

Public Document Pack

JOHN WARD

Director of Corporate Services

Contact: Fiona Baker on 01243 534609

Email: fbaker@chichester.gov.uk

East Pallant House

1 East Pallant

Chichester

West Sussex

PO19 1TY

Tel: 01243 785166

www.chichester.gov.uk



A meeting of **Planning Committee** will be held in Committee Rooms, East Pallant House on **Wednesday 16 August 2023 at 9.30 am**

MEMBERS: Mr S Johnson (Chairman), Mr J Cross (Vice-Chairman), Mr R Bates, Mr D Betts, Mr R Briscoe, Mr J Brookes-Harmer, Ms B Burkhart, Mrs H Burton, Mrs D Johnson, Mr H Potter, Ms S Quail, Mrs S Sharp and Mr C Todhunter

SUPPLEMENT TO AGENDA

16 **Agenda Update Sheet - 16.08.23** (Pages 1 - 5)

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Agenda Update Sheet

Planning Committee
Wednesday 16 August 2023

ITEM: 5

APPLICATION NO: SDNP/22/02474/FUL

COMMENT:

Following the required publicity 20 third party representations supporting the application were received, of which 3 were new representations.

Three representations have been circulated to members of the committee. Their statements have been summarised below;

- a local vet who strongly supports the application on the grounds of agricultural need.
- essential for the sustainable growth of the business and to allow the Tupper family to continue farming this land
- conversion will allow much needed help to be on site which is essential for animal welfare, particularly during the lambing season.
- Buildings away from the farm could also lead to a road safety risk
- The National Farmers' Union (NFU) support this application on the basis that there is a clear need for a permanent dwelling,
- proposed location of the dwelling meets the operational needs of the farm, and the development is in line with The National Planning Policy Framework.
- The proposed building conversion will allow the business to continue to operate into the future. In response to the challenges of the Ukraine war and severe input cost inflation, which is disproportionately impacting agriculture, farmers must consider the resources available to them and look at ways of developing their businesses in order to remain viable. This often includes the need to provide living accommodation to enable both the succession of the farm to the next generation and to enable family that is working on the farm to live on site.
- This application is in line with The National Planning Policy Framework (84) and is consistent with the South Downs Local Plan, both of which seek to support agricultural businesses.

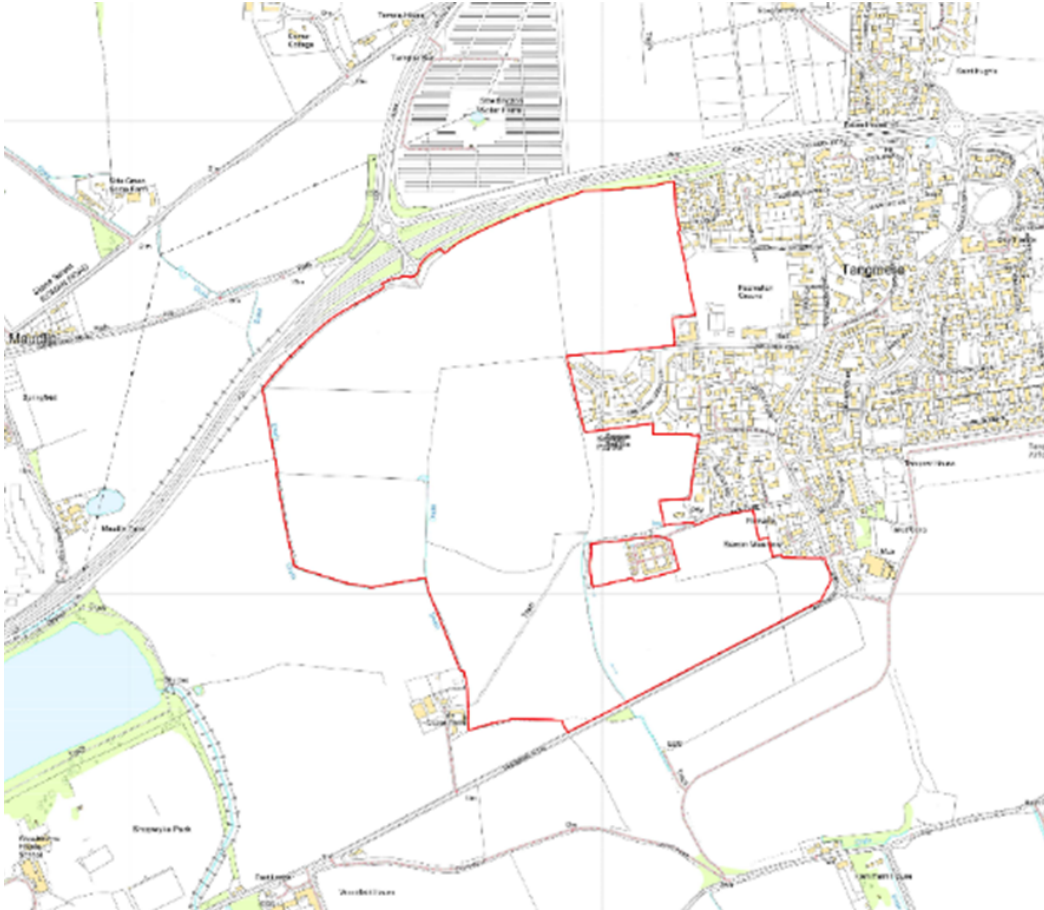
ITEM: 6

APPLICATION NO: TG/20/02893/OUT

COMMENT:

Addendums to report

The plan shown on page 21 does not show the area of Saxon Meadows removed from the application site. The application site is shown in the plan provided below:



The recommendation on page 41 should read 'Defer for S106 then permit subject to the following conditions:-...'

