

# Public Document Pack

## JOHN WARD

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A meeting of **Planning Committee** will be held in Committee Rooms, East Pallant House on **Wednesday 4 May 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

14 **Agenda Update Sheet 04.05.2022** (Pages 1 - 3)

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## Agenda Update Sheet

Planning Committee  
Wednesday 4 May

### ITEM: 5

**APPLICATION NO: CC/21/02880/ADV**

#### COMMENT:

##### Additional Informative:

The applicant is requested to ensure that the street number of the property (No.48) is included within the fascia to these premises, which shall be hand painted and posited to either the left or right corner of the fascia.

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### ITEM: 6

**APPLICATION NO: CC/21/02893/FUL**

#### COMMENT:

The description has been amended to read: Re-paint existing shopfront in Basalt Grey (retrospective).

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### ITEM: 7

**APPLICATION NO: SI/21/02786/FUL Land South Of Telephone Exchange Selsey Road Sidlesham West Sussex**

#### COMMENT:

##### Addendum to report:

The reasons for refusal to be replaced with the following;

1) The proposed storage use for caravans and boats and its associated storage building, hardstanding and fencing would be located on open grazing land outside of the existing settlement boundary as designated by the Chichester Local Plan 2014-2029. It would therefore constitute unjustified and inappropriate development within the countryside, that would not meet a small-scale agricultural need, does not require a countryside location

and would lead to a reliance on the use of private motor vehicles to travel to and from the site which is not well connected to existing tourism or marine activities. The proposal would also result in the loss of the land for grazing, and by reason of the nature of the storage use proposed there are no significant economic or employment benefits that would outweigh the identified harm that would arise from the location of the development in an unsustainable rural location. The proposal would thereafter conflict with policies 1, 2, 8, 39 and 45 of the Chichester Local Plan: Key Policies 2014-2029 and sections 2, 6, 9 and 12 of the National Planning Policy Framework.

2) The commercial use would be situated within a gap between development in a village characterised by its dispersed and sporadic form resulting in harm to its rural character and appearance by reason of the increased activity associated with its use and the visual impact of the proposal. The visual harm to the countryside would be exacerbated by the proposal's clustering of boats and caravans and additional storage building on the site which would be detrimental to the pattern of open fields and low-density residential development in the locality. The proposal would also lead to less than significant harm to the setting of Muttons Farmhouse to the south of the site, which would not be outweighed by any public benefits. The proposal would therefore cause harm to the rural character of the locality and the setting of a heritage asset contrary to policies 40, 47 and 48 of the Chichester Local Plan: Key Policies 2014-2029 and sections 12, 15 and 16 of the National Planning Policy Framework.

#### INFORMATIVE

1) This decision related to plans; 210824\_R0\_001, 002, 200 and 300 REV R.1

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#### ITEM: 8

**APPLICATION NO: LX/20/01977/FUL**

#### COMMENT:

##### Amended condition 5

5) The overall site-wide surface water drainage scheme shall be implemented in accordance with drawings AH283-CIV-110/PO2, AH283-CIV-107/PO4, AH283-CIV-108/PO6, AH283-CIV-111/PO5, AH 283-CIV-112/P03, AH283-CIV-309/P04, AH283-CIV-312/P04 and AH283-CIV-313/P01 (in so far as they relate to surface water drainage) unless any variation is agreed in writing by the Local Planning Authority. No building shall be occupied until the complete surface water drainage system serving that property has been implemented in accordance with the approved surface water drainage scheme.

Reason: ~~The details are required pre-commencement~~ To ensure that the proposed development is satisfactorily drained with all necessary infrastructure installed during the groundworks phase.

##### Third Party Representations

A further 8 letters have been received raising concern over the lack of a shop in the village. It is understood that the existing post office and shop is due to close in September and concern is raised over the time it is taking for approval of the new shop.

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**ITEM: 9**

**Schedule of Planning Appeals, Court and Policy Matters**

**6.COURT AND OTHER MATTERS**

High Court Hearings

Site: Land at Flat Farm, Broad Road, Hambrook, West Sussex PO18 8FT

Matter: Appellant's challenge of Planning Inspectorate's decision letter dated 14<sup>th</sup> January 2022.

Stage: Application lodged 24<sup>th</sup> February 2022 and Grounds of Defence lodged on behalf of the Planning Inspectorate on 25<sup>th</sup> March 2022. Permission to proceed with the claim granted on 11<sup>th</sup> April 2022.

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