

# 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 5 April 2023 at 9.30 am**

MEMBERS: Mrs C Purnell (Chairman), Mr B Brisbane (Vice-Chairman),  
Rev J H Bowden, Mr G Barrett, 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

16 **Agenda Update Sheet 05.04.2023** (Pages 1 - 3)

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## Agenda Update Sheet

Planning Committee  
Wednesday 5 April 2023

### ITEM: 6

**APPLICATION NO: 22/02679/FUL**

### COMMENT:

#### Additional Representation

North Mundham Parish Council registered an objection to this application on 12 December 2022. Our objection was principally based on concerns about noise levels. We note that a revised Noise Management Plan has been developed, which was published on 15 February 2023. However, we were unaware of the subsequent discussions between the applicant and CDC's Environmental Protection officers, and the further amendments agreed, as reported in paragraph 6.7 of the committee report (page 42 et seq.), until the report was published on 28 March 2023.

It is a matter of some regret that we were unaware until now of the negotiations that have taken place and the conditions that have been proposed (condition 17 in particular), which appear to offer a resolution to our concerns, and we are therefore able to advise that we withdraw our objection.

#### Additional conditions

**No part of the development hereby permitted shall be first occupied** until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council as the Local Highway Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document and in accordance with the agreed timescales. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport.

**No part of the development hereby permitted shall be first occupied** until such time as the vehicular access has been constructed in accordance with plans and details that shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of ensuring safe and adequate access to the development.

Amended conditions (in terms of updated guidance)

5) **No development shall commence** until a scheme to deal with contamination of land and/or controlled waters has been submitted to and approved in writing by the Local Planning Authority (LPA). Unless the local planning authority dispenses with any such requirement specifically in writing the scheme shall include the following, a Phase 1 report carried out by a competent person to include a desk study, site walkover, production of a site conceptual model and human health and environmental risk assessment, undertaken in accordance with national guidance as set out in DEFRA and the Environment Agency's Land Contamination Risk Management (LCRM) (October 2020).

Reason: In the interests of amenity and to protect the health of future occupiers of the site from any possible effects of land contamination in accordance with local and national planning policy.

7) If the Phase 2 report submitted pursuant to condition 6 identifies that site remediation is required then **no development shall commence** until a Remediation Scheme has been submitted to and approved in writing to the Local Planning Authority detailing how the remediation will be undertaken, what methods will be used and what is to be achieved. Any ongoing monitoring shall also be specified. A competent person shall be nominated by the developer to oversee the implementation of the Remediation Scheme. The report shall be undertaken in accordance with national guidance as set out in DEFRA and the Environment Agency's Land Contamination Risk Management (LCRM) (October 2020). Thereafter the approved remediation scheme shall be fully implemented in accordance with the approved details.

Reason: In the interests of amenity and to protect the health of future occupiers of the site from any possible effects of contaminated land in accordance with local and national planning policy.

11) No part of the development hereby permitted shall be first brought into use, until details of any external lighting of the site have been submitted to and approved in writing by the Local Planning Authority. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles, luminaire profiles, the timings of any lighting and the mechanism for turning on/off any external lighting). The lighting scheme shall set out how the design of the lighting shall not exceed thresholds from the Institution of Lighting Professional's for Environmental Zone E2, 'Guidance Notes for the Reduction of Obtrusive Light (Guidance Note 01/20)'; and shall minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding. The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: In the interests of protecting wildlife and residential amenity.

13) **The development hereby permitted shall not be first occupied** until a verification report for the approved contaminated land remediation has been submitted in writing to the Local Planning Authority. The report should be undertaken in accordance with national guidance as set out in DEFRA and the Environment Agency's Land Contamination Risk Management (LCRM) (October 2020).

Reason: In the interests of amenity and to protect the health of future occupiers of the site from any possible effects of land contamination in accordance with local and national planning policy.

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**ITEM: 8**

**APPLICATION NO:**

**COMMENT:**

Additional Representation

West Itchenor Parish Council removes their objection.

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**ITEM: 9**

**APPLICATION NO: 22/02876/FUL**

**COMMENT:**

Revised Description

Description to read:

Revisions to previously permitted north and west boundary treatments, to include timber facing to north boundary wall and limestone wall below post and rail fence to west boundary.

Deleted Condition

Condition 1 to be removed as works have already commenced.

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