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JOHN WARD

Director of Corporate Services

Contact: Fiona Baker on 01243 534609

Email: fbaker@chichester.gov.uk

East Pallant House

1 East Pallant

Chichester

West Sussex

PO19 1TY

Tel: 01243 785166

www.chichester.gov.uk



A meeting of **Planning Committee** will be held in Committee Rooms, East Pallant House on **Wednesday 10 August 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

15 **Agenda Update - 10.08.2022** (Pages 1 - 4)

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Agenda Update Sheet

Planning Committee
Wednesday 10 August 2022

ITEM: 8

APPLICATION NO: 21/03657/FUL

COMMENT:

Amended wording to condition 3

The development hereby permitted shall not commence until the full details of the proposed surface water drainage scheme have been submitted to, and approved in writing by, the Local Planning Authority. **This should include details of the proposed soakaway and any impact on the existing soakaway.** The design should follow the hierarchy of preference for different types of surface water drainage disposal systems, as set out in Approved Document H of the Building Regulations and the SuDS Manual produced by CIRIA. Winter groundwater monitoring, to establish the highest annual ground water levels, and winter percolation testing, to BRE 365 or a similar approved method, will be required to support the design of any infiltration drainage. The extension shall not be occupied until the complete surface water drainage system serving the extension has been implemented in accordance with the agreed scheme.

Reason: These details are necessary pre-commencement to ensure that the site is adequately drained.

Amended wording to condition 5

No development shall commence until plans of the site showing details of the proposed finished floor level of the extension and proposed ground levels, including the ground level and height of the **retained bund and any new bunding resulting from redistributed soil from the existing bund**, have been submitted to, and approved in writing by, the Local Planning Authority. The details shall clearly identify the relationship of the proposed ground levels and proposed completed height with adjacent buildings. The development thereafter shall be carried out in accordance with the approved details.

Reason: To ensure that a satisfactory relationship results between the new development and adjacent buildings and public areas. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go to the heart of the planning permission.

Amended wording to condition 15

During construction of the development hereby permitted, the following ecological protection measures shall apply:

- no works to the trees or vegetation clearance on the site shall be undertaken within the bird breeding season (1st March - 1st October) unless otherwise agreed in writing by the Local Planning Authority ~~in which case the site shall also be assessed by a suitably qualified Ecologist before any works take place (within 24 hours of any work).~~
- Any brush piles, compost and debris piles on site which could provide shelter areas and hibernation potential for hedgehogs shall only be removed outside of the hibernation period (mid-October to mid-March inclusive). These piles must undergo soft demolition. If any small mammals including hedgehogs are found, relocation away from the construction area into surrounding suitable habitats shall be undertaken.
- **Prior to vegetation clearance of the bund, the site shall be assessed by a suitably qualified Ecologist before any works take place (within 24 hours of any work).**

Reason: in the interest of protecting and enhancing biodiversity

~~During the first planting season following first use or completion of the extension hereby permitted, the approved landscape scheme shall be fully implemented and thereafter maintained in strict accordance with the Planting Plan (1906-PP-300 Rev C dated 08/09/2021) and Landscape Management Plan (MP/600 dated November 2021) unless otherwise agreed upon in writing by the Local Planning Authority.~~

~~Any trees or plants which, within a period of 5 years after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved unless otherwise first agreed in writing by the Local Planning Authority.~~

~~Reason: In the interests of the visual amenities of the locality.~~

Amended wording to condition 16

The development hereby permitted shall not be first brought into use until a fully detailed landscape and planting scheme for the site has been submitted to and approved in writing by the Local Planning Authority. **The scheme shall be in general accordance with Planting Plan (1906-PP-300 Rev F dated 08/09/2021) and Landscape Management Plan (MP/600 dated November 2021) and include details of any redistributed soil removed from the existing bund.** The details shall include a planting plan and schedule of plants noting species, plant sizes and proposed numbers/densities, and for large scale developments shall include a program for the provision of the landscaping. In addition, all existing trees and vegetation on the land shall be indicated including details of any to be retained, together with measures for their protection in the course of development. The scheme shall make particular provision for the conservation and enhancement of biodiversity on the application site. The works shall be carried out in accordance with the approved details and in accordance with the recommendations of the appropriate British Standards or other recognised codes of good practice. The approved scheme shall be

carried out in the first planting season after practical completion or first occupation of the development, whichever is earlier, unless otherwise first agreed in writing by the Local Planning Authority. Any trees or plants which, within a period of 5 years after planting, are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality and to enable proper consideration to be given to the impact of the proposed development on existing trees.

ITEM: 9

APPLICATION NO: 21/03586/FUL

COMMENT:

Addendums to report

Paragraph 1.1 to read:

Parish Objection – Officer recommends Permit

Paragraph 8.39 to read:

To assist the LPA with its appropriate assessment, the application has been accompanied by a nitrogen mitigation proposal, which details the additional nitrogen resulting from the proposed development (1.51 kg of Nitrogen per year) and a Nitrate Mitigation Proposal which details the proposed **on-site** mitigation. The mitigation involves the conversion of the grassland from lowland grazing to wildflower meadow which would reduce nitrogen runoff by 1.67kg per year, which is slightly greater than the 1.51kg required to be offset. The mitigation proposal details how the existing grassland will be prepared for seeding with a suitable wildflower-only seed mix such as Emorsgate EM2F - Standard General-Purpose Wildflowers, sown at the recommended rate of 1.5g/m². It also details the ongoing management of the wildflower meadow.

Amended wording to Condition 14

Prior to the first occupation of the live/work units hereby approved, the development shall have fully implemented the required nitrogen mitigation, in strict accordance with the Nutrient Budget Assessment (16.05.2022) and drawing no. 2020.12.13 (Proposed soft landscaping). That is to say, the wildflower meadow shall be provided in accordance with the specification details within the nutrient budget assessment in the location as shown of the aforementioned drawing, and thereafter retained and maintained in accordance with the management schedule, for the lifetime of the development.

Reason: To ensure the proposal achieves nitrogen neutrality and does not result in an increased nitrate level within the Chichester Harbours.

ITEM: 10

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 14th January 2022.

Stage: Application lodged 24th February 2022 and Grounds of Defence lodged on behalf of the Planning Inspectorate on 25th March 2022. Permission to proceed with the claim granted on 11th April 2022. Consent Order (signed by all parties) agreeing to stay of proceedings for two months issued on 11th May 2022 and a second draft consent order requesting a further stay of proceedings until 10TH September 2022 has been signed on 29th June 2022.

Site: Westhampnett/North East Chichester SDL

Matter: The Goodwood Estate Company Limited's challenge of Planning Inspectorate's decision letter dated 27th May 2022.

Stage: On 1st August 2022 Chichester District Council served with application and grounds of claim as an "interested party".