

**Chichester District Council
Planning Committee**

Wednesday 17 April 2024

Report of the Director Of Planning and Environment Services

Schedule of Planning Appeals, Court and Policy Matters

between 06-03-2024 - 27-03-2024

This report updates Planning Committee members on current appeals and other matters. It would be of assistance if specific questions on individual cases could be directed to officers in advance of the meeting.

Note for public viewing via Chichester District Council web site

To read each file in detail, including the full appeal decision when it is issued, click on the reference number (NB certain enforcement cases are not open for public inspection, but you will be able to see the key papers via the automatic link to the Planning Inspectorate).

* = Committee level decision

1. NEW APPEALS (Lodged)

Reference/Procedure	Proposal
<u>23/02147/DOM</u>	
Earnley Parish Case Officer: Emma Kierans Written Representation	Tykes Farm Barn Somerley Lane Earnley East Wittering Chichester West Sussex PO20 7JB Erection of detached garage and store.
<u>24/00007/DOM</u>	
Fishbourne Parish Case Officer: Miruna Turland Fast Track Appeal	Estoril Main Road Fishbourne Chichester West Sussex PO18 8AN Erection of detached garage.
<u>22/00257/CONENG</u>	
Loxwood Parish Case Officer: Sue Payne Written Representation	Mill House Farm Drungewick Lane Loxwood Billingshurst West Sussex RH14 0RS Appeal against LX/24
<u>23/00891/FUL</u>	
Southbourne Parish Case Officer: Rebecca Perris Other	Brook Cottage Farm Lane Nutbourne Chichester West Sussex PO18 8SA Erection of a shed, (retrospective).

2. DECISIONS MADE

None

3. IN PROGRESS

Reference/Procedure	Proposal
<u>22/01918/FUL</u>	
Birdham Parish Case Officer: Sascha Haigh Written Representation	Birdham Straight House Main Road Birdham West Sussex PO20 7HS Removal of single storey sunroom to existing house and construction of 5 no. two storey houses together with garages, parking and revised access arrangements.
<u>22/02502/FUL</u>	
Bosham Parish Case Officer: Sascha Haigh Written Representation	Land North Of Southfield House Delling Lane Bosham West Sussex PO18 8NN Change of use of poultry buildings to form 1 no. new dwelling, including partial demolition of existing garage, landscaping and associated works.
<u>22/03202/FUL</u>	
Chichester Parish Case Officer: Rebecca Perris Written Representation	2 The Gardens College Lane Chichester West Sussex PO19 6PF Construction of building for student accommodation.
<u>23/00555/DOM</u>	
Chichester Parish Case Officer: Eleanor Midlane-Ward Fast Track Appeal	28 Cavendish Street Chichester West Sussex PO19 3BS Partial demolition of existing ground floor rear extension and erection of additional ground floor rear extension, with various alterations including replacement of cement render with lime based render and associated roof works. Alterations to boundary treatment and replacement of bi-fold gate with sliding gate.
<u>23/01914/ADV</u>	
Chichester Parish Case Officer: Eleanor Midlane-Ward Fast Track Appeal	Land South Of Halfords Unit A3 Barnfield Drive Chichester West Sussex PO19 7AG Erection of 1 no. digital advertisement display hoarding (D-Poster), internally illuminated.
<u>21/00323/CONMHC</u>	
Chidham & Hambrook Parish Case Officer: Andrew George Informal Hearings	Churchers Copse Barn Hambrook Hill South Hambrook Chidham Chichester West Sussex PO18 8UJ Appeal against CH/59

