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A meeting of **Planning Committee** will be held in Committee Rooms - East Pallant House on **Wednesday 5 February 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

13 **Update Sheet** (Pages 1 - 2)

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Agenda Update Sheet

Planning Committee
Wednesday 5 February 2020

ITEM: 5

APPLICATION NO: WW/19/02489/FUL

Additional information from agent regarding sustainability;

- Construction design will work on a fabric first basis, enhancing installation levels, thus lowering the energy required to heat the homes
- Install one electric car charging point per unit
- Install a Dimplex Edel hot water cylinder which utilises air source technology to heat water, which will achieve a 10% energy reduction
- Install PV cells to provide electric and heating
- The site is in a highly sustainable location with good access to local amenities minimising carbon footprint

Additional condition:

Prior to first occupation of the dwellings hereby permitted photovoltaic cells shall be provided in accordance with a scheme that shall first have been submitted to and approved in writing by the local planning. The scheme shall include full details of the proposed cells and their appearance, their location on the buildings/site and their method of installation/fixing. Thereafter the cells shall be maintained as approved in perpetuity.

Reason: In the interest of reducing the environmental impacts of the development and to ensure that the cells do not detract from the character and appearance of the surrounding area.

ITEM: 6

APPLICATION NO: SI/19/02417/FUL

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 'existing buildings demolished' on plan Drawing 3A (pink dashed outline) shall be demolished, the resultant materials cleared from the site, and the land reinstated as shown on plan Drawing 3A. .

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

Amendments to existing condition:

14) 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 building, structure or other alteration permitted by Classes A and E; of Part 1 Schedule 2 shall be erected or made on the application site without the expressed grant of planning permission by the Local Planning Authority.

Reason: In the interests of protecting the amenity of the surrounding area and countryside, and to prevent overdevelopment of the site.

ITEM: 7

APPLICATION NO: NM/19/00677/FUL

Additional conditions:

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 dwellings hereby permitted, the existing buildings labelled 'Atcost shed', 'Cart shed', 'Shed 1' and 'Shed 2' as on plan 10079_DPA_02 shall be demolished, the resultant materials cleared from the site, and all hardstanding shall be permanently removed from the site. Thereafter the land shall be reinstated in accordance with the approved plans and details agreed pursuant to conditions 12, 14 and 15.

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.

Third Party comments

A further two letters of objection have been received and can be summarised as follows:

- The proposal would exceed the 'fall back' position granted by one of the prior approval, creating 6 dwellings in the countryside.
- Policy 46 allows for the conversion of traditional agricultural buildings, however the application proposes new buildings and therefore do not accord with this policy.
- The application would therefore set a precedent for 3 additional unsustainable new build dwellings.
- The 'fallback' position is not a reason to abandon the planning principle that a significant development should not occur in a rural location outside a settlement boundary.
- The total floor area of the "fallback" position development of 3 houses within the Atcost barn was limited by statute to 465 square metres. By contrast the total floor area of the current proposal is 752 square metres of floor space, and if the potential upper floor development in barns 4, 5 and 6 is taken into account, at 78 sq metres each, it becomes a development of just under 1000 sq. m, (988 sq. m.), more than double the size of a permitted development.
- The proposal would result in major increase in traffic through local villages.
- Inadequate parking is proposed for the number of units and bedrooms.
- The proposal will harm the rural character of the area.