

Public Document Pack

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A meeting of **Planning Committee** will be held in Committee Rooms - East Pallant House on **Wednesday 8 January 2020 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 H Potter, Mr D Rodgers, Mrs S Sharp, Mr A Sutton and
Mr P Wilding

SUPPLEMENT TO AGENDA

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

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Agenda Update Sheet

Planning Committee
Wednesday 8th January 2020

ITEM: 5

APPLICATION NO: CC/19/02337/FUL

Amended Description of Proposal:

Proposed refurbishment to existing residential unit to include cladding of building, alterations to fenestration and addition of flue. Proposed metal gates and fencing in front of garage courtyard.

ITEM: 6

APPLICATION NOS: CC/19/02446/ADV & CC/19/02447/LBC

Further officer commentary:

It should be noted that the consideration the advert application is limited to visual amenity (including the conservation area) and public safety. Consideration of the merits of the listed building can only extend to the impact on the heritage value of the listed building itself. These matters are dealt with in the 'Planning Comments' section of the report on pages 32 & 33 of the agenda, but in concluding on each application, only those relevant must be taken in to consideration.

Additional condition to CC/19/02446/ADV:

The advert hereby permitted shall only be displayed if done so in conjunction with the addressable number of the retail unit, as shown on approved plan 5514-002 Rev B.

Reason: In the interests of the amenities of the area and to secure compliance with the Council's Guidance on Shopfronts.

ITEM: 7

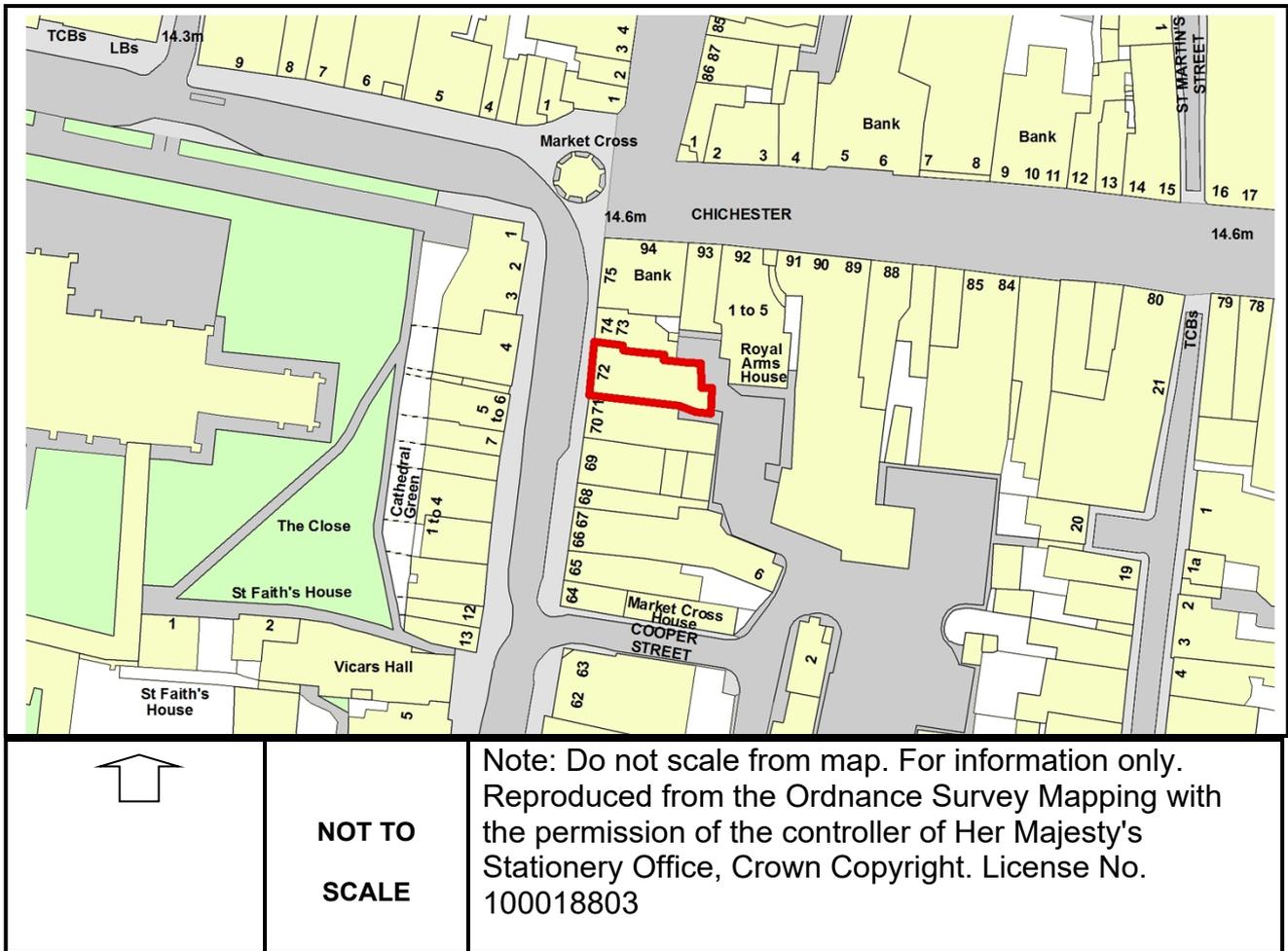
APPLICATION NO: CC/19/02462/ADV

Correction to applicant details

The agenda paper (page 37) names the applicant as Mr Nigel Odell, this should correctly read 'Charles Clinkard'

