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A meeting of **Planning Committee** will be held in Committee Rooms - East Pallant House on **Wednesday 18 April 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 - 3)



Agenda Update Sheet

Planning Committee
Wednesday 18 April 2018

ITEM: 5

APPLICATION NO: E/17/02910/FUL

COMMENT:

The Parish Council has withdrawn their objection to the proposal.

Parish Council:

After recent correspondence from Mr Whitty addressing local concerns over Part 3 Class Q conversions, Earnley Parish Council now withdraw their objection to this application.

ITEM: 7

APPLICATION NO: CC/18/00053/DOM

COMMENT:

Addendum to report:

The recommendation on pages 29 and 34 should read Permit.

Additional information

Amended plans have been submitted following discussions with officers. The amendments comprise; changes to fenestration on the dormer, setting the dormer down from the ridge of main dwelling and the insertion of 1 no. extra rooflight on the principal elevation.

Recommendation:

The recommendation remains to permit with Condition 2 amended to read:

The development hereby permitted shall not be carried out other than in accordance with the approved plans: SM/P/01, SM/P/02, SM/P/03C, SM/P/04A and SM/P/05.

Reason: To ensure the development complies with the planning permission.

ITEM: 9

APPLICATION NO: SDNP/16/03326/FUL

COMMENT:

Surface water management and disposal

Following the deferral at the previous planning committee meeting for a site visit and in response to initial concerns expressed by members regarding the impact of the development on surface water runoff from the site, the applicant has commissioned a preliminary drainage assessment from a specialist company. This assessment has taken into account local groundwater conditions and the underlying geology as well as advice from Building Control in determining the most appropriate method of managing surface water runoff.

The overall conclusions and recommendations suggest that the permeability of the ground is suitable for infiltration drainage to manage surface water disposal. The report goes on to advise that detailed design is required to establish the necessary size of soakaways to serve the development, which will also need to take account of the management and disposal generated the proposed drainage (if any) associated with the excavation and engineering of the slope on the eastern side of the site.

Overall, the report confirms that surface water disposal from the development can be effectively managed within the site without impacting upon the wider area. It is considered that the most effective means of control of ensuring the implementation of an effective surface water disposal strategy is through the imposition of a suitably worded condition. This will be in addition to conditions 4 and 7 set out in Section 10 of the report.

Additional condition (17):

Surface Water Drainage Scheme

No development shall commence until details of the proposed overall site wide surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal as set out in Approved Document H of the Building Regulations and the SUDS Manual produced by CIRIA. Winter ground water monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. The surface water drainage scheme shall be implemented as approved unless any variation is agreed in writing by the Local Planning Authority. No building shall be occupied until the complete surface water drainage system serving that property has been implemented in accordance with the approved surface water drainage scheme.

Reason: The details are required pre-commencement to ensure that the proposed development is satisfactorily drained with all necessary infrastructure installed during the groundworks phase

APPEAL SCHEDULE

APPLICATION NO: 15/00202/CONAGR

COMMENT: APPEAL DECISION

Appeal A – dismissed

Ground (g)

3. The appellant wants time to change the use of the building back to its permitted use for storage and maintenance of agricultural machinery and vehicles. The Council notes that the building was built in the last two years and has not previously had planning permission. A building that was granted planning permission was not in this location and I note the appellant has not appealed on any legal ground challenging the notice details. The appellant also wants time to make a retrospective planning application.

4. The time allowed for compliance is 3 months, which is sufficient time to arrange and submit an application for a change of use. The building and bund are incongruous features in the countryside as identified by the Council in the enforcement notice. They cause significant harm to the character and appearance of the countryside and to my mind this needs to be remedied as soon as possible. I therefore do not consider that it would be justified or reasonable to allow time for delays that might occur during the application process, which could be extensive. I conclude, given the need to remedy the harm that is being caused, that the period allowed for the remedy is reasonable and the appeal on ground (g) fails.