

# Public Document Pack

## JOHN WARD

Director of Corporate Services

Contact: Democratic Services

Email: [democraticservices@chichester.gov.uk](mailto:democraticservices@chichester.gov.uk)

East Pallant House

1 East Pallant

Chichester

West Sussex

PO19 1TY

Tel: 01243 785166

[www.chichester.gov.uk](http://www.chichester.gov.uk)



A meeting of **Planning Committee** will be held in Committee Rooms - East Pallant House on **Wednesday 7 August 2019** at **9.30 am**

MEMBERS: Mrs C Purnell (Chairman), Rev J H Bowden (Vice-Chairman), Mr G Barrett, Mr R Briscoe, Mrs J Fowler, Mrs D Johnson, Mr G McAra, Mr S Oakley, Mr C Page, Mr H Potter, Mr D Rodgers, Mrs S Sharp and Mr P Wilding

## SUPPLEMENT TO AGENDA

20 **Agenda Update Sheet** (Pages 1 - 6)

This page is intentionally left blank



## Agenda Update Sheet

Planning Committee  
Wednesday 7<sup>th</sup> August 2019

### Ward names

The agenda included incomplete or inaccurate ward names for items 6, 7, 13, 14. The table below provides the correct wards for these items.

ITEM	WARD
ITEM 6	Sidlesham and Selsey North
ITEM 7	Sidlesham and Selsey North
ITEM 13	Harbour Villages
ITEM 14	Chichester Central
ITEM 15	Chichester Central

### ITEM: 6

**APPLICATION NO: SI/19/00810/FUL**

### COMMENT:

#### Addendum to report

Paragraph 6.3 The Drainage Officer comments should include the following recommended condition;

"Development shall not commence until the full details of the proposed surface water drainage scheme have been submitted to, and approved in writing by, the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems, as set out in Approved Document H of the Building Regulations and the SuDS Manual produced by CIRIA. Winter groundwater monitoring, to establish the highest annual ground water levels, and winter percolation testing, to BRE 365 or a similar approved method, will be required to support the design of any infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details."

Amend paragraph 8.4 to read;

Following the introduction of the new permitted development rights in 2013 the then owner of the application site submitted an application for prior approval for the part conversion of the steel framed glasshouse from agricultural use to residential use (14/02148/COUPA). This application was assessed against the relevant criterion and prior approval was granted on the 19 August 2014 with officers concluding the glasshouse was in use for agricultural purposes, met the relevant 12 criteria and the 6 prior approval matters.

Amendment to conditions

Amendment to condition 18 to read as follows;

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) the garage building hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house and for no other purpose.

Reason: To maintain planning control in the interests of amenity of the site.

Additional condition

The residential curtilage hereby approved shall be restricted to the area as annotated on plan 1505-PA-001 and 1505-PA-019.

Reason: To accord with the terms of the permission and in the interests of the amenities of the rural area.

---

**ITEM: 8**

**APPLICATION NO: SB/19/01168/REM**

**COMMENT:**

This item has been withdrawn from the agenda.

---

**ITEM: 9**

**APPLICATION NO: SB/18/01664FUL**

**COMMENT:**

Southbourne Parish Council

We first looked at this application nearly a year ago. In now seeing the documents and your Committee report, Southbourne Parish Council is now satisfied that our objections and those of the CDC and Inspector have been addressed. Whilst, still not happy about the Enforcement Order not being carried out, we are happy to remove our objections. We will, however, be keeping a watchful eye on the site and proceedings.

## Amended plans

Amended Location Plan and Block Plans have been received. The plans now only include the south west corner of the site where the proposed barn would be sited.

