

# Public Document Pack

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A meeting of **Planning Committee** will be held in Virtual on **Wednesday 18 November 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

## AGENDA

11 **Agenda Update Sheet** (Pages 1 - 5)

### NOTES

1. The press and public may be excluded from the meeting during any item of business whenever it is likely that there would be disclosure of exempt information as defined in section 100I of and Schedule 12A to the Local Government Act 1972
2. The press and public may view the agenda papers on Chichester District Council's website at [Chichester District Council - Minutes, agendas and reports](#) unless these are exempt items.
3. This meeting will be audio recorded and the recording will be retained in accordance with the council's information and data policies. If a member of the public makes a representation to the meeting they will be deemed to have consented to being audio recorded. By entering the committee room they are also consenting to being audio recorded. If members of the public have any queries regarding the audio recording of this meeting please liaise with the contact for this meeting detailed on the front of this agenda.
4. Subject to the provisions allowing the exclusion of the press and public, the photographing, filming or recording of this meeting from the public seating area is permitted. To assist with the management of the meeting, anyone wishing to do this is asked to inform the chairman of the meeting of his or her intentions before the meeting starts. The use of mobile devices for access to social media is permitted but these should be switched to silent for the duration of the meeting. Those undertaking such activities must do so discreetly and not disrupt the meeting, for example by oral commentary, excessive noise, distracting movement or flash photography. Filming of children, vulnerable adults or members of the audience who object should be avoided. [Standing Order 11.3 in the Constitution of Chichester District Council]
5. How applications are referenced:
  - a) First 2 Digits = Parish

- b) Next 2 Digits = Year
- c) Next 5 Digits = Application Number
- d) Final Letters = Application Type

#### Application Type

**ADV** Advert Application  
**AGR** Agricultural Application (following PNO)  
**CMA** County Matter Application (eg Minerals)  
**CAC** Conservation Area Consent  
**COU** Change of Use  
**CPO** Consultation with County Planning (REG3)  
**DEM** Demolition Application  
**DOM** Domestic Application (Householder)  
**ELD** Existing Lawful Development  
**FUL** Full Application  
**GVT** Government Department Application  
**HSC** Hazardous Substance Consent  
**LBC** Listed Building Consent  
**OHL** Overhead Electricity Line  
**OUT** Outline Application  
**PLD** Proposed Lawful Development  
**PNO** Prior Notification (Agr, Dem, Tel)  
**REG3** District Application – Reg 3  
**REG4** District Application – Reg 4  
**REM** Approval of Reserved Matters  
**REN** Renewal (of Temporary Permission)  
**TCA** Tree in Conservation Area  
**TEL** Telecommunication Application (After PNO)  
**TPA** Works to tree subject of a TPO  
**CONACC** Accesses  
**CONADV** Adverts  
**CONAGR** Agricultural  
**CONBC** Breach of Conditions  
**CONCD** Coastal  
**CONCMA** County matters  
**CONCOM** Commercial/Industrial/Business  
**CONDWE** Unauthorised dwellings  
**CONENG** Engineering operations  
**CONHDG** Hedgerows  
**CONHH** Householders  
**CONLB** Listed Buildings  
**CONMHC** Mobile homes / caravans  
**CONREC** Recreation / sports  
**CONSH** Stables / horses  
**CONT** Trees  
**CONTEM** Temporary uses – markets/shooting/motorbikes  
**CONTRV** Travellers  
**CONWST** Wasteland

