

# Public Document Pack

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A meeting of the **Planning Committee** will be held in Committee Rooms - East Pallant House on **Wednesday 13 March 2019 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 and Mrs P Tull

## SUPPLEMENT TO AGENDA

15 **Agenda Update Sheet** (Pages 1 - 7)

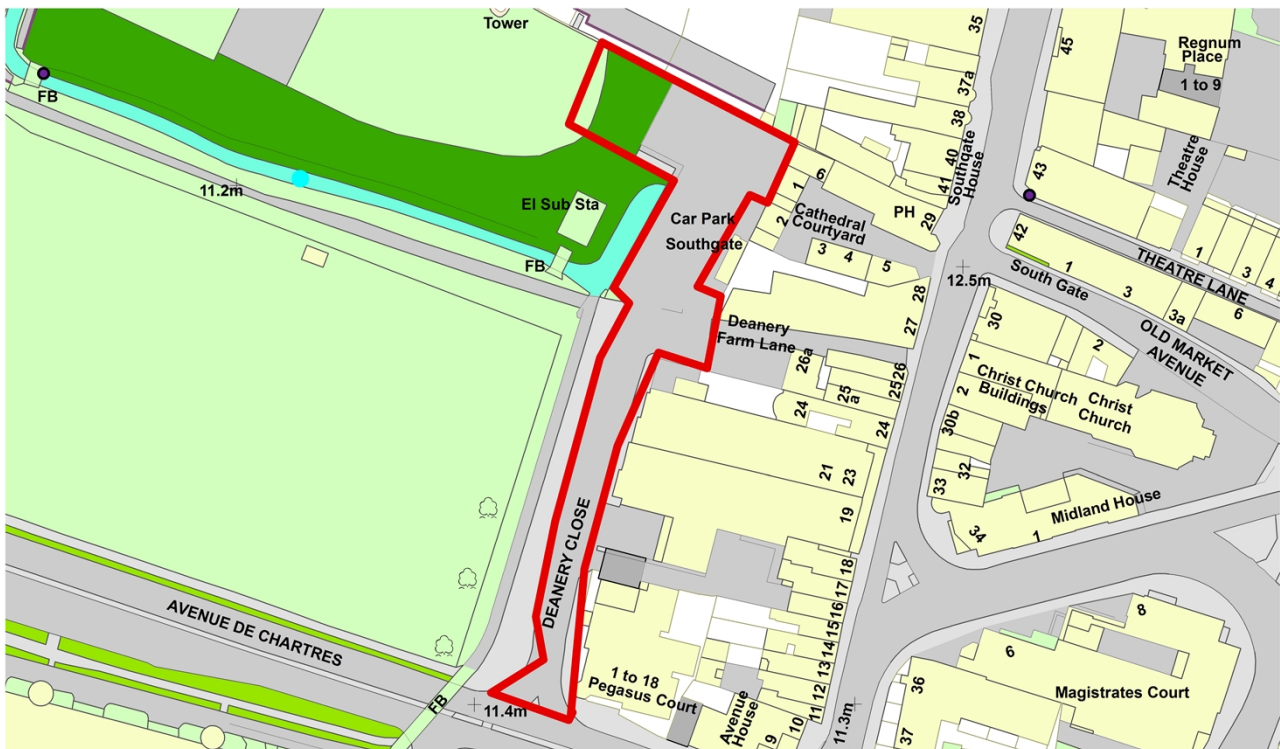
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## Agenda Update Sheet

Planning Committee  
Wednesday 13 March 2019

**ITEM: 5**  
**APPLICATION NO: CH/18/03180/FUL**  
**COMMENT:**

Amended location plan to supersede plan shown page 3 of agenda.



### Amended description:

Change of use of land to extend existing car park including provision of hardstanding, City Walls viewing area and associated works, increasing capacity by approximately 12 spaces.

### Additional consultation response:

The Environment Agency

‘We have no objection to the proposed development as submitted.’