The plans box on the decision to be updated as follows:

### **Decided Plans**

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Details	Reference	Version	Date Received	Status
PLAN - Proposed Elevations and Floor Plans	1200_20	A	12.03.2019	Approved
PLAN - Proposed Location Plan	1200_02	B	05.08.2019	Approved
PLAN – Proposed Block Plan	1200_06	B	05.08.2019	Approved

---

### **ITEM: 10**

**APPLICATION NO: LV/18/03407/FUL**

### **COMMENT:**

#### Amendment to condition

Condition 3 to read as follows;

Notwithstanding the permitted opening hours in condition 4, the gym must not be open to the public (or open for trading purposes) between 6am and 7am until a parking management plan to control the use of the 16 no. parking spaces shown on plan PO53 has been submitted to the Local Planning Authority, approved in writing and implemented in full. The management plan shall include, as a minimum, details of:

- a) when the existing car park bollards will be operational,
- b) responsibility for moving the existing car park bollards when necessary,
- c) provision of signage advising users of the restriction to use and the enforcement of the restrictions,
- d) full scaled plans showing the proposed location, size and design of the proposed signs, and
- e) a timetable for implementation of the parking management plan.

Thereafter the use hereby permitted shall not be carried out other than in accordance with the agreed parking management plan and maintained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of neighbouring amenity.

---

**ITEM: 11**

**APPLICATION NO: KD/19/00086/FUL**

**COMMENT:**

Further representaitons

Kirdford Parish Council & 1 no. third party objection

It is understood that members of the Committee have been directly sent two further letters of representation from the Parish Council and from a third party, reiterating concerns in relation to the proposals.

---

**ITEM: 12**

**APPLICATION NO: FU/19/00445/FUL**

**COMMENT:**

Following receipt of comments from the Environment Agency, that need to be given further consideration by officers, the item is withdrawn from the agenda.

---

**ITEM: 13**

**APPLICATION NO: FB/18/03401/FUL**

**COMMENT**

CDC Planning Policy

This application is for five age restricted (55+) dwellings on a site currently outside the settlement boundary of Fishbourne. Although the adopted Local Plan recognises there is pattern of an aging population in the plan area there are currently no adopted policies that seek to make such provision for such a specific age group. Consequently it is not possible to restrict the proposals in this way. Equally in considering the acceptability or otherwise of any such proposals no weight may be attributed to this characteristic as a means of seeking justification for the proposal.

## CDC Housing Enabling Officer

I can confirm that my comments do not take into consideration that the developers are seeking to construct age restricted properties.

### Additional informative

The applicant is advised that whilst the description reads 'age restricted bungalows', the Local Planning Authority have concluded there is no planning policy within the Fishbourne Neighbourhood Plan or the Chichester Local Plan 2014-2029 expressly requiring the provision of such housing and the sites sustainable location. Therefore this planning permission is granted without any restriction on occupancy.

---

## **ITEM: 15**

### **APPLICATION NO: CC/18/03268/FUL**

### **COMMENT**

#### CDC Operations Manager (Residents Services)

In relation to the revised proposals for the north-west corner of Priory Park:

I believe the reduction in height (to the original orchard wall height) of the wall between the Rotary sensory garden and works compound is a good compromise. I also think that creating an opening in the wall to provide access to what is currently the compound area is a good idea. The proposal is to turn this space into a grassed area but I think it could be enhanced by planting native fruit trees to recognise the fact that an orchard once occupied the north-west corner of the park. This could also act as a community orchard; eventually providing free fruit to park users. As such we would be happy to assist and plant suitable trees, which could perhaps be funded from S106 contributions.

I suggest Breedon Gravel or a similar self-binding aggregate be used for the path construction from the Rotary sensory garden into the newly created area. This product has been used at the Bishop's Palace Gardens and Oaklands Park and has proved to be attractive, hardwearing and straight forward to repair.

I cannot support the idea to encourage park users into the area at the back of the public conveniences at this stage. In the short term at least, this area will continue to act as the service area for the park; with vehicle, plant and equipment movements and bin storage. As mentioned previously I believe there are overriding health and safety concerns in this space so it seems sensible not to encourage access at this point and wait until future plans for the public conveniences have been explored. I maintain that for the time being this area should not be accessible from the newly created grass area or orchard (if that idea is favoured) and would again recommend a close board fence be erected between the air raid shelters to screen the service area and prevent access.

Third party comment

One representation has been received concerning;

a) I contacted the other two rotarians and they think the general plan of joining up the toilet area with the NW gate via the sensory gardens is excellent.

b) We have no preference for the one you use, but we were all in agreement that the planting around the garden and rotary plaque needs some updating.

---