#### Committee report changes appear in bold text. Application Status

**ALLOW** Appeal Allowed  
**APP** Appeal in Progress  
**APPRET** Invalid Application Returned  
**APPWDN** Appeal Withdrawn  
**BCO** Building Work Complete  
**BST** Building Work Started  
**CLOSED** Case Closed  
**CRCTACT** Court Action Agreed  
**CRTDEC** Hearing Decision Made  
**CSS** Called in by Secretary of State  
**DEC** Decided  
**DECDET** Decline to determine  
**DEFCH** Defer – Chairman  
**DISMIS** Appeal Dismissed  
**HOLD** Application Clock Stopped  
**INV** Application Invalid on Receipt  
**LEG** Defer – Legal Agreement  
**LIC** Licence Issued  
**NFA** No Further Action  
**NODEC** No Decision  
**NONDET** Never to be determined  
**NOOBJ** No Objection  
**NOTICE** Notice Issued  
**NOTPRO** Not to Prepare a Tree Preservation Order  
**OBJ** Objection  
**PCNENF** PCN Served, Enforcement Pending  
**PCO** Pending Consideration  
**PD** Permitted Development  
**PDE** Pending Decision  
**PER** Application Permitted  
**PLNREC** DC Application Submitted  
**PPNR** Planning Permission Required S64  
**PPNREQ** Planning Permission Not Required  
**REC** Application Received  
**REF** Application Refused  
**REVOKE** Permission Revoked  
**S32** Section 32 Notice  
**SPLIT** Split Decision  
**STPSRV** Stop Notice Served  
**STPWTH** Stop Notice Withdrawn  
**VAL** Valid Application Received  
**WDN** Application Withdrawn  
**YESTPO** Prepare a Tree Preservation Order



## Agenda Update Sheet

Planning Committee  
Wednesday 18<sup>th</sup> November 2020

### Front Page Item Start times

CH/19/02758/FUL - Hambrook Holiday Park – item start time approximately 9.35am  
CH/19/02880/FUL – Plot A Pond Farm – item start time approximately 10.35am  
CH/20/00638/FUL – Plot C2 Pond Farm – item start time approximately 11.05am  
CH/20/00642/FUL – Plot C2a and Cb – item start time approximately 11.35am  
SB/20/00525/FUL – Prinsted Care Home – item start time approximately 12.05pm

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### ITEM: 4 APPLICATION NO: CH/19/02758/FUL

#### Addendum to report

Paragraph 2.4 - The site is located in the countryside, outside the settlement boundary of Nutbourne East. The settlement boundary of Nutbourne East is located to the south of the application site, with the property of Woodcroft, Broad Road in between the application site boundary and the settlement boundary (at the SW end of the application site).

Paragraph 2.5 - Hambrook Holiday Park is within **0.45km** (not 0.3km as stated in report) to the only local shop (post office) and is **0.35km** (not 0.2km as stated in report) from the train station.

#### Additional consultation response from Natural England

No comment.

#### Planning Obligation (para 8.58)

A signed copy of UU together with necessary payment has now been received.

#### Update to recommendation

PERMIT WITH S106

### Amended condition

24. 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 proposed accommodation shall be used for holiday accommodation only and for no other purpose and shall not be used for any individual's main or sole residential dwelling (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by the Town and Country Planning (Use Classes)(Amendment) (England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Reason: To ensure that the accommodation is only used as holiday / tourist accommodation, since the site lies within an area where additional residential properties would not normally be permitted and to prevent the creation, by conversion, of inappropriate units of accommodation, possibly leading to over intensive use of the site.

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### **ITEM: 5**

**APPLICATION NO: CH/19/02880/FUL**

### Addendum to report

Paragraph 3.1 - A planted landscape buffer is proposed to the northern and eastern boundary (not the western boundary as stated within the report).

Paragraph 8.7 - It should be noted that the scheme proposed sub-division and extension of Plot A as opposed to only sub-division.

### Amendments to conditions

Table of Decided Plans should be read as follows:

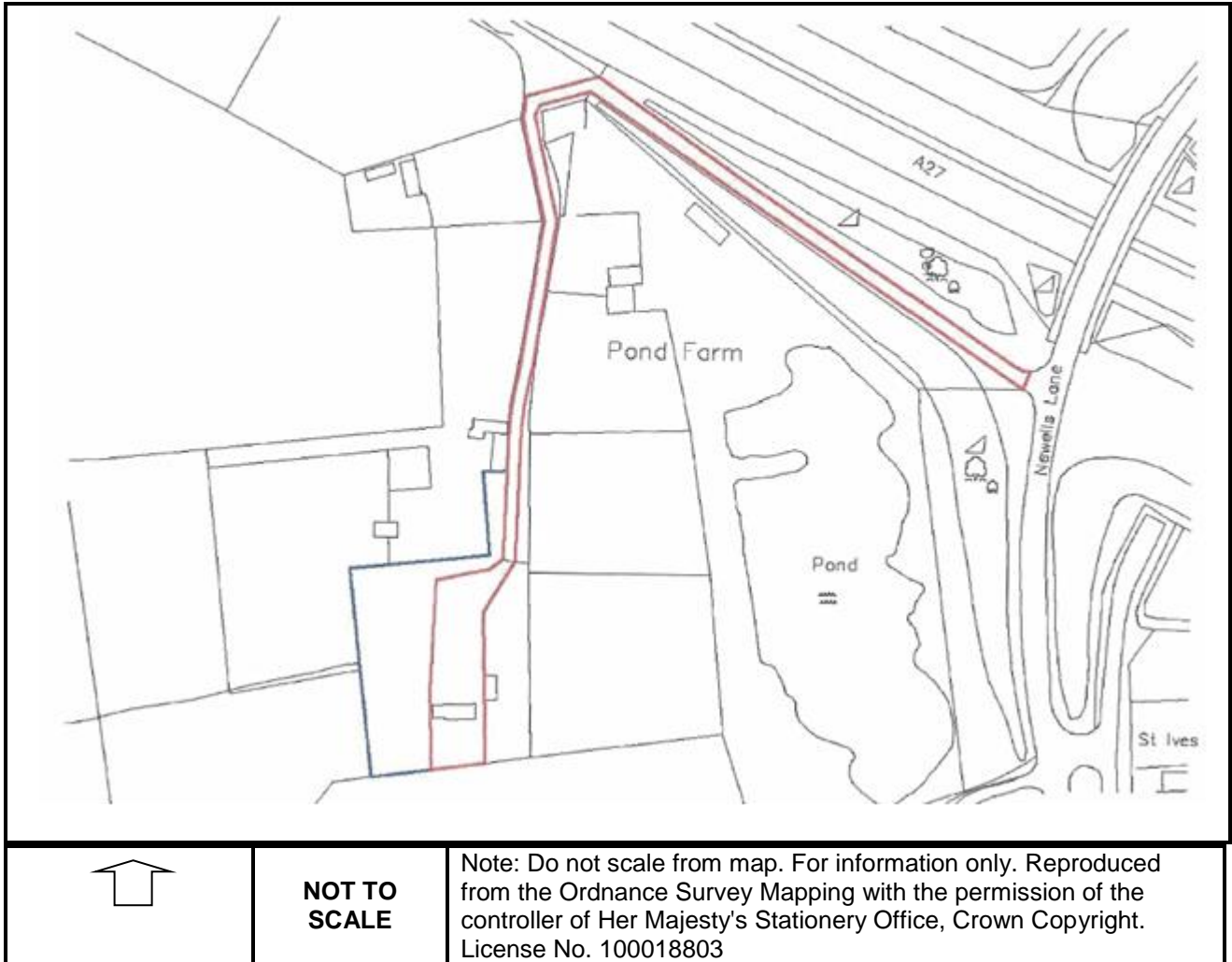
Details	Reference	Version	Date Received	Status
PLAN - Site Location Plan (A4)	001		26.11.2019	Superseded
PLAN - Site Block Plan (A3)	002		26.11.2019	Superseded
PLANS - Plans PLAN - Landscape Plan			09.04.2020	Approved
PLAN - Site Location Plan (A4)	001	REV A	16.11.2020	Approved
PLAN - Site Block Plan (A3)	002	REV A	16.11.2020	Approved

**ITEM: 6**

**APPLICATION NO: CH/20/00638/FUL**

Addendum to report

The location plan shown on p. 65 is replaced by the plan shown below.





**ITEM: 8**

**APPLICATION NO: 20/00525/FUL**

Additional consultations and representations

WSSC Fire and Rescue Service (summary)

The Water and Access officer has confirmed that the proposed condition requiring a sprinkler would be acceptable for the planning phase to ensure there are sufficient provisions for the new accommodation. Greater detail would be sought under building regulations, however either a fire hydrant and/or sprinkler system can be considered acceptable in principal.

Amended conditions

Table of Decided Plans should be read as follows:

Details	Reference	Version	Date Received	Status
PLAN - Existing Location Plan, Site Plan and Roof Plan (A1)	8877-01		10.03.2020	Approved
PLAN - SUBSTITUTE PLAN 3/6/20 - PROPOSED PLANS AND ELEVATIONS (A3)	8877 02	REV A	12.06.2020	Approved
PLAN – Tree Protection Plan	BJH 03/04		24.07.2020	Approved
PLAN – Proposed Elevations	8877 04		16.11.2020	Approved

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