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**ITEM: 6**

**APPLICATION NO: CH/18/03195/REM**

**COMMENT:**

**Correction to Applicant details: This should read *Greenacre (Chidham) Ltd.***

Additional consultation response:

Chichester Harbour Consultancy (recommendation only)

CHC raises no objection subject to –

- Submission of a detailed schedule of external facing and roofing materials, including samples, for approval;
- Full implementation of the submitted hard and soft landscape design;
- Maintenance of all soft planting in accordance with the submitted management plan and replacement of any plantings which fail within 5 years of first being planted;
- Removal of permitted development rights to insert rooflight windows;
- That consideration be given to placing a Tree Preservation Order on Poplar trees on the site boundaries.

Officer Comment

The first three issues raised by CHC are addressed either by the conditions attached to the outline permission or included in the report's recommendation.

With regard to permitted development rights, it is agreed that removal of rights to insert rooflights into the development's most exposed roof slopes is justified and a condition to this effect is set out below.

The request for consideration to be given to placing a Tree Preservation Order on poplar trees situated along part of the site's western boundary is noted. This has been discussed with the Council's Tree Officer whose view is that a TPO would not be justified in the case of these and other boundary trees due to his view that, firstly, they are of limited public amenity value and, secondly, that, providing they are properly maintained, they should not have a detrimental impact on the living conditions of the new occupiers. It is further noted that, as referred to in the report, public views towards the site from within the AONB are substantially filtered by trees located to the south of and well beyond the site's boundary; these trees are not at threat from the development.

An amendment to condition 4 (compliance with submitted landscaping details) is set out below in order to clarify that the 5 year tree-replacement period applies to both new trees and existing trees that are to be retained and part of the landscaping scheme.

Additional supporting information from applicant

The applicant has confirmed the following:

(i) At an early stage of the development works the culvert passing under Main Road from the property will be high pressure jetted to remove any accumulated sediment, vegetation and rubbish. The ditch running along the eastern boundary will be cleared

(ii) A Management Company comprised of the owners of the new dwellings will be formed and this will have responsibility for, amongst other things, maintaining the common parts of the drainage ditch

(iii) Prior to commencement any drainage work the applicant will liaise with the Parish Council's Ditch Warden

#### Additional/amended conditions

##### Additional condition

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) no alteration permitted by Class C of Part 1 Schedule 2 shall be made in respect of the following without a grant of planning permission:

- the east and south-facing roof slopes of Plots 7, 8, 9 and 10 as identified on application drawing 1752-16M.

Reason: In order to minimise light spillage from the site as perceived from the open AONB landscape to the south of the site.

##### Amendment to condition 4

4) The development shall not be carried out other than in full accordance with the submitted:

- landscaping drawings and accompanying Detailed Plan Schedule and Specification and Hard and Soft Landscaping Specification
- Long-Term Landscape Ecological Management Plan

The approved landscaping scheme shall be carried out in the first planting season after practical completion or first occupation of the development, whichever is earlier, unless otherwise first agreed in writing by the Local Planning Authority. Any trees or plants, including any trees to be retained as part of the scheme, which, within a period of 5 years after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To accord with the terms of the application and in the interests of the character and appearance and ecological value of the site and its surroundings.

**ITEM: 7**

**APPLICATION NO: SB/18/03215/DOC**

**COMMENT:**

Correction

Paragraph 3.1: Substitute plans received 7 March identify that the point of connection into the mains sewer in Main Road, and the associated manhole, are located at the point of vehicular access into the site, not in the south east corner.

Section 4. History: 16/0018/REM should read 16/03018/REM

Additional information:

Substitute plans 500A and 507P3 were received 7 March, detailing the “as-built” foul and surface water drainage for the southern site frontage, including the exact point of connection of the new on-site rising main from the on-site pumping station into the existing mains sewer in Main Road.

Southern Water granted technical approval for the new foul connection into the existing mains sewer pipe in Main Road under section 106 of the Water Act, on 19 July 2017.

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**ITEM: 8**

**APPLICATION NO: SI/18/02490/FUL**

**COMMENT:**

Amended description to read

Use of part of the site for the stationing of 3 caravans for use as horticultural worker accommodation and their storage off season.

**Additional Consultation Response**

Natural England

7.03.2019

If you, as the Competent Authority, are satisfied that your standard approach (not requiring contributions for temporary consents) fits within the Bird Aware Strategy then please be advised that Natural England is content with this approach.

