

# Public Document Pack

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A meeting of **Planning Committee** will be held in Committee Rooms, East Pallant House on **Wednesday 3 November 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

17 **Agenda Update Sheet - 03-11-21** (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  
**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  
Wednesday 3<sup>rd</sup> November 2021

**ITEM: 6**

**APPLICATION NO: 21/01309/FUL**

**COMMENT:**

Amendment to recommendation

**RECOMMENDATION:  
DELEGATE TO OFFICERS**

Addendum to report:

Paragraph 3.3 should now read:

3.3 A separate application for advertisement consent to replace the existing building signage and for additional signage relating to the proposed drive thru (ref 21/02651/ADV) ~~is currently under consideration by the council~~ has been approved by the council on the 26<sup>th</sup> October 2021.

Addendum to the Decided Plans table

Deletion of:  
PS-01.5F Rev F

Insertion of:  
7348-PS-01.5 Rev G

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**ITEM: 7**

**APPLICATION NO: SB/21/02603/FUL**

**COMMENT:**

Amended Condition

4) The use of the land as a building site compound relates solely to the construction works being carried out on the adjacent land to the West, known as Priors Orchard, Main Road, Southbourne, subject to planning permission reference SB/14/02800/OUT, and for no other construction works.

Reason: In the interests of highway safety and to safeguard the amenities of neighbouring properties.

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**ITEM: 9**

**APPLICATION NO: WW/21/02102/FUL**

**COMMENT:**

Point of clarification: The applicant is Chichester District Council

Chichester Harbour Conservancy Consultation Response - dated 20 October 2021

Raise no objection, subject to compliance with submitted method statement for implementation.

The applicant has carried out an appropriate assessment under the Habitats Regulations. This has concluded no significant adverse effects and that the works are necessary to safeguard nature conservation interests.

I note that the Environment Agency and Natural England, as part of East Head Coastal Issues Advisory Group, have been involved throughout and that this is the fourth time since 2005 that this preferred adaptive management technique has been employed. The previous interventions produced no adverse effects. It is noted that the tonnage sought now is the same as that consented under 15/02328/REG3.

Viewed from the sea, the gradual removal of the breastworks between the groynes will leave the beach profile with a more natural appearance in the landscape and that the raising of the 'hinge' by 1 m will not have a significant landscape impact, behind the Tamarisk line.

It has also been noted that an element of sand bank at the north end of East Head, proximate to where the excavation will take place has recently naturally eroded along a 20m stretch in recent time, indicating the dynamic nature of this geomorphological coastal feature.

Updated Natural England consultation response - dated 26<sup>th</sup> October 2021 (update to paragraph 6.3 on page 90 of the agenda)

No objection - subject to appropriate mitigation being secured

Natural England notes that your authority, as competent authority, has undertaken an appropriate assessment of the proposal in accordance with regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any planning permission given.

The relevant mitigation measures include:

- Timing of the works to avoid bird nesting season (1st March to 31st August) - If works to coincide with overwintering bird season (October to February inclusive), an ecological watching brief should be maintained and performed by the National Trust Rangers. If birds are showing signs of disturbance, then works should be suspended and Natural England consulted.
- Same haulage route must be used throughout the operations. With majority of route along the lower shoreline, below the strandline.
- A single strand-line crossing is to be used to reduce impact of the strandline habitat. - The haulage route above the strandline is to be clearly marked, to avoid impacting dune habitats and drift line vegetation

Amendment to paragraph 8.14 (on page 95 of the agenda)

8.14 Habitats Regulations section 63(3) states that Natural England (NE), as the appropriate nature conservation body, must be consulted on the HRA with the Local Planning authority taking into account any representations made by that body within such reasonable time as the authority specifies prior to consent being granted for the application. ~~This consultation is currently underway. As such, the recommendation for this application is subject to the consultation with NE on the HRA.~~ NE's consultation response received 26<sup>th</sup> October 2021 confirmed that it agreed with the conclusions of the AA and that, provided the mitigation set out in paragraph 8.12 of this report are secured by condition, the proposals would not have an adverse impact on the integrity of the European site.

Amendment to recommendation

**RECOMMENDATION  
PERMIT**

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