Correction to location plan:

An incorrect location plan is shown on page 37 of the agenda. This should be substituted for the following plan;



ITEM: 9

APPLICATION NO: FU/19/02514/FUL

SDNP Comments:

Climate change and sustainable use of resources

The SDNPA supports the use of renewable energy on site in the form of PV panels on the roof as it will contribute to the mitigation of climate change. The SDNPA would also suggest to use sustainably and locally sourced materials for the construction of the proposed building and avoidance of non-recyclable plastics within the building, particularly doors and windows.

In line with the good sustainability credentials of the building, the SDNPA would suggest to control the decommission and management of waste and debris produced in the demolition of the existing building.

Landscape, Ecosystem and Dark Night Skies

The SDNPA would advise that any development within the setting of the park should positively contribute to the ecosystem services of the National Park and to the environmental net gain.

Planting within the development should be native to the locality. This is crucial as native planting positively contributes to enhancement of habitats and to the restoration of landscapes, being Southbrook Road (Funtington) adjacent and within the immediate setting of the National Park, great importance would be given to plant species and how these ones deliver ecosystem services and provide habitat for wildlife. The introduction of invasive species could potentially result in harm to the ecosystem of the National Park, therefore it is recommended to control planting to be native under planning conditions.

The SDNPA has been successful in achieving Dark Skies Reserve status for the South Downs National Park - only the second such Reserve in England. For further information please see <https://www.southdowns.gov.uk/enjoy/dark-night-skies/> .

External Lighting

It is not clear from the submission whether external lighting is proposed on site, although it is assumed that at least some domestic lighting would be intended for the new dwellings. Temporary external lighting may also be intended during the construction phase. If minded to approve the application, we recommend that full details of any external lighting (both during and after the construction period) are secured by an appropriate planning condition with the intention of limiting light pollution, even where there may be an existing element of light spill from the surrounding residential development. External lighting should also be minimised in order to reduce the impact on local wildlife, the dark skies and landscape character.

The SDNPA would request the Local Planning Authority to control by use of conditions and achieve appropriate lighting standards as per established in the SDNP Dark Night Skies Technical Advice Note (DNS-TAN) to avoid light pollution that would detract from the Dark Skies Zone E1b (Transition Zone) of this area of the park. The DNS-TAN can be found on the following website:

<https://www.southdowns.gov.uk/wp-content/uploads/2018/04/TLL-10-SDNPA-Dark-Skies-Technical-Advice-Note-2018.pdf>

Internal light transmission:

No openings are proposed within the roof (substitute plans) and therefore the SDNPA would have no further comments with regards to internal light transmission. The SDNPA would suggest a condition removing permitted development rights for alterations to the roof in order to avoid future openings.

Impact on protected habitats and species

An important consideration is the impact of the proposed development on surrounding protected habitats within, and adjacent to, the National Park. The potential impact of the development on protected habitats and their species, both during the construction phase (through demolition), and also postconstruction, needs to be determined in order to ensure the wildlife and natural beauty of the National Park is conserved and enhanced.

The impact on any protected species on the site itself needs to be considered and particular emphasis should be given to the provision of adequate green infrastructure that positively contributes to the local wildlife and create wildlife corridors that widely work within a network connecting the site and the National Park with their setting. Your Ecological advisor should be consulted and would be able to advise you further on this.

Recommendation

We recommend that the Local Planning Authority seek the advice of the District Ecologist and Arboriculturist for the assessment of any future planting. No objection is raised to the proposed scheme subject to details controlled by condition as suggested above.

We recommend that the proposal is assessed in relation to local and national policies, with due regard to environmental, social and economic impacts, with particular emphasis to the special qualities of the South Downs National Park and its purposes of designation.

Additional condition:

A further condition is proposed in order to secure removal of the existing building on the site as part of the development of the proposed dwelling, as follows;

Prior to first occupation of the dwelling hereby permitted, all existing buildings on the site shown as 'demolished elements' on plan 16-1149 PL OS502 REV A (pink dashed outline) shall be demolished, the resultant materials cleared from the site, and the land reinstated as shown on plan 16-1149 PL OS502 REV A.

Reason: In order to secure the removal of the existing dwelling which is being replaced, and in order to protect the character of the area/countryside.

ITEM: 10

APPLICATION NO: WR/19/02701/LBC & WR/19/02700/DOM

Corrections to report:

Paragraph 3.3 (bottom of page 72) should read as follows:

'The proposed extension would measure approximately 3.3 meters in height, 5.7 metres in width and 4.9 metres in depth'

Condition 4 (page 79) is removed from the list of recommended conditions for 19/02701/LBC (the requirement for this condition does not relate to the matters under consideration as part of the listed building application, instead it should be included as part of the recommendation for the planning application).

