

# 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 17 January 2018 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 - 6)**



## Agenda Update Sheet

Planning Committee  
Wednesday 17 January 2018

**ITEM: 5**

**APPLICATION NO: CC/17/02571/REM**

**COMMENT: 2 Additional Third Party Objections**

1. Letter from University of Chichester

Objects to proximity of homes on the western boundary of the site which may lead to reduced residential amenity and restrict how the University uses the land now and in the future. Land is currently used for car parking and the use extends beyond the normal working day and into evening and early hours when activities are taking place in the students union. University understands students union is concerned that fear of noise and disturbance may lead residents to curtail its activities and that this would be damaging to the viability of the Students Union and students overall satisfaction of attending the University. Requests deferral of application to explore revised layout of dwellings along the western site boundary.

*[Planning Officer Comment – The illustrative plan re-produced in the University’s letter was not the one shown to and considered by the Committee as it was superseded by a later illustrative layout. The illustrative layout considered by the Committee showed a line of 4 dwellings orientated east-west at the southern end of the site (closest to the student union building) in a similar arrangement to the layout now being proposed on the reserved matters application. Whilst the University has prepared a masterplan for the potential re-development of its land west of the application site, there are no formal proposals before the Council. The proposed dwellings on the west site boundary have rear gardens ranging from 10-13 metres in length which accord with the Council’s design guidance. These rear gardens will be fenced and planted on the west boundary. Officers consider that within the context of an urban setting the spatial relationship between the site and the land to the west is acceptable given that the Committee has now agreed a development of up to 160 new homes on the site which will result in a major change in its existing character and appearance]*

2. Residents of Penny Acre

Contrary to Lower Graylingwell Masterplan; contrary to Local Plan policy 33; 3 storey blocks of flats will cause overlooking and loss of amenity, loss of light and harmful visual impact; poor social inclusion in terms of location of affordable units; layout should comply with original plan which was sympathetic to needs of wider Graylingwell community.

## **WSCC – Highways**

I recommend the following conditions be attached to any consent granted to conclude highways matters for planning purposes for the REM application.

1. Development layout - Development to be constructed as generally shown on approved drawings.
2. Street lighting – Prior to development commencing, a scheme of street lighting for the development shall be submitted to the LPA for consultation with the CHA and once approved, shall be implemented in accordance with that approval.
3. Road and footway surfacing (including crossing points etc.) – Development shall not commence until a plan has been provided to the LPA for consultation with the CHA showing a schedule of road and footway surfacing (including tactile paving at crossing points and cycle intersections and final visibility splays). Once approved, the layout shall be constructed in accordance with the approved drawings.

*[Planning Officer Comment – Condition 1 on the main report recommendation page 15 already covers the approved drawings referred to in 1. above.]*

### **Amended Condition**

Condition 2 on page 17 of the main report is amended to read:

2) No building works requiring foundations shall commence on site until the method of piling/foundation design for the approved buildings has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved methods. This pre-commencement restriction shall not apply in respect of the carrying out of infrastructure groundworks for roads and the laying of services.

Reason: In the interests of protecting the amenities of neighbouring properties and the wider area.

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### **ITEM: 6**

**APPLICATION NO: SY/17/01458/DOM**

### **COMMENT:**

Recommendation is amended to omit condition 1 (time limit) due to the retrospective nature of the application and amend condition 3 to read:

Within 3 months of the date of this decision or prior to the development re-commencing on site, whichever is the sooner, a full schedule of all materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the building(s) shall

be submitted to the Local Planning Authority for approval in writing. The development shall be carried out in accordance with the approved schedule of materials and finishes unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interest of amenity and to ensure a development of visual quality. It is considered necessary as such details need to be taken into account in the construction of the development and thus go to the heart of the planning permission.

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**ITEM: 7**

**APPLICATION NO: WW/17/02592/FUL**

**COMMENT:**

Additional supporting information from the agent

The agent has confirmed that the streetscene submitted with the application is based on a measured survey of the properties shown.

The applicant has provided a copy of a completed unilateral undertaking, however the contribution amount is incorrect, and therefore a revised undertaking is due to be prepared.

The recommendation remains to defer for S106 and then permit, with the additional comments detailed below.

Additional conditions

**No development shall commence until** plans of the site showing details of the existing and proposed ground levels, proposed finished floor levels, levels of any paths, drives, garages and parking areas and the proposed completed height of the development and any retaining walls have been submitted to, and approved in writing by, the Local Planning Authority. The details shall accord with the submitted street scene and shall clearly identify the relationship of the proposed ground levels and proposed completed height with adjacent buildings. The development thereafter shall be carried out in accordance with the approved details.

