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A meeting of the **Planning Committee** will be held in the Committee Rooms at East Pallant House Chichester West Sussex on **Wednesday 18 July 2018** at **09:30**

MEMBERS: Mr R Hayes (Chairman), Mrs C Purnell (Vice-Chairman), Mr G Barrett, Mrs J Duncton, Mr M Dunn, Mr J F Elliott, Mr M Hall, Mr L Hixson, Mrs J Kilby, Mr G McAra, Mr S Oakley, Mr R Plowman, Mrs J Tassell, Mrs P Tull and Mr D Wakeham

# AGENDA

## PRELIMINARY MATTERS

1 **Chairman's Announcements**

Any apologies for absence which have been received will be noted at this stage.

The Planning Committee will be informed at this point in the meeting of any planning applications (agenda items 5 to 12) which have been deferred or withdrawn and so will not be discussed and determined at this meeting.

2 **Approval of Minutes** (pages 1 to 6)

The Planning Committee is requested to approve as a correct record the minutes of its ordinary meeting on Wednesday 13 June 2018, a copy of which is circulated with this agenda.

3 **Late Items**

The chairman will advise of any late items which will be given consideration under agenda item 15 (a) or (b).

4 **Declarations of Interests** (pages 7 to 8)

For details of members' personal interests arising from their membership of parish councils or West Sussex County Council or from their being Chichester District Council or West Sussex County Council appointees to outside organisations or members of outside bodies or from being employees of such organisations or bodies, please refer to pages 7 to 8 of this agenda.

Such interests are hereby disclosed by each member in respect of agenda items in the schedule of planning applications where the Council or outside body

concerned has been consulted in respect of that particular item or application.

Declarations of disclosable pecuniary interests, personal interests and prejudicial interests are to be made by members of the Planning Committee in respect of matters on the agenda or this meeting.

There are sometimes also declarations by members that they will not participate in the discussion of and decision on a particular item for various reasons eg predetermination or bias.

**PLANNING APPLICATIONS - AGENDA ITEMS 5 TO 12 INCLUSIVE**

Section 5 of the notes at the end of the agenda front sheets has a table showing how planning applications are referenced.

5 **BX/18/00696/FUL - Land West of Abbots Close Priors Acre Boxgrove West Sussex** (pages 9 to 41)

The Planning Committee is asked to consider and determine this planning application for:

Development of site to provide 22 residential units, access, public open space, landscaping, car parking

6 **CC/18/00192/ADV and CC/18/00196/LBC - Zizzi The Old Theatre 43 South Street Chichester West Sussex PO19 1DS** (pages 42 to 50)

The Planning Committee is asked to consider and determine this planning application for:

One no externally illuminated projection sign, one no externally illuminated fascia sign and one no internally illuminated menu sign

7 **CC/18/00798/FUL - 28 Melbourne Road Chichester PO19 7ND** (pages 51 to 64)

The Planning Committee is asked to consider and determine this planning application for:

Demolition of existing dwelling and erection of two no dwellings

8 **CC/18/01064/FUL - Chichester Ambulance Station Terminus Road Chichester PO19 8TX** (pages 65 to 74)

The Planning Committee is asked to consider and determine this planning application for:

Change of use of existing building (former ambulance station) to church (D1 use including some B1 space) including minor external alterations

9 **FU/17/02187/FUL - Land South of Osiers Clay Lane Funtington West Sussex** (pages 75 to 83)

The Planning Committee is asked to consider and determine this planning application for:

Permanent stationing of mobile home to support equestrian business

10 **SB/18/00048/FUL - Gosden Green Nursery 112 Main Road Southbourne PO10 8AY** (pages 84 to 94)

The Planning Committee is asked to consider and determine this planning application for:

Creation of new access onto A259 to serve lawful B8 uses

11 **SY/18/00595/FUL - Land South of Ellis Square Selsey Chichester West Sussex PO20 8AF** (pages 95 to 107)

The Planning Committee is asked to consider and determine this planning application for:

Construction of D2 building for private gym and health club with associated access, car parking and landscaping (alternative use to that approved under LPA ref SY/17/02137/FUL)

12 **WW/17/03295/FUL - Izora 1 Watersedge Gardens West Wittering PO20 8RA** (pages 108 to 117)

The Planning Committee is asked to consider and determine this planning application for:

Change of use from public highway pavement to residential garden use

[**Note** This application was deferred at the Planning Committee's meeting on Wednesday 16 May 2018 for a site visit by members (scheduled to take place on Monday 16 July 2018) and for officers to seek further advice from West Sussex County Council Highways]

**NON-PLANNING APPLICATION MATTERS**

13 **Schedule of Planning Appeals, Court and Policy Matters** (pages 118 to 131)

The Planning Committee is asked to consider the monthly schedule updating the position with regard to planning appeals, litigation and recent planning policy publications or pronouncements.

14 **Schedule of Outstanding Contraventions** (pages 132 to 155)

The Planning Committee is asked to consider the quarterly schedule for the period

up to 30 June 2018 which updates the position with regard to planning enforcement matters.

## FINAL MATTERS

### 15 Late Items

The Planning Committee will consider any late items announced by the chairman during agenda item 3 as follows:

(a) Items added to the agenda papers and made available for public inspection

(b) Items which the chairman has agreed should be taken as matters of urgency by reason of special circumstances to be reported at