Reference/Procedure	Proposal
<u>23/00209/OPEDEV</u>	
Chidham & Hambrook Parish Case Officer: Andrew George Informal Hearings	Churchers Copse Barn Hambrook Hill South Hambrook Chidham Chichester West Sussex PO18 8UJ Appeal against CH/60
<u>23/00117/FUL</u>	
Earnley Parish Case Officer: Emma Kierans Written Representation	Cheraw Nursery 134 Almodington Lane Almodington Earnley West Sussex PO20 7JR Demolition of 2 no. outbuildings and existing stables and erection of 1 no. dwelling.
<u>23/00788/FUL</u>	
Earnley Parish Case Officer: Emma Kierans Written Representation	Outbuilding South Of 101 First Avenue First Avenue Almodington Batchmere West Sussex Construction of detached workshop building along with associated hard standing, fence and landscaping.
<u>23/01373/FUL</u>	
Earnley Parish Case Officer: Eleanor Midlane-Ward Written Representation	Land Rear Of 114 Second Avenue Batchmere Chichester West Sussex PO20 7LF Retrospective application for 1 no. tennis court and associated fencing.
<u>22/00304/CONHH</u>	
Earnley Parish Case Officer: Mr Michael Coates-Evans Written Representation	Tykes Farm Barn Somerley Lane Earnley East Wittering Chichester West Sussex PO20 7JB Appeal against E/37
<u>22/02444/FUL</u>	
East Wittering And Bracklesham Parish Case Officer: Emma Kierans Informal Hearings 25-Apr-2024 Chichester City Council North Street Chichester PO19 1LQ	1 Field Maple South Of Tranjoeen Bracklesham Lane Bracklesham Bay West Sussex Use of land as a single private travelling showperson's site.

Reference/Procedure	Proposal
<u>22/02995/FUL</u>	
East Wittering And Bracklesham Parish Case Officer: Sascha Haigh Written Representation	Northside The Parade East Wittering Chichester West Sussex PO20 8BL Redevelopment to provide 2 no. commercial units, 5 no. one bedroom flats and 2 no. two bedroom flats and 1 no. three bedroom flats above.
<u>23/01064/FUL</u>	
East Wittering And Bracklesham Parish Case Officer: Emma Kierans Informal Hearings 23-Apr-2024 Chichester City Council North Street Chichester PO19 1LQ	Land South Of Tranjoeen Bracklesham Lane Bracklesham Bay West Sussex PO20 7JE Change of use of land as a travellers caravan site consisting of 3 no. pitches and associated development.
<u>23/01504/FUL</u>	
East Wittering And Bracklesham Parish Case Officer: Rebecca Perris Informal Hearings 25-Apr-2024 Chichester City Council North Street Chichester PO19 1LQ	Land South Of 1 Field Maple Bracklesham Lane Chichester Bracklesham PO20 7JE Change of use of land as proposed single travelling showperson site.
<u>23/02601/DOM</u>	
East Wittering And Bracklesham Parish Case Officer: Rebecca Perris Fast Track Appeal	Beach House Barn Walk East Wittering Chichester West Sussex PO20 8DG Proposed single-storey side extension, full property renovation, elevational and boundary wall amendments to the existing property.
<u>23/00237/CONCOU</u>	
East Wittering And Bracklesham Parish Case Officer: Andrew George Informal Hearings 23-Apr-2024 Chichester City Council North Street Chichester PO19 1LQ	Land Adjacent Of Tranjoeen Bracklesham Lane Bracklesham Bay West Sussex Appeal against EW/53

Reference/Procedure	Proposal
<u>23/00031/CONHH</u>	
East Wittering And Bracklesham Parish Case Officer: Mr Michael Coates-Evans Written Representation	Casa Jano 6 Beech Avenue Bracklesham Bay Chichester West Sussex PO20 8HU Appeal against EW/52
<u>22/02542/FUL</u>	
Fishbourne Parish Case Officer: Calum Thomas Written Representation	Land North Of Godwin Way Fishbourne West Sussex The development of 4 no. new dwellings (3 no. 3-beds and 1 no. 2 beds) including the provision of a new vehicular access onto Blackboy Lane, a new pedestrian crossing on Blackboy Lane, parking, landscaping and all other associated works.
<u>22/00438/FUL</u>	
Hunston Parish Case Officer: Emma Kierans Written Representation	Grist Farm Pagham Road Roundabout Hunston West Sussex PO20 1JL Stationing of a mobile home as ancillary accommodation in connection with Grist Farmhouse (part retrospective).
<u>20/00005/CONMHC</u>	
Hunston Parish Case Officer: Sue Payne Written Representation	Grist Farm Hunston Chichester West Sussex PO20 1JL Appeal against HN/31
<u>19/01400/FUL</u>	
Loxwood Parish Case Officer: Martin Mew Written Representation	Moores Cottage Loxwood Road Alfold Bars Loxwood Billingshurst West Sussex RH14 0QS Erection of a detached dwelling following demolition of free-standing garage.
<u>22/01216/FUL</u>	
Loxwood Parish Case Officer: Sascha Haigh Written Representation	Loxwood Hall Guildford Road Loxwood West Sussex RH14 0QP Erection of dwelling with associated parking, landscaping and ancillary structures.

