

# Public Document Pack

## **JOHN WARD**

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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 13 September 2017** at **9.30 am**

MEMBERS: Mr R Hayes (Chairman), Mrs C Purnell (Vice-Chairman), Mr G Barrett, 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, Mrs P Tull and Mr D Wakeham

## SUPPLEMENT TO AGENDA

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



## Agenda Update Sheet

Planning Committee  
Wednesday 13 September 2017

### ITEM: 6

#### APPLICATION NO: 17/00670/FUL

#### FURTHER CONSULTATION RESPONSES

##### Westbourne Parish Council

The condition preventing the use of the site for commercial activity was placed on the site by the Planning Inspector on an earlier appeal decision relating to the use of the site as a permanent home. This condition was specifically requested by the Parish Council and Chichester District Council and was not a cover all condition. The placement of the condition clearly indicates the site was not considered suitable for mixed residential and business use. It will make a farce of the planning system if this condition were to be over ruled.

We have additional concerns regarding the road, a derestricted 60mph road with no lighting. The use of this site in the manner proposed would create a danger and a hazard to other road users.

The sale of Christmas trees on the site is unacceptable on traffic issues alone, based on traffic generation and road safety especially at night. This is a derestricted 60mph stretch of road. Most sales will take place in the dark on an unlit road. If additional lighting is erected the applicant would be in breach of the conditions previously imposed which are there to protect the Dark Sky's policy of the SDNP.

There is a children's playground just round the corner on the same stretch of road. Concern is raised over a driver being distracted on a dangerous road and collide with a child.

Concern is also raised that by approving this single business activity it would encourage other unauthorised business activities on this site in the future.

##### Further information from the Applicant

There is already outside lighting at the premises which is sufficient for the purposes of selling Christmas trees on site. No additional lighting is required or proposed.

The applicant fully understands the need to apply for advertisement consent and can confirm that if permission is granted this will be done immediately.

Further officer comments following comments from the Parish Council and the applicant

No additional comments have been received from Hampshire County Highways regarding road safety. The road is derestricted and therefore there is nothing to prevent drivers stopping on the road currently. Sufficient parking is provided on site for the level of activity proposed.

No additional lighting is required or proposed.

The carefully controlled use of the site for limited commercial activity (the selling of Christmas trees) over a period of 1 month is considered acceptable within the context of the site. Any additional commercial activity would need to be the subject of a planning application which would be considered on its merits.

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**ITEM: 7**

**APPLICATION NO: SDNP/17/01872/FUL and SDNP/17/01873/LIS**

**CORRECTION**

The application is not CIL liable and therefore the statement half-way down page 47 of the agenda is deleted.

The following appendix should be added to the recommendations on both applications:

Appendix 2 – Plans referred to in consideration of this application:  
Substitute Drawing No. 1235 P 002 with 1235 P 002 Rev 2.

**CLARIFICATION**

The agenda report is in relation to both a 'FUL' and 'LIS' application. However the recommendation for both these applications is set out separately on pages 52 & 53 of the agenda and should be subject to separate resolutions by the Planning Committee.

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**ITEM: 8**

**APPLICATION NO: SDNP/17/03308/CND**

**CORRECTION**

Amended description to read:

'Erection of 3 no. dwellings together with retention of existing dwelling. New access via Common Road, associated works and hard and soft landscaping - Variation of Condition 2 of planning permission SDNP/16/03715/FUL - replace approved proposed site plan 192.01 Rev B with proposed site plan 192.01 Rev C, to improve highway safety.'

**ITEM: 9**

**Schedule of Planning Appeals, Court and Policy Matters**

**CORRECTION**

Pages 71 and 77 – Decision status of BI/15/00139/CONSH, BI/15/00194/CONTRV & BI/15/01288/FUL should read: ‘Dismissed’ rather than ‘Awaiting decision’.

Top of page 79 – the following summary is provided.

<u>CH/14/00399/CONMHC</u> H (R Hawks) DISMISSED	Cockleberry Farm, Main Road, Bosham, West Sussex, PO18 8PN - Appeal against an enforcement notice regarding the stationing of mobile homes for the purposes of human habitation. LINKED TO <a href="#">CH/16/01902/PA3P</a>
<p>Directed that the enforcement notice be varied by:</p> <p>The deletion in paragraph 3 of the words ‘change of use of the land to a mixed use comprising commercial uses, equine’ and the substitution thereto of the words ‘the material change of use of the land to a mixed use comprising the storage and export of motor vehicles and part, car repair workshop, storage and commercial livery stables’.</p> <p>Subject to these variations the appeal is dismissed and the enforcement notice upheld.</p>	