Reason: To ensure that a satisfactory relationship results between the new development and adjacent buildings and public areas. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go to the heart of the planning permission.

**No development shall commence** until a strategy outlining details of the sustainable design and construction for all new buildings, including water use, building for life standards, sustainable building techniques and technology, energy consumption maximising renewable resources, and how a reduction in the impacts associated with

traffic or pollution will be achieved including but not limited to charging electric vehicles, has been submitted to and approved in writing by the Local Planning Authority. This strategy shall reflect the objectives in Policy 40 of the Chichester Local Plan: Key Policies 2014-2029. The approved strategy shall be implemented as approved prior to first occupation unless any variation is agreed in writing by the Local Planning Authority.

Reason: To minimise the impact of the development upon climate change. These details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

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**ITEM: 8**

**APPLICATION NO: SDNP/17/01998/FUL**

**COMMENT: Parish Council comments on second revision of application:**

We have now had the opportunity to consider this third version of the application documents, dated November 2017 which were uploaded to the SDNPA Planning webpages in December. The sheer volume of material and the timing of these revisions made it difficult to respond promptly.

There are now 72 documents on the website page associated with this planning application. It is extremely difficult for a small Parish Council to follow, let alone respond to, the multiple revisions submitted. The Parish Council also felt pressurised in late November/December to respond and/or discuss the plans when we had not had time to assess the latest revisions. We also felt the applicant was trying to swamp us with multiple schemes preventing us from making proper assessment.

The original planning application was made in April 2017.

Revision 1 was submitted by the applicant in June/July 2017

Revision 2a was submitted/dated early November 2017 (published on the SDNPA website 15/12/17)

Revision 2b was submitted/dated late November 2017 (published on the SDNPA website 18/12/17)

The applicant lodged an appeal dated 11/12/17, only three weeks after submitting revised plans.

As can be seen from the timeline, it is asking a lot for a small Parish Council to respond to so many revisions. The Council responded to both the original application and first revision. Pressure was applied for us to respond immediately to the second, which we were unable to do.

The Bury Neighbourhood Development Plan will reach the Referendum stage in March and under the plan Arun Cottage is outside the proposed revised settlement area. The Settlement Boundary in this location was redrawn by Officers of SNDPA and we have

followed their suggestion. We are therefore concerned that on the one hand SDNPA are supporting our Neighbourhood Plan but on the other hand ignoring some of the important policies contained therein. In the circumstances we question whether SDNPA should be reviewing their attitude towards this application in the light of the Neighbourhood Plan.

The reduced length of the building, by 6m, is welcome as is the reduction in height by 500mm. We are still concerned there is a potential for the building to be an imposing presence on the horizon, affecting views from PROW and the part of the village along Church Lane. From the myriad of documents, it is difficult to be certain, but we believe that the whole of the boundary wall has been reduced to 1.5m. If this is the case then that is welcomed. If part of the planned wall remains higher than 1.5m, then we would request it be reduced to that height.

The Parish Council recognises that many of the objections to earlier versions have been addressed by the latest revision. We would wish the concerns noted above be taken into account.

We are aware of another planning application (pre-application) for this property submitted since the latest revisions to this application. We are therefore unclear on what the owner's latest plans for this site are.

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## **AGENDA ITEM 9.**

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

#### **Amendments to Schedule of Planning Appeals**

##### **Page 63**

16/03383/FUL

Case Officer Fjola Stevens

##### **Page 66**

15/00375/CONCOU

Public Inquiry

Reconvening 22<sup>nd</sup> May – 24<sup>th</sup> May 2018

Chichester City Council, North Street, Chichester

15/00375/CONCOU

Duplicated in error.

16/00424/ELD

Case Officer Reg Hawks

Public Inquiry

Reconvening 22<sup>nd</sup> May – 24<sup>th</sup> May 2018

Chichester City Council, North Street, Chichester

17/00838/ELD

Public Inquiry

20/03/2018

**Page 67**

15/00202/CONAGR

Appeal Decision Received: Dismissed, full description to be reported in next Appeal Schedule.

15/00202/CONAGR

Duplicated in error.

16/00176/CONCOU

15/00202/CONAGR

Appeal Decision Received: Dismissed, full description to be reported in next Appeal Schedule.

16/02811/FUL

15/00202/CONAGR

Appeal Decision Received: Dismissed, full description to be reported in next Appeal Schedule.

**Court and Other Matters**

High Court Challenge of Inspector's Decision Letter dated 2<sup>nd</sup> November 2017 regarding Land at Breach Avenue, Southbourne.

Application lodged 12<sup>th</sup> December 2017. Awaiting Court's permission to proceed with claim.