

**JOHN WARD**  
Head of Finance and Governance Services

Contact: Katherine Davis or Lisa Higenbottam  
Email: kdavis@chichester.gov.uk or  
lhigenbottam@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 14 March 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

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Committee will be informed at this point in the meeting of any planning applications which have been deferred or withdrawn and so will not be discussed and determined at this meeting.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

The minutes relate to the meeting of the Planning Committee on 7 February 2018.

### 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 6 - 7)

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 **CC/17/03357/FUL - Providence Works, Lyndhurst Road, Chichester, West Sussex, PO19 7PF** (Pages 8 - 27)  
Demolition of existing structures, construction of 4 no. dwellings and associated landscape works.
- 6 **CC/98/02043/OUT - Warrendell, Adjacent To Centurion Way Off Plainwood** (Pages 28 - 53)  
Outline application for the erection of 21 dwellings with associated vehicular access, parking and landscaping.
- 7 **EWB/17/01259/FUL - Billy's On The Beach Kiosk, Bracklesham Lane, Bracklesham Bay, Chichester, West Sussex, PO20 8JH** (Pages 54 - 68)  
Proposed decking with ramp and retractable canopy.
- 8 **SB/17/02596/FUL - Land At 5 Barnfield Close, Southbourne, Emsworth, Hampshire, PO10 8NH** (Pages 69 - 80)  
Erection of 1 no. dwelling.
- 9 **WH/17/03466/FUL - Land East of Claypit Lane, Adjacent to Rolls Royce Motor Cars, Maudlin, Westhampnett, West Sussex** (Pages 81 - 103)  
Proposed development of a new car park for Rolls-Royce Motor Cars including dedicated car park for The March Church of England Primary School, associated new access from The Drive and egress onto Claypit Lane, and associated infrastructure works, including landscaping and ground remodelling.
- 10 **WW/17/03316/OUT - Merston Cottage, Chichester Road, West Wittering, PO20 8QF** (Pages 104 - 111)  
Construction of traditional style barn for storage of own chattels - Removal of Condition 5 of planning permission WW/93/01197/OUT - to allow guests, friends and family members to be able to stay in the barn overnight.
- 11 **SDNP/16/03326/FUL - Garden of 1 Stone Pit Cottages, Marleycombe Road, Camelsdale, Linchmere, West Sussex** (Pages 112 - 127)  
Proposed dwelling.
- 12 **SDNP/17/05519/FUL and SDNP/17/05520/LIS - Foresters Arms, The Street, Graffham, Petworth, West Sussex, GU28 0QA** (Pages 128 - 141)  
Single storey rear extension.
- 13 **SDNP/17/06386/CND - Land at Homes of Rest, Graffham Street, Graffham, Petworth, West Sussex, GU28 0NW** (Pages 142 - 156)  
Demolition of four semi-detached houses and the erection five houses, consisting of three detached and two semi-detached dwellings, together with amended access, associated car parking and landscaping works - Variation of Condition 17 (Access Provision) of planning permission SDNP/15/05327/CND - amend wording to read: The vehicular access shall be completed as permitted before whichever occurs sooner 1) occupation of any unit or 2) before or coincidental with the completion of plots 3 and 4.
- 14 **Schedule of Planning Appeals, Court and Policy Matters** (Pages 157 - 165)  
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 **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

16 **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. 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

**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  
**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** Advertises  
**CONAGR** Agricultural  
**CONBC** Breach of Conditions  
**CONCD** Coastal  
**CONCMA** County matters  
**CONCOM** Commercial/Industrial/Business  
**CONDWE** Unauthorised dwellings  
**CONENG** Engineering operations  
**CONHDG** Hedgerows  
**CONHH** Householdiers  
**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  
**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  
**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