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A meeting of **Planning Committee** will be held in Committee Rooms - East Pallant House on **Wednesday 4 September 2019 at 9.30 am**

**MEMBERS:** Mrs C Purnell (Chairman), Rev J H Bowden (Vice-Chairman), Mr G Barrett, Mr R Briscoe, Mrs J Fowler, Mrs D Johnson, Mr G McAra, Mr S Oakley, Mr C Page, Mr H Potter, Mr D Rodgers, Mrs S Sharp and Mr P Wilding

## AGENDA

**1 Chairman's Announcements**

Any apologies for absence which have been received will be noted at this stage.

The Planning Committee will be informed at this point in the meeting of any planning applications which have been deferred or withdrawn and so will not be discussed and determined at this meeting.

**2 Approval of Minutes** (Pages 1 - 8)

The minutes relate to the meeting of the Planning Committee on 7 August 2019.

**3 Urgent Items**

The chairman will announce any urgent items that due to special circumstances will be dealt with under agenda item 14.

**4 Declarations of Interests** (Pages 9 - 10)

Details of members' personal interests arising from their membership of parish councils or West Sussex County Council or from their being Chichester District Council or West Sussex County Council appointees to outside organisations or members of outside bodies or from being employees of such organisations or bodies.

Such interests are hereby disclosed by each member in respect of agenda items in the schedule of planning applications where the Council or outside body concerned has been consulted in respect of that particular item or application.

Declarations of disclosable pecuniary interests, personal interests and prejudicial interests are to be made by members of the Planning Committee in respect of matters on the agenda or this meeting.

**PLANNING APPLICATIONS - AGENDA ITEMS 5 TO 10 INCLUSIVE**

Section 5 of the Notes at the end of the agenda front sheets has a table showing how planning applications are referenced.

**5 BI/19/01051/FUL - Scuttlebutt Café, Birdham Pool, The Causeway, Birdham,**

**West Sussex** (Pages 11 - 28)

Change of use of the land from ancillary boat storage to the Birdham Pool marina to A3 cafe with associated decking, seating, and facilities areas and mobile tea hut (retrospective).

- 6 **CC/19/01134/REM - Land West Of Centurion Way And West Of Old Broyle Road Chichester West, Sussex PO19 3PH** (Pages 29 - 60)  
All outstanding Reserved Matters for the erection of 73 residential dwellings with associated parking, landscaping, informal open space and associated works on Parcel P2.A, pursuant to permission 14/04301/OUT and approval of the West of Chichester Residential Architectural Design Strategy (August 2019, ref CB\_70\_068 Rev J), in compliance with condition 27 of permission 14/04301/OUT
- 7 **CC/19/01192/FUL - 9 Crane Street Chichester West Sussex PO19 1LJ** (Pages 61 - 77)  
Change of use from A1 retail to A4 for use as a drinking establishment.
- 8 **CC/19/01323/FUL - 72-73 South Street Chichester PO19 1EE** (Pages 79 - 92)  
Change of use from A1 (retail) to flexible A3/A4 use (restaurant/drinking establishment).
- 9 **EWB/19/00934/FUL - Unit J Hilton Park East Wittering Chichester West Sussex PO20 8RL** (Pages 93 - 103)
- 10 **WI/19/01353/FUL - Dobbies & The Shieling Itchenor Road West Itchenor PO20 7AA** (Pages 105 - 117)  
Alterations to existing access, parking areas and front boundary at 'Dobbies' and 'The Shieling', and installation of timber pergola for boat store attached to garage of 'Dobbies'.
- 11 **SI/18/02925/FUL - Land South Of Telephone Exchange Selsey Road Sidlesham West Sussex** (Pages 119 - 146)  
Proposed private stable block and associated hard standing. New access to the highway.
- 12 **Chichester District Council - Schedule of Planning Appeals, Court and Policy Matters between 19 July 2019 and 16 August 2019** (Pages 147 - 159)  
The Planning Committee will consider the monthly schedule updating the position with regard to planning appeals, litigation and recent planning policy publications or pronouncements.
- 13 **South Downs National Park - Schedule of Planning Appeals, Court and Policy Matters between 19 July 2019 and 16 August 2019** (Pages 161 - 169)  
Schedule of Planning Appeals, Court and Policy Matters between 19 July 2019 and 16 August 2019
- 14 **Consideration of any late items as follows:**  
The Planning Committee will consider any late items announced by the Chairman at the start of this meeting as follows:
  - a) Items added to the agenda papers and made available for public inspection
  - b) Items which the chairman has agreed should be taken as matters of urgency by reason of special circumstances to be reported at the meeting
- 15 **Exclusion of the Press and Public**  
The committee is asked to consider in respect of the following item(s) whether the public interest including the press should be excluded from the meeting on the

grounds of exemption under Parts I to 7 of Schedule 12A of the Local Government Act 1972, as indicated against the item and because, in all the circumstances of the case, the public interest in maintaining the exemption of that information outweighs the public interest in disclosing the information. **The reports dealt with under this part of the agenda are attached for members of the Cabinet and senior officers only (salmon paper)**

Or

There are no restricted items for consideration.

### 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

#### **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  
**CRTACT** Court Action Agreed  
**CRTDEC** Hearing Decision Made

<b>GVT</b> Government Department Application	<b>CSS</b> Called in by Secretary of State
<b>HSC</b> Hazardous Substance Consent	<b>DEC</b> Decided
<b>LBC</b> Listed Building Consent	<b>DECDET</b> Decline to determine
<b>OHL</b> Overhead Electricity Line	<b>DEFCH</b> Defer – Chairman
<b>OUT</b> Outline Application	<b>DISMIS</b> Appeal Dismissed
<b>PLD</b> Proposed Lawful Development	<b>HOLD</b> Application Clock Stopped
<b>PNO</b> Prior Notification (Agr, Dem, Tel)	<b>INV</b> Application Invalid on Receipt
<b>REG3</b> District Application – Reg 3	<b>LEG</b> Defer – Legal Agreement
<b>REG4</b> District Application – Reg 4	<b>LIC</b> Licence Issued
<b>REM</b> Approval of Reserved Matters	<b>NFA</b> No Further Action
<b>REN</b> Renewal (of Temporary Permission)	<b>NODEC</b> No Decision
<b>TCA</b> Tree in Conservation Area	<b>NONDET</b> Never to be determined
<b>TEL</b> Telecommunication Application (After PNO)	<b>NOOBJ</b> No Objection
<b>TPA</b> Works to tree subject of a TPO	<b>NOTICE</b> Notice Issued
<b>CONACC</b> Accesses	<b>NOTPRO</b> Not to Prepare a Tree Preservation Order
<b>CONADV</b> Adverts	<b>OBJ</b> Objection
<b>CONAGR</b> Agricultural	<b>PCNENF</b> PCN Served, Enforcement Pending
<b>CONBC</b> Breach of Conditions	<b>PCO</b> Pending Consideration
<b>CONCD</b> Coastal	<b>PD</b> Permitted Development
<b>CONCMA</b> County matters	<b>PDE</b> Pending Decision
<b>CONCOM</b> Commercial/Industrial/Business	<b>PER</b> Application Permitted
<b>CONDWE</b> Unauthorised dwellings	<b>PLNREC</b> DC Application Submitted
<b>CONENG</b> Engineering operations	<b>PPNR</b> Planning Permission Required S64
<b>CONHDG</b> Hedgerows	<b>PPNREQ</b> Planning Permission Not Required
<b>CONHH</b> Householders	<b>REC</b> Application Received
<b>CONLB</b> Listed Buildings	<b>REF</b> Application Refused
<b>CONMHC</b> Mobile homes / caravans	<b>REVOKE</b> Permission Revoked
<b>CONREC</b> Recreation / sports	<b>S32</b> Section 32 Notice
<b>CONSH</b> Stables / horses	<b>SPLIT</b> Split Decision
<b>CONT</b> Trees	<b>STPSRV</b> Stop Notice Served
<b>CONTEM</b> Temporary uses – markets/shooting/motorbikes	<b>STPWTH</b> Stop Notice Withdrawn
<b>CONTRV</b> Travellers	<b>VAL</b> Valid Application Received
<b>CONWST</b> Wasteland	<b>WDN</b> Application Withdrawn
	<b>YESTPO</b> Prepare a Tree Preservation Order