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A meeting of **Planning Committee** will be held in Committee Rooms, East Pallant House on **Wednesday 5 January 2022 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

SUPPLEMENT TO AGENDA

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Agenda Update Sheet

Planning Committee
Wednesday 5 January 2022

ITEM: 7

APPLICATION NO: CC/21/03391/FUL

COMMENT:

Additional consultee comment received

CDC Environmental Protection Officer

It is proposed to reinstate the requirements of condition 19 [noise mitigation and management scheme] in 20/01914/FUL to replace conditions 16 [noise mitigation and management scheme] and 35 [hours of use] in 21/01391/FUL. We are satisfied that the requirements of condition 19 [noise mitigation and management scheme] plus the original condition 37 in 20/01914/FUL (which restricts the hours of use of delivery vehicles) will control noise from activities at the site to an acceptable level. It is noted that the requirements of condition 13 in 20/01914/FUL will also be imposed (to replace condition 39 of 21/01391/FUL) to control noise from external mechanical or fixed plant.

With respect to air pollution, we are satisfied that the wording of conditions 15 and 17 of 20/01914/FUL will adequately cover the requirements of conditions 13 and 15 of 21/01391/FUL.

We agree that the wording of condition 29 relating to lighting of 20/01914/FUL is acceptable to replace condition 28 of 21/01391/FUL.

It is noted that the wording of condition 33 [footpath] of 20/01914/FUL will be reinstated as part of this application which is welcomed.

Additional representations received

2 further comments have been received, concerning:

- a) Some of the schemes show vertical panels, whereas the elevations for Block 1 show horizontal cladding.
- b) Vertical cladding will have the effect of emphasising the height of Block 1, resulting in further visual impact on the surrounding residential area
- c) Planners should ensure that the visual impact of this new development is minimised as far as possible and require that any wall cladding is aligned in a horizontal direction and not vertical.

- d) No comment on 3rd party representations.
 - e) Strict controls on hours of working for these units has been omitted in this application.
 - f) The Noise Mitigation and Management Scheme will offer some protection for neighbours but there is bound to be some 'out of hours' disturbance to neighbours if there are no strict controls.
 - g) Not all neighbours have been written to regarding the new application.
 - h) New documents have been added to the planning submission after the deadline for neighbour consultation.
 - i) Consultation period should be extended, and full publicity should be carried out for the application.
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ITEM: 8

APPEALS, COURT AND POLICY MATTERS

6. COURT AND OTHER MATTERS

High Court Matters

Site – Land at Bethwines Farm and South of Ivy Lodge, West of Blackboy Lane, Fishbourne.

Matter – Appellant's challenge of PINS decision letter dated 4th October 2021

Stage – Application lodged 22nd November 2021 and defence filed on behalf of PINS on 23rd December 2021.
