) shall be protected in its alignment and access in accordance with the Site Construction Plan (Pallant Homes, May 2017). The existing public right of way (number FP 257) shall remain undisturbed unless and until legally stopped up or diverted prior to the commencement of any of the development hereby permitted.

Reason: To safeguard the rights of the public.

Condition 8 amended to read:

The boundary tree and hedge protection shall be carried out in full accordance with the approved Tree Protection document by V.D.W Landscapes Limited (received 17 November 2016) unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of protecting the natural environment as corridors for wildlife.

Condition 11 amended to read:

The one fire hydrant and one washout as hydrant shall be installed in accordance with BS750 as shown on plan ME001 Rev P5 prior to the occupation of the 54<sup>th</sup> dwelling, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development is served by the appropriate infrastructure.

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**ITEM: 8**

**APPLICATION NO: SY/17/00447/FUL**

**COMMENT:**

Update to the information in paragraphs 6.5 and 8.28

Following an increase in Arun's housing numbers the Pagham Harbour SPA recreational disturbance mitigation contribution has been revised and the new rate is £871 per dwelling with immediate effect (was £1,153 per dwelling).

The required contribution for this application is now £8,710.

**AMENDMENTS TO PROPOSED CONDITIONS:**

Condition 5 amended to read:

Notwithstanding details shown on the approved plans, no development shall commence until details of the location, elevations and floorplan of the external bin store have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use unless and until the bin store has been made available for use in accordance with the approved details and shall be retained for its approved use for the duration of the approved development.

Reason: To ensure that adequate and satisfactory provision for refuse storage.

**ADDITIONAL CONDITIONS:**

No development shall commence, until details to enable disabled access comprising a dropped kerb and ramped access have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use unless and until the approved disabled access details has been implemented and shall be retained for the duration of the approved development.

Reason: To ensure that adequate and satisfactory disabled access is provided.

No development shall commence, until details of the boundary treatment for the communal open space have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use unless and until the boundary treatment has been implemented in accordance with the approved details and thereafter the boundary treatment shall be retained for the duration of the approved development.

Reason: In the interests of visual and neighbouring amenity.

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**ITEM: 9**

**APPLICATION NO: CH/16/04132/OUT**

**COMMENT:**

This application has been withdrawn from the agenda in order to give full consideration to a legal opinion submitted by the applicant.

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**ITEM: 10**

The Local List – Information required to support a valid planning application

**COMMENT:**

Additional representations:

Highways England has provided comments in respect of the Highways related requirements contained within Part II Section 16 of the document. WSCC Highways have been consulted on the suggested changes to the document, and they have confirmed that the amendments are acceptable for their purposes of assessing the highway impacts of new development. As such, the document has been amended to include the following;

- i. An expanded list of uses for which Transport Assessments would be required in line with Appendix B of the DfT Guidance on Transport Assessment (March 2007)
- ii. Additional information required to ensure that the information would be sufficient for Highways England to consider the impact upon the Strategic Road Network
- iii. Clarification on when a safety audit is required