Consultations and representations

South Downs National Park Authority

Thank you for consulting the SDNPA on revised details. We maintain comments set out in response of 15th January 2021 and have nothing further to add at this stage.

Third party objection

One comment has been received concerning the following:

- Active travel must be first agreed aspect for new developments, with everything designed around this basic need
- Please condition a new train station and upgrade to bus service

Third party comments

One comment has been received concerning the following:

- SMT Ltd does not intend to seek to build houses on the meadow, they have the intention of exploring underground sustainable energy generation and enhancing biodiversity
- The Tangmere Neighbourhood Plan does not have a requirement for the community orchard to be sited on Saxon Meadow's land
- the land in question is part of the conservation area and should be retained in its entirety as a matter of maintain the original boundary of the conservation area
- Re-siting of the orchard was request of the developers/planners who do not need this plot to deliver a community orchard
- the cycleway could be 2m
- the ditch could be adequately accessed

Applicant/agent's supporting information

Further information has been provided regarding the surface water drainage scheme;

- The 3m buffer will be incorporated into the detailed design at reserved matters stage
- The detailed drainage scheme will be secured by planning condition and will deliver connection with the existing surface water drainage in Church Lane and Bayley Road, and the outfall under the A27
- discharge flows into any ordinary watercourse as set out in the FRA are restricted to QBar rate
- the FRA has run the 45% climate change allowance

Amendments to conditions

Condition 17 is deleted from the recommendation.

Addition to condition 27

u) Management of overland runoff, storage of hazardous materials, chemical and hydrocarbons on site and temporary drainage infrastructure to ensure that water resources are not put at risk from leaks of spillages.

Addendum to condition 20 to read:

A clear **3m** buffer strip shall be maintained at all times from each bank of any ordinary watercourse. A plan shall be submitted prior to construction that demonstrates how access to all watercourses for maintenance and inspection purposes shall be ensured for the lifetime of the development.

Additional condition:

In the event that solution features are identified during construction no building or structure, including drainage infrastructure and utility trenches shall be located within a 10m stand-off zone surrounding any soluble feature, unless appropriate mitigation measures are undertaken and approved in writing by the local planning authority in consultation with Portsmouth Water.

Reason: To ensure that the site is suitable for its new use taking account of ground conditions and land instability.

ITEM: 7

APPLICATION NO: 22/02481/FUL

COMMENT:

No additional comments were received during the publicity period which expired on the 10 August 2023.

The plan has been amended to reflect the red line change to the application, this is not reflected on page 187. The application site is shown in the plan provided below:



ITEM: 8

APPLICATION NO: 21/00620/FUL

COMMENT:

Additional Supporting Document

The applicants have provided an addendum to the original viability report prepared by Vail Williams. The addendum has been summarised below:

- Burnes remains unviable for a marine related industrial or boatyard development with construction and site preparation/finance costs exceeding the maximum possible value of the completed premises.
- The redevelopment costs have increased because of the current economic climate.
- There is no evidence of pent-up demand leading to significant increases in rental or capital values for specialist boatyards in the local area.
- Premises at Northshore Shipyard at Itchenor still remain vacant, some two and a half years on from the provision of the original viability report.
- There have been no significant changes to the local market or characteristics of supply and demand for boatyard and marine industrial premises within Chichester Harbour, which would lead Vali Williams to re-evaluate their earlier conclusions.
- An alternative boat storage use would generate modest income but still entail substantial costs of site acquisition, demolition, site surfacing and repair/upgrades to the slipway such that the limited income potential would not justify the significant investment.
- The same general conclusions on viability were reached by the Planning Inspector during the September 2014 Appeal decision.

One additional third-part letter of objection concerning:

- The sequential test has been incorrectly performed
- The exception test has been incorrectly performed
- There is no tilted balance for this application
- Undue weight has been given to the community improvements of redeveloping the site
- There are other ways to clean up the site
- The contribution towards the housing supply would be derisory
- The number of local objections
- The Flood Risk Assessment is out of date
- The preponderance of occupiers of this value of property will be elderly, who will cut off during tidal flooding.
- The volume of vehicle movements and resultant CO2 emissions
- The bunds will require regular maintenance
- Concern over the longevity of the bunds
- There is no sea wall in front of the boatyard

One addition third-party letter of support concerning:

- The Bosham Association, with some 450 parish members support this application
- Regard has been had to the emerging Bosham Neighbourhood Plan, the Bosham Village Design Statement, the Bosham Conservation Area Character Appraisal, and the Chichester Harbour Conservancy Design Guidelines
- The eyesore of the old shipyard has rumbled on without satisfactory resolution
- The scheme has adequately addressed and resolved a number of issues with the site
- The site has been subject to further intensive incursions.
- It is time the district resolved this matter for themselves and our Parish.

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