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A meeting of **Planning Committee** will be held in Committee Rooms, East Pallant House on **Wednesday 29 March 2017 at 9.30 am**

MEMBERS: Mr R Hayes (Chairman), Mrs J Kilby (Vice-Chairman), Mr G Barrett, Mr M Cullen, Mrs J Duncton, Mr M Dunn, Mr J F Elliott, Mr M Hall, Mr L Hixson, Mr G McAra, Mr S Oakley, Mr R Plowman, Mrs C Purnell, Mrs J Tassell and Mrs P Tull

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Committee will be informed at this point in the meeting of any planning applications which have been deferred or withdrawn and so will not be discussed and determined at this meeting.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

The minutes relate to the meeting of the Planning Committee on 1 March 2017 (*copy to follow*).

### 3 **Urgent Items**

The Chairman will announce any urgent items that due to special circumstances will be dealt with under agenda item 16 (b).

### 4 **Declarations of Interests (Pages 1 - 2)**

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

- 5 **BO/16/03327/FUL - Oakcroft Nursery, Walton Lane, Bosham, PO18 8QB**  
(Pages 3 - 19)  
Variation of condition 2 and 21 from planning permission BO/16/01518/FUL – amendment to plans to allow alterations to proposed building and highways works.
- 6 **CC/16/02949/FUL - The Corn Exchange, Baffins Lane, Chichester, West Sussex, PO19 1UD** (Pages 20 - 37)  
Change of use of part of ground floor from office (B1a) to cafe (A3) together with provision of roof and wall vents to east elevation.
- 7 **CC/16/02950/LBC - The Corn Exchange, Baffins Lane, Chichester, West Sussex, PO19 1UD** (Pages 38 - 45)  
Internal and external alterations to facilitate use as A3 restaurant / cafe including lightweight removable partitions for WC and kitchen areas, extraction equipment and associated vents on rear (east) elevation and roof.
- 8 **CH/16/02894/FUL - Plot J, Pond Farm, Newells Lane, West Ashling, Chichester, West Sussex, PO18 8DF** (Pages 46 - 53)  
Variation of Condition 2 of planning permission CH/12/00458/COU – to make the temporary permission permanent.
- 9 **EWB/16/03473/FUL - Site Adjacent To Papua, West Bracklesham Drive, Bracklesham, PO20 8PH** (Pages 54 - 62)  
Change of use of land to residential garden and erection of 1.2m fence to southern boundary.
- 10 **SY/16/03287/FUL - Tides Reach, 127 East Beach Road, Selsey, PO20 0HA**  
(Pages 63 - 73)  
Extension and conversion of existing detached dwelling into 2 no. detached dwellings.
- 11 **WE/16/03454/COU - Land Adjacent To Westbourne Gypsy Site, Cemetery Lane, Woodmancote, Westbourne, West Sussex** (Pages 74 - 114)  
Change of use of land to a private gypsy and traveller caravan site consisting of 2 no. pitches each would comprise 1 no. mobile home, 1 no. touring caravan, 1 no. utility building and associated works.
- 12 **SDNP/17/00336/CND - Ilex House, Upperfield, Easebourne, GU29 9AE** (Pages 115 - 125)  
Variation of condition 1 amendment to approved plans and removal of conditions 3, 6, 8, 9, 10, 14 and 16 from planning permission SDNP/16/01717/FUL.
- 13 **SDNP/16/05377/FUL - Petworth Downs Golf Course, London Road, Petworth, West Sussex, GU28 9LX** (Pages 126 - 132)  
Change of use from golf clubhouse and office to office (B1A).
- 14 **Policy and Procedure Update** (Pages 133 - 211)  
The Planning Committee is asked to note the changes to the Pre-Application Advice Charging Scheme; the new procedures in relation to the use and discharge of planning conditions and the adoption of the Historic Environment Strategy and Action Plan.
- 15 **Schedule of Planning Appeals, Court and Policy Matters** (Pages 212 - 223)  
The Planning Committee will consider the monthly schedule updating the position with regard to planning appeals, litigation and recent planning policy publications or pronouncements.

16 **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 (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

17 **Exclusion of the Press and Public**

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. The open proceedings of this meeting will be audio recorded and the recording will be held for one year by the district 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

**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> Advertises	<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