Reference/Procedure	Proposal
<u>22/01565/ELD</u>	
Loxwood Parish Case Officer: Emma Kierans Informal Hearings 18-Jun-2024	Loxwood Farm Brewhurst Lane Loxwood West Sussex RH14 0RJ Existing lawful development use of land as garden curtilage.
<u>22/02372/FUL</u>	
Loxwood Parish Case Officer: Sascha Haigh Written Representation	Old School House Vicarage Hill Loxwood West Sussex RH14 0RG Demolition of the Old School House. Construction of 3 no. dwellings with car parking and alterations to vehicle access.
<u>23/00815/FUL</u>	
Loxwood Parish Case Officer: Vicki Baker Written Representation	Land At Loxwood Hall West Guildford Road Loxwood Billingshurst West Sussex RH14 0QP Erection of a detached dwelling.
<u>22/00198/CONCOU</u>	
Loxwood Parish Case Officer: Sue Payne Informal Hearings	Loxwood Farm Brewhurst Lane Loxwood Billingshurst West Sussex RH14 0RJ Appeal against LX/23
<u>21/03448/OUT</u>	
North Mundham Parish Case Officer: Alicia Snook Informal Hearings 26-Mar-2024 CDC East Pallant House 1 East Pallant, Chichester, PO19 1TY	Land At Streamside Farm North West Of Tumble Cottage Lagness Road Runcton West Sussex PO20 1LD Outline application (with all matters reserved except Access) for the development of up to 30 dwellings; provision of public open space/play area; landscaping; and modification of existing access.
<u>22/00185/CONENG</u>	
North Mundham Parish Case Officer: Sue Payne Informal Hearings	Land Adjacent To The Spinney Pagham Road Runcton West Sussex Appeal against NM/30

Reference/Procedure	Proposal
<u>23/00188/FUL</u>	
Oving Parish Case Officer: Jeremy Bushell Written Representation	Land Off Longacre Way Chichester West Sussex PO20 2EJ Erection of apartment building (87 units), including Class E floor space, with associated car parking, bike stores, landscaping and utilising existing access.
<u>21/01697/PA3Q</u>	
Plaistow And Ifold Parish Case Officer: Rebecca Perris Written Representation 19-Feb-2024 CDC East Pallant House 1 East Pallant, Chichester, PO19 1TY	Premier Treecare & Conservation Ltd Oxencroft Ifold Bridge Lane Ifold Loxwood Billingshurst West Sussex RH14 0UJ Prior notification for the change of use of agricultural buildings to 1 no. dwelling (C3 Use Class) with alterations to fenestration.
<u>22/02194/ELD</u>	
Plaistow And Ifold Parish Case Officer: Sascha Haigh Written Representation	The Coach House Oak Lane Shillinglee Plaistow West Sussex GU8 4SQ Existing lawful development certificate for the change of use of agricultural land to mixed use of business activities and private amenity land applicable for sui generis status.
<u>22/02314/FUL</u>	
Plaistow And Ifold Parish Case Officer: Sascha Haigh Written Representation	Shamba The Ride Ifold Loxwood RH14 0TQ Demolition of existing bungalow and redevelopment of 2 no. residential units.
<u>23/02682/ELD</u>	
Plaistow And Ifold Parish Case Officer: Freya Divey Written Representation	Land To The North Of Coach House Oak Lane Shillinglee Plaistow Godalming West Sussex GU8 4SQ Existing lawful development - use of land for private amenity, storage and business use.
<u>23/02738/PLD</u>	
Plaistow And Ifold Parish Case Officer: Freya Divey Written Representation	Land To The North Of The Coach House Oak Lane Shillinglee Plaistow Godalming West Sussex GU8 4SQ Replacement shed.