25.02.2019

Natural England concur with the findings of the Appropriate Assessment which state that:

Having considered the proposed mitigation and avoidance measures to be provided in-perpetuity through the secured contribution to the (Bird Aware Solent / Bird Aware Pagham) scheme, Chichester District Council conclude that with mitigation the plan or project will not have an Adverse Effect on the Integrity of the European protected site(s).

We therefore do not concur with the comments in the consultation letter from the 4<sup>th</sup> February (attached) which state that no contributions are required. Natural England advises that a proportional contribution should be made to the recreational disturbance scheme on a pro-rata basis (taking into account occupation during the months of March to October).

If you have any queries, please do not hesitate to contact me.

### **Additional supporting information from applicant**

The applicant has confirmed that there is sufficient space to provide parking on site and a condition to secure this would be acceptable. The applicant has also advised that in 2018 soft fruit production did not end until November, and following the end of fruit production it is necessary to carry out maintenance, pre-prepare the soil, pots and plants for the next season and therefore occupation of the caravans is required until the end of November, not the end of October.

### **Officer Comment**

The District Council considers that the standard approach to not secure mitigation payment for temporary planning permissions would fit with the Bird Aware Strategy. In the event that a permanent grant of planning permission is given then a contribution would be required at that stage. Officers consider that the provision of parking on site would protect the character and amenity of the locality by ensuring that the development would not result in the need for vehicles to park on the country lane adjacent to the application site. Officers, also consider that sufficient justification has been provided to allow for the occupation of the caravans in November of each year.

### **Additional condition:**

Within three months of the date of this decision, a scheme for the provision of 4 car parking spaces shall be submitted in writing the Local Planning Authority for approval, thereafter the parking spaces shall be provided in accordance with the approved scheme and these spaces shall be retained at all times for their designated purpose.

Reason: In the interests of ensuring sufficient car parking on-site to meet the needs of the development and to protect the character of the area.

### **Amendment to Conditions**

Condition 1 and 3 deleted and merged to read;

On or before the expiration of the period ending 3 years from the date of this permission granted the use of the land for the human habitation and storage of caravans hereby permitted shall cease and the land restored to its former condition, or to a condition to first be agreed in writing by the Local Planning Authority.

Reason: Permission would not normally be granted for such development in this location but in granting permission exceptionally the Local Planning Authority have had regard to the particular circumstances relating to the proposal.

Conditions 4, 5 and 6 to be amended to read;

Within three months of the date of the decision details regarding secure and covered cycle parking shall submitted to the Local Planning Authority for approval and thereafter carried out in accordance with the agreed details and retained in perpetuity.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies

The residential caravans hereby permitted to be stationed on the site shall only be occupied by a person employed in agriculture as defined in Section 336 of the Town and Country Planning Act 1990.

Reason: The site lies in an area where in accordance with the policies of the Local Plan permission for development unrelated to the essential needs of agriculture and/or forestry would not normally be permitted.

None of the accommodation hereby permitted shall be occupied other than between 1 February and 30 November in any year. Outside of these dates the accommodation shall not be occupied or used for any habitable purpose.

Reason: To accord with the terms of the application and to ensure satisfactory planning of the area.

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**ITEM: 10**

**APPLICATION NO: WW/18/03254/FUL**

**COMMENT:**

Conditions 5 and 6 are amended to read as follows:

No development shall be carried out above slab level until a strategy outlining details of the sustainable design and construction for all new buildings, including water use, building for life standards, sustainable building techniques and technology, energy consumption maximising renewable resources, and how a reduction in the impacts associated with traffic or pollution will be achieved including but not limited to charging electric vehicles, has been submitted to and approved in writing by the Local Planning Authority. The strategy shall demonstrate a water efficiency standard of 110 litres or less per person per day. The approved strategy shall be implemented as approved prior to first occupation unless any variation is agreed in writing by the Local Planning Authority.

Reason: To minimise the impact of the development upon climate change.



Notwithstanding any details submitted no development shall be carried out above slab level until a full schedule of all materials and finishes and samples of such materials and finishes to be used for external walls and roofs , including fascias, soffits, guttering, doors and windows of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule of materials and finishes unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interest of amenity and to ensure a development of visual quality.

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