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A meeting of **Planning Committee** will be held in Committee Rooms, East Pallant House on **Wednesday 6 October 2021 at 9.30 am**

MEMBERS: Mrs C Purnell (Chairman), Rev J H Bowden (Vice-Chairman),
Mr G Barrett, Mr B Brisbane, Mr R Briscoe, Mrs J Fowler,
Mrs D Johnson, Mr G McAra, Mr S Oakley, Mr H Potter, Mr D Rodgers,
Mrs S Sharp and Mr P Wilding

AGENDA

13 **Agenda Update Sheet** (Pages 1 - 3)

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
CRTRACT 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 October

ITEM: 5

APPLICATION NO: BO/21/02186/FUL

COMMENT:

Bosham Parish Council

Bosham Parish Council withdraw their objection (comment received 30.09.2021).

ITEM: 7

APPLICATION NO: E/20/03289/FUL

COMMENT:

Agent's supporting information

Submitted on 4 October 2021 by the agent including images and supporting information which can be summarised as follows:

- a) Summarising the background of the application
- b) Proposal seeks to reuse the brownfield site to develop five sustainable family homes, modelled on a modern interpretation of traditional rural buildings – designed to reflect the form of traditional barns, stables and outbuildings found in the local area
- c) Highlighting positive comments from the Parish Council and third party consultation responses received.
- d) Site has been marketed for over two years and since closed throughout the pandemic
- e) The Parish and residents recognise that this site has become unsightly and at risk of inappropriate land uses.
- f) The application has received written support from the Parish Council and surrounding residents. Not one objection has been made against the proposals.
- g) Applicants are a combination of two small local firms with specialist skills in planning, design and sustainable development who understand the fragile nature of

infrastructure on the peninsula, having lived and worked in the area for the majority of their lives.

h) This site is commercially un-viable for a sustainable leisure attraction. The proposal for a high-quality low density scheme residential development will significantly reduce local traffic movements compared to the previous tourist use at peak times from 200-300 per day to 27-37 per day as family homes.

i) The proposal represents an effective and efficient use of land by reusing brownfield land with the opportunity to improve the built-form and visual quality of the site.

j) Designed to provide an example of best practice to deliver energy efficient sustainable homes. A potential first for multiple low carbon developments for the District and a direct response to the UK government ambitious carbon cutting target.

k) Will provide houses with effective home office work environments responding to the major shift in work patterns after the global pandemic.

ITEM: 8

APPLICATION NO: SB/20/02297/FUL

COMMENT:

Addendum to report

Paragraph 7.2 Page 107 to include:

Southbourne Parish Council is undertaking a review of its Neighbourhood Plan. The Southbourne Parish Neighbourhood Plan Review 2019-2037 has been published for consultation according to Regulation 16 of the Neighbourhood Planning (General) Regulations 2012. It has not been through examination or referendum currently and it therefore carries limited weight in the consideration of this application.

The relevant policies from the Neighbourhood Plan Review are as follows:

- Policy Sb1: Development Within and Outside the Settlement Boundaries
- Policy Sb4: Meeting Local Housing Needs
- Policy Sb7: Managing Design in Southbourne Parish
- Policy Sb9: Managing Design and Heritage in Hermitage
- Policy Sb13: Green and Blue Infrastructure Network
- Policy Sb14: Biodiversity
- Policy Sb15: Trees, Woodland and Hedgerows
- Policy Sb18: Sustainable Accessibility and Mobility
- Policy Sb19: Mitigating Effects on European Designated Sites
- Policy Sb20: Mitigating Climate Change – New Buildings
- Policy Sb21: Mitigating Climate Change – Carbon Sinking
- Policy Sb22: Adapting to Climate Change – Water Infrastructure
And Flood Risk

Addendum to the Decided Plans table

Deletion of:

ASD/JH/101 REV C

ASD/JH/301 REV C

ASD/JH/101 REV C

20111-HNW-XX-XX-DR-A-2120 REV P15

Insertion of:

ASD/JH/101 REV E

ASD/JH/301 REV E

ASD/JH/302 REV E

20111-HNW-XX-XX-DR-A-2120 REV P16

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