Reference/Procedure	Proposal
<u>22/02871/FUL</u>	
Selsey Parish Case Officer: Sascha Haigh Written Representation	107 East Beach Road Selsey Chichester West Sussex PO20 0EZ Demolition of existing 1 no. dwelling and replacement with 1 no. new dwelling.
<u>23/01114/FUL</u>	
Selsey Parish Case Officer: Calum Thomas Written Representation	Cranleigh 36 Park Lane Selsey Chichester West Sussex PO20 0HE Demolition of existing and erection of 1 no. replacement dwelling.
<u>23/00978/FUL</u>	
Sidlesham Parish Case Officer: Rebecca Perris Written Representation	Land North East Of The Honey House Chalder Lane Sidlesham West Sussex Erection of 1 no. additional dwelling.
<u>22/01005/FUL</u>	
Southbourne Parish Case Officer: Freya Divey Written Representation	The Sussex Brewery 36 Main Road Southbourne West Sussex PO10 8AU Partial demolition, conversion, and alterations of the detached outbuilding adjacent to the public house to create a 3-bedroom chalet bungalow with associated parking and landscaping.
<u>22/00154/CONHI</u>	
West Itchenor Parish Case Officer: Sue Payne Written Representation	Russett Cottage Itchenor Road West Itchenor Chichester West Sussex PO20 7DD Appeal against the Council's decision not to issue a remedial notice
<u>22/02390/FUL</u>	
Westbourne Parish Case Officer: Emma Kierans Written Representation	Jubilee Wood Hambrook Hill North Hambrook Westbourne West Sussex PO18 8UL Change of use of land from agricultural to Class B8 for the storage of caravans and motor homes.
<u>23/00076/CONCOU</u>	
Westbourne Parish Case Officer: Andrew George Written Representation	Southleigh Park Estate The Woodlands Marlpit Lane Hambrook Westbourne Emsworth West Sussex PO10 8EQ Appeal against WE/60

Reference/Procedure	Proposal
<u>23/00076/CONCOU</u>	
<p>Westbourne Parish Case Officer: Andrew George Written Representation</p>	<p>Southleigh Park Estate The Woodlands Marlpit Lane Hambrook Westbourne Emsworth West Sussex PO10 8EQ</p> <p>Appeal against WE/61</p>
<u>22/02281/COU</u>	
<p>Westhampnett Parish Case Officer: Vicki Baker Written Representation</p>	<p>Pampas Cottage Claypit Lane Westhampnett West Sussex PO18 0NU</p> <p>Change use of garage and workshop to guest/letting house.</p>

4. VARIATIONS TO SECTION 106 AGREEMENTS

5. CALLED-IN APPLICATIONS

Reference	Proposal	Stage

6. COURT AND OTHER MATTERS

Injunctions		
Site	Breach	Stage

Court Hearings		
Site	Matter	Stage

Prosecutions		
Site	Breach	Stage
Land South of The Stables, Emsworth	Of Enforcement Notice	Defendant pleaded NOT GUILTY and elected crown court. First hearing at Portsmouth Crown Court to set up trial date, witnesses and confirm plea on 29 April 2024.
Land At Long Acres, Chidham	Of Enforcement Notice	First hearing on 13 May at 10 at Worthing Magistrates' Court
Lagoon 3 - Crouchlands	Of Enforcement Notice	Defendant appealed his conviction and sentence (guilty) to the crown court. Awaiting a date for the appeal.
82a Fletchers Lane, Sidlesham	Of Enforcement Notice	2 Defendants who pleaded NOT GUILTY. Trial at Worthing Magistrates' Court on 27 June at Worthing Magistrates' Court at 2:00pm
Land East of Farmfield Nurseries, Hunston	Of Enforcement Notice	2 Defendants pleaded NOT GUILTY. Trial at Worthing Magistrates' Court on 22 May at 10:00am

7. POLICY MATTERS