The following recommendation is made in relation to WR/19/02700/DOM (originally omitted from the report);

RECOMMENDATION

PERMIT subject to the following conditions and informatives:-

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2) The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Decided Plans"

Reason: For the avoidance of doubt and in the interests of proper planning.

3) Prior to the construction of the extension hereby permitted full details of the brick finish, including the manufacturer specification and colour, and a sample of the material, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the works shall be carried out in full accordance with the approved details and the development shall be maintained as approved in perpetuity.

Reason: To ensure appropriate design and appearance in the interests of protecting the visual amenity/character of the heritage asset and surrounding area.

4) Prior to the first occupation of the extension hereby approved, all rooflights shall have working blinds installed that shall be closed between dawn and dusk daily and shall be retained and maintained to an operational manner in perpetuity.

Reason: In accordance with dark skies policy of the adjacent South Downs National Plan

5) The development hereby permitted shall not be constructed other than in accordance with the materials specified within the application form, plans and the details of the glazing as specified within an email dated 09/12/2019 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that a harmonious visual relationship is achieved between the new and the existing developments.

6) All new works and making good of the retained fabric whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture, profile and style.

Reason: To safeguard the architectural and historic character of the Listed Building or to ensure the detailing and materials maintain the architectural interest of the building.

ITEM: 11

REFERENCE: 19/0836/MAS - MASTERPLAN FOR TANGMERE

Additional Consultee responses:

West Sussex County Council (as Highway Authority)

All of the more detailed transport aspects will form part of the outline planning application, and more specifically the Transport Assessment and the Design and Access Statement, which will include details of overarching design parameters for the different roads within the site. With regards to the master plan itself, this is recognised as being fairly indicative of land use and road locations at this stage.

In relation to Malcolm Road, access to the assumed car park is blocked by a landscaped strip with pedestrian only access. The Masterplan should clearly indicate the split car parking arrangement, Otherwise, there will be a through route via the car park between the existing and proposed developments.

Although road alignments aren't being approved at this stage, the two 'square' areas would need to be appropriately designed to reflect the likely traffic flows through these and the likelihood of these being used by buses.

Based on the details submitted, it is unclear if the Masterplan is maximising pedestrian and cyclist connections to the wider area. Actual details of crossing points and connecting footways can follow as part of any detailed planning submission.

Chichester Harbour Conservancy

Offers general support for the Masterplan, especially those parts relating to green infrastructure, walking routes, tree cover and habitats enhancement

Further representations:

ATP Planning (on behalf of behalf of the Heaver Family, who own part of the site)

The Masterplan fails to optimise the opportunity to deliver the objectives of draft Policy AL14 because it proposes up to 1,300 homes, whereas the Policy sets out a minimum of 1.300 homes. It consequently fails to deliver the comprehensive vision to realise plan-led objectives.

Excessive buffer zones are proposed, particularly to the south, which put undue pressure on other parts of the site and which could result in an uncomfortable residential layout overall.

The continuing failure of the Masterplan process to engage with landowners is regrettable and will not assist with delivery. Closer working should take place to help develop a more effective Masterplan.

Corrections to main report and Appendix One

- Page 86 – Section 1 should refer to St Andrews Church, rather than St Peters Church.
 - Page 87 – The most recent Tangmere Parish Council meeting was on Tuesday 3rd December 2019 (not 4th December 2019).
 - Page 96 – The word “This” should be added to the start of the last sentence in paragraph 8.14.
 - Page 105 (Appendix One) - The third paragraph under WSCC Flood Risk has some missing words and should read as follows:- “The potential for ground water contamination within a source protection zone has not been considered by the LLFA. The LPA should consult with the EA if this is considered as risk. Current Ordnance Survey mapping shows ordinary watercourses running across/adjacent the site. Local or field boundary ditches, not shown on Ordnance Survey mapping, may exist around or across the site. If present, these should be maintained and highlighted on future plans.
 - Page 124 (Appendix One) – In the second paragraph, the word “parts” in the penultimate sentence should read “paths”
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ITEM: 13

CDC GUIDANCE NOTE ON CLASS Q PRIOR APPROVAL

Officers have noted the need for the correction of a number of typos throughout the guidance note, which will be undertaken prior to consultation on the document. In addition a number of amendments are proposed, as follows;

- Page 153, second paragraph, second sentence, amended to read – The Council, where necessary, will seek evidence as to compliance with the term of use requirements of the GPDO, and where there is continuing doubt the LPA will decline to accept that the permission afforded by the GPDO applies.
- Page 154, second paragraph, third sentence, amended to read – However, if demolition exceeds that reasonably necessary, the LPA will decline to accept that the permission afforded by the GPDO applies.
- Page 155, penultimate paragraph, final sentence, amended to read – Potential applicants are reminded that the onus is upon them to demonstrate conformity with the provisions of the legislation and if new structural elements are required, the LPA will decline to accept that the permission afforded by the GPDO applies.
- Page 156, first paragraph, final sentence, amended to read – If it is not possible to convert the building without the provision of these additional features then the LPA will decline to accept that the permission afforded by the GPDO applies.
- Page 158, delete final paragraph.

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