

Public Document Pack

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A meeting of **Planning Committee** will be held in Committee Rooms, East Pallant House on **Wednesday 9 June 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 Part 1

15 **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 within Part 1 of the agenda on Chichester District Council's website at <http://www.chichester.gov.uk/committees>.
3. 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]
4. 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

Committee report changes appear in bold text.

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

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
CRTACT 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 6 June 2021

ITEM: 2

Amendments to minutes of the Planning Committee on 05 May 2021

- Minute Item 48 (page 5 of Agenda pack)

In a vote Members agreed the recommendation to permit.

Permit

- Minute Item 49 (page 7 of Agenda Pack)

In a vote Members agreed the recommendation to permit.

Recommendation to Permit agreed subject to no objection being received from the water authority and the conditions and informatives set out in the report.

- Minute Item 52 (page 12 of Agenda Pack)

Paragraph 3, 5th line; ...however, to comply with the Governments ...

Paragraph 5, 9th line; ... the reason for this was to clarify the situation regarding the lawful use of the land as a whole.

ITEM: 5

APPLICATION NO: WW/20/02491/OUT

Amendments to conditions

Condition 3

The development hereby permitted shall not be carried out other than in accordance with the approved plans: PL-01 (Location Plan) and 103606-T-005/RevA (Proposed Site Access and Refuse / Large Car Swept Path).

Reason: To ensure the development complies with the planning permission.

Condition 6

Notwithstanding any details submitted, no development shall commence, until details of a system of foul drainage of the site have been submitted to, and approved in writing by the Local Planning Authority. Thereafter all development shall be undertaken in accordance with the approved details and no occupation of any dwelling, shall take place until the approved details for that dwelling have been completed. The foul drainage system shall be retained as approved thereafter, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure adequate provision for drainage. It is considered necessary for this to be a pre-commencement condition as such details need to be taken into account in the construction of the development and thus go to the heart of the planning permission.

WSCC Highways further comment (received 07.06.2021)

The Temporary Traffic Order (West Wittering: Chapel Lane, Acre Street & Piggery Hall Lane Experimental Prohibition of Driving Order 2019), permitted the implementation of traffic regulation measures, only when agreed criterion were met during the period 11/4/2019 - 30/9/19 & 1/4/20 - 30/9/20. The temporary order has now expired and as such would not be a material planning consideration. The temporary traffic order was implemented to test the success of the scheme that was designed to manage excess traffic travelling to the coast. WSCC Highways confirm the Order was only utilised 4 times in 2019. Piggery Hall Lane was included in the Order but in the event the proposed traffic regulation (closure) on that road was never used. WSCC highways has confirmed verbally that the situation has been improved by ticketing at West Wittering beach carpark and it is not the intention of WSCC highways to reinstate the TRO. Furthermore, even if it were to be re-advertised / implemented then it is not a regular event that would clash with the peak hour trip generation of the application site (between 8-9am and 5-6pm).

With regard to wider development numbers in the area, the planning application under consideration is for 70 dwellings and any future applications would be considered on their own merits.

Further Representations

COMMENT: 99 additional Third Party Objections have been received following the publication of the Committee Report

- Piggery Hall Lane is at capacity in normal times / immense traffic problem locally.
- Piggery Hall Lane can be closed at the B2179 at certain peak times as part of the West Wittering Estate's grid lock traffic mitigation plan agreed with WSCC Highways. If and when this option is exercised local travel becomes hard enough with the current level of housing; to build more houses of this scale, at this location is foolhardy and irresponsible.
- Very little police presence in area – Community Support Officers can only do so much.
- Not in accordance with the West Wittering Design Statement.
- Joint objections with 20/03125/OUT and 20/01090/EIA.
- Impact on European Habitat Sites.
- Increase in anti-social behaviour.

- Dental/Medical Practice is already full.
- Sewage system is inadequate and can't cope. Raw sewage is regularly discharged into the sea.
- Development is at odds with our absolute need to reduce carbon emissions.
- There have been previous refusals and dismissed appeals relating to a change of use from stables to a small holiday let at a site on Church Farm Lane.
- Increasing groundwater and flooding. Poor maintenance of drainage and culverts leading to flooding.
- Climate change – rising sea levels.
- Environmental damage / Damage to peninsula landscape.
- Insufficient infrastructure / electricity failures / water supply issues.
- Lack of employment – over 400 jobs lost in recent years.
- Poor quality of life for all.
- Area already has many caravan sites that increase the volume of people every summer.
- Inappropriate scale of development for the area / Harm to rural character.
- Area will lose its 'oldy worldy' charm that attracts tourists.
- Landowners benefit at the expense of existing residents and environment.
- Houses should be built on brownfield sites – not greenfield sites.
- Loss of agricultural land.
- There are only two small supermarkets in the village.
- Any consideration towards this application should not take for granted that access across 'Sandpiper Walk' will be permitted.
- Layout of development is not pleasing. Changes to the central area make the site look like an army barracks around a central parade ground.
- Site remains cramped and number of houses needs to be substantially reduced.

ITEM: 8

APPLICATION NO: CC/20/01590/DOM

Further Representations

1 no. additional Third Party Objection has been received following the publication of the Committee report

- Glass blocks should be limited to 2 no. high level rows of obscure glass glazing
- Roof lights will increase overlooking to south
- Support comments are provided by friends of the applicant and are not residents of Highland Road
- Paragraphs 8,124,127a and 127f of the NPPF 2019 are relevant
- The proposals are not subservient and could be considered to be overdevelopment of the site when assessed in conjunction with the summer house to rear of the site
- The proposed extensions will result in a terracing effect when viewed from the rear of the site
- Residents of the Broadway were not consulted upon the proposal
- Rooflights will be visible from The Broadway
- Pittisporum tree is on the boundary and should not be removed without approval of neighbouring property

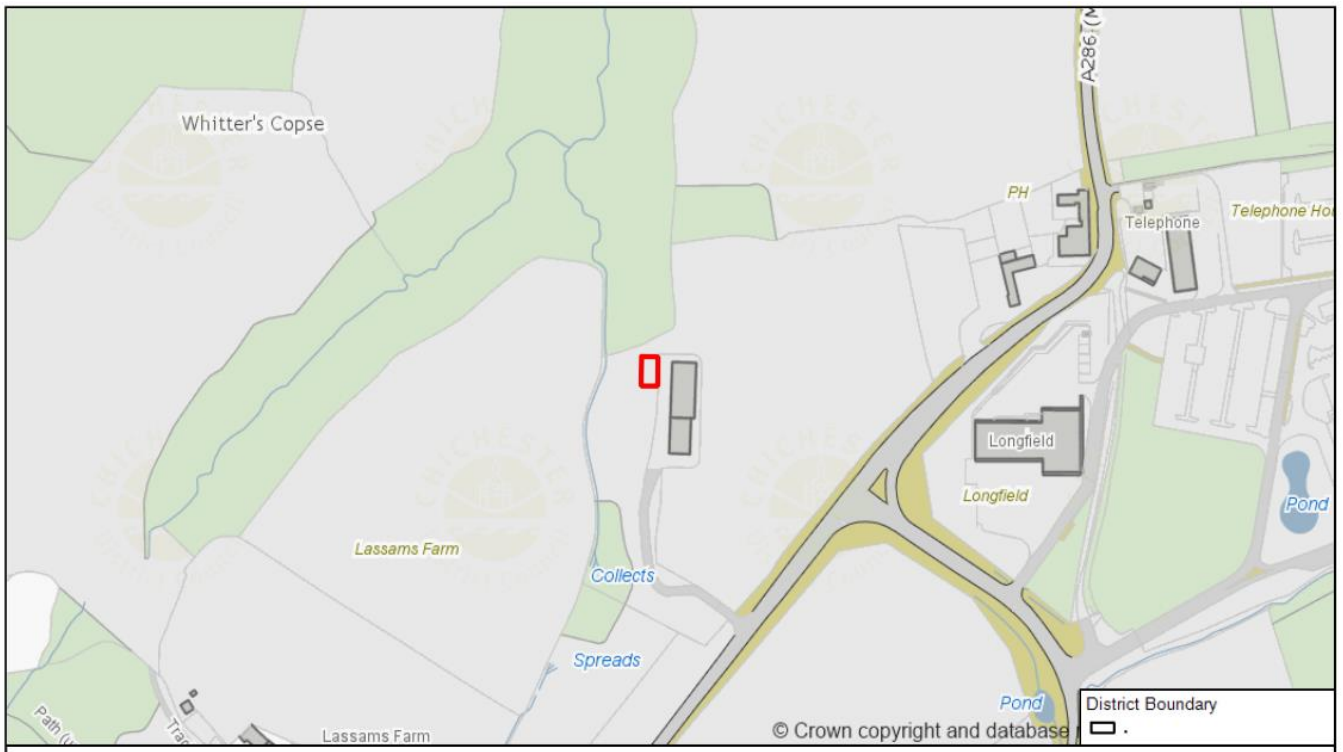
- Applicant could have set back the extension from the eastern boundary of the site to ensure that trees and vegetation to the boundary could be retained.
- Glass blocks should specify Pilkington level 5 obscurity
- Proposals do not accord with policy 33 of the Local Plan
- The red line is disputed by the neighbouring property and the applicant has provided no information to support the location of the eastern boundary line. The neighbour's assertion that the red line is incorrect has been supported by neighbour's solicitor and land registry documents
- Dispute that due diligence or best endeavours have been made to ascertain that the red line represents the reality on the ground
- Neighbour reserves right to legally challenge the serving of certificate C with the application
- Red line is shown differently on plan 1G and 4D.
- Neighbour considers it likely that construction will obstruct the passage way between properties which will impede wheelchair access
- Access for maintenance is a planning matter
- Application for the summerhouse on the site is relevant to this application
- Loss of access to rear of the property does not improve the housing stock
- Request a landscaping scheme between no. 30 and no. 32 is agreed at the cost of the applicant

Letter from applicant received 7th June 2021:

- Mr Smith's representations of 1st June does not raise any new considerations
 - The proposed glass blocks are designed to admit light but not to allow a view out
 - pedestrian and wheelchair access along the side of no. 32 Highland Road will be maintained at all times during construction works related to this application
 - Permitted development rights have not been taken into consideration by some contributors in relation to the insertion of Juliet balconies and velux roof windows
 - I anticipate a condition may be attached to consent to secure replacement planting and as I consider my garden to be important I will be very pleased to agree replacements that will amount to an enhancement.
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ITEM: 9
APPLICATION NO: SDNP/20/01158/FUL

Appendix 1: Revised site location map



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