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A meeting of **Planning Committee** will be held in Virtual on **Wednesday 21 April 2021** 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 R Plowman, Mr H Potter, Mr D Rodgers, Mrs S Sharp and Mr P Wilding

AGENDA

10 **Agenda Update Sheet** (Pages 1 - 2)

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
CRTECT 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
21st April 2021

ITEM 5:

APPLICATION NO: 20/00593/FUL - Appleton House Farm

Addendum to report

Revised wording for condition 14:

The development hereby permitted shall be carried out in strict accordance with the 'Nitrate Budget Letter Report' compiled by Ground and Water Geotechnical and Environmental Consultants dated July 2020. Prior to first occupation of the dwellinghouse hereby permitted it shall be connected in full working order to the Klargester BioDisc wastewater treatment plant (as specified within the Nitrate Budget Report) and a reed bed no less than 0.00264 ha. shall be planted in the location shown on the approved site plan 3H. Thereafter the wastewater treatment plant and the reed bed shall be maintained in perpetuity, in accordance with a management plan that shall first have been submitted to and approved in writing by the Local Planning Authority, prior to first occupation of the dwellinghouse.

Reason: In the interest of ensuring the proposal is nitrate neutral and does not result in an increased nitrate level within the Chichester Harbours.

Amend paragraph 8.12 to include the word 'not' as follows:

8.12 The proposal would not result in any loss of habitat or biodiversity value of the site and ecological enhancement can be secured via condition. The proposal is therefore considered to comply with Policy 49 of the Chichester Local Plan.

Additional clarification regarding foul sewerage:

The comments of Southern Water were received in response to the application as originally submitted, which identified that foul sewage will be disposed of via the mains sewer, however this is no longer the case. Following discussions with the applicant a package treatment plant will be provided on site to dispose of foul sewage. The Planning Practice Guidance outlines that in circumstances where connection to a public sewage treatment plant is not feasible (in terms of cost or practicality) a package treatment can be considered. In this instance, the main sewer is located south of the railway line. It is considered that a connection to the mains sewer would be unfeasible and therefore a package treatment plant would be an appropriate approach to managing foul sewerage from the development.

ITEM 6:

**Chichester Harbour Conservancy Consultation on Planning Principle 19:
Houseboats**

Addendum to report

Paragraph 4.5 should read as follows (change demarked in bold):

4.5 The guidance is clear that replacement houseboats on the canal are likely to be supported provided any increase in size is limited to now more than 25% greater than the existing. However additional **houseboats** in locations where there are none at present are less likely to be acceptable, in the rural area. In principle the proposed approach is reasonable, however the part of Chichester Canal falling within the AONB lies within the rural area, and it is considered that the guidance should be clearer as to whether, and where, any additional houseboats would be acceptable.