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A meeting of **Planning Committee** will be held in The Assembly Room at The Council House (Chichester City Council) North Street Chichester on **Friday 17 June 2016 at 09:30**

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

## AGENDA

### CHANGE OF DATE AND VENUE FOR THIS MEETING

**Note** On this occasion the Planning Committee meeting will be held on **Friday 17 June 2016** and **not** (as previously advertised) Wednesday 22 June 2016. Moreover it will take place **not** at the usual venue of East Pallant House but instead at **Chichester City Council's Assembly Room** on the **first floor** of the **Council House** in **North Street Chichester**. The reason for the change of venue is that the committee rooms at East Pallant House are currently unavailable for meetings due to the forthcoming EU Referendum.

#### 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informed at this point in the meeting of any planning applications (agenda items 5 to 13) which have been deferred or withdrawn and so will not be discussed and determined at this meeting.

#### 2 **Approval of Minutes**

The minutes of the meeting of the Planning Committee held on Wednesday 25 May 2016 will be circulated as a separate document subsequent to the despatch of this agenda.

#### 3 **Urgent Items**

The chairman will announce any urgent items that due to special circumstances will be dealt with under agenda item 15 b).

4 **Declarations of Interests** (pages 1 to 2)

For 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, please refer to pages 1 to 2 of this agenda.

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.

There are sometimes also declarations by members that they will not participate in the discussion of and decision on a particular item for various reasons eg predetermination or bias.

**PLANNING APPLICATIONS - AGENDA ITEMS 5 TO 13 INCLUSIVE**

Section 4 of the notes at the end of the agenda front sheets has a table showing how planning applications are referenced.

5 **CC/15/04163/FUL - Land Adjacent to Tesco Petrol Filling Station Fishbourne Road East Chichester West Sussex** (pages 3 to 19)

A proposed fully managed student accommodation block comprising two buildings each three to four storeys with 134 student bed spaces, associated access works and landscaping.

6 **CH/16/00296/FUL - The Kabin Main Road Bosham West Sussex PO18 8PN** (pages 20 to 26)

Replacement dwelling.

7 **FB/15/03629/TPA - Land West of 22 Salthill Road Fishbourne West Sussex** (pages 27 to 33)

Fell to ground level one no Oak tree (T1) subject to FB/79/00053/TPO.

8 **SB/16/00205/OUT - Dunkirk South Lane Southbourne Emsworth Hampshire PO10 8PR** (pages 34 to 42)

Outline application with all matters reserved. Erection of five no dwellings and associated works.

9 **SB/16/01092/FUL - 5 Salterns Reach Prinsted Emsworth West Sussex PO10 8FQ** (pages 43 to 49)

Variation of Condition 2 of planning permission SB/15/02260/FUL - to allow minor amendments to the planning permission by way of a conservation rooflights to the rear elevation and use of roof space for storage and life style /home office space.

10 **SI/16/01058/FUL - 83 Fletchers Lane Sidlesham West Sussex PO20 7QG** (pages 50 to 55)

Change of use from agriculture to one no dwelling (C3 use class) and erection of pitched roof over building, alternative to part 3, class Q prior approval SI/15/03438/PA3Q.

11 **WE/16/01078/COU - Land West of the Old Army Camp Cemetery Lane Woodmancote Westbourne West Sussex** (pages 56 to 65)

Change of use of land to a private gypsy and traveller caravan site consisting of one no mobile home, one no utility building, one no touring caravan and associated works.

12 **SDNP/15/06142/FUL - Burton Mill Pond Burton Park Road Barlavington GU28 0JR** (pages 66 to 77)

Construction of decking platform to enable disabled angling and wildlife watching.

13 **SDNP/15/06493/FUL - Hillgrove Stud Farm London Road Northchapel West Sussex GU28 9EQ** (pages 78 to 91)

Construction of farm house.

14 **Schedule of Planning Appeals, Court and Policy Matters** (pages 92 to 104)

The Planning Committee will consider the monthly schedule updating the position with regard to planning appeals, litigation and recent planning policy publications or pronouncements.

15 **Late Items**

The Planning Committee will consider any late items announced by the chairman at the start of this meeting (agenda item 3) 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.

## 16 Exclusion of the Press and Public

There are no restricted items for consideration by the Planning Committee at this meeting.

### 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. The open proceedings of this meeting will be audio recorded and the recording will be held for one year by the town council. A copy of the recording will also be retained in accordance with the council's information and data policies. If members of the public make 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 contact the contact for this meeting at 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  
**GVT** Government Department Application  
**HSC** Hazardous Substance Consent  
**LBC** Listed Building Consent  
**OHL** Overhead Electricity Line  
**OUT** Outline Application  
**PLD** Proposed Lawful Development  
**PNO** Prior Notification (Agr, Dem, Tel)  
**REG3** District Application – Reg 3

#### 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  
**CSS** Called in by Secretary of State  
**DEC** Decided  
**DECDET** Decline to determine  
**DEFCH** Defer – Chairman  
**DISMIS** Appeal Dismissed  
**HOLD** Application Clock Stopped  
**INV** Application Invalid on Receipt  
**LEG** Defer – Legal Agreement

**REG4** District Application – Reg 4  
**REM** Approval of Reserved Matters  
**REN** Renewal (of Temporary Permission)  
**TCA** Tree in Conservation Area  
**TEL** Telecommunication Application (After PNO)  
**TPA** Works to tree subject of a TPO  
**CONACC** Accesses  
**CONADV** Adverts  
**CONAGR** Agricultural  
**CONBC** Breach of Conditions  
**CONCD** Coastal  
**CONCMA** County matters  
**CONCOM** Commercial/Industrial/Business  
**CONDWE** Unauthorised dwellings  
**CONENG** Engineering operations  
**CONHDG** Hedgerows  
**CONHH** Householders  
**CONLB** Listed Buildings  
**CONMHC** Mobile homes / caravans  
**CONREC** Recreation / sports  
**CONSH** Stables / horses  
**CONT** Trees  
**CONTEM** Temporary uses – markets/shooting/motorbikes  
**CONTRV** Travellers  
**CONWST** Wasteland

**LIC** Licence Issued  
**NFA** No Further Action  
**NODEC** No Decision  
**NONDET** Never to be determined  
**NOOBJ** No Objection  
**NOTICE** Notice Issued  
**NOTPRO** Not to Prepare a Tree Preservation Order  
**OBJ** Objection  
**PCNENF** PCN Served, Enforcement Pending  
**PCO** Pending Consideration  
**PD** Permitted Development  
**PDE** Pending Decision  
**PER** Application Permitted  
**PLNREC** DC Application Submitted  
**PPNR** Planning Permission Required S64  
**PPNREQ** Planning Permission Not Required  
**REC** Application Received  
**REF** Application Refused  
**REVOKE** Permission Revoked  
**S32** Section 32 Notice  
**SPLIT** Split Decision  
**STPSRV** Stop Notice Served  
**STPWTH** Stop Notice Withdrawn  
**VAL** Valid Application Received  
**WDN** Application Withdrawn  
**YESTPO** Prepare a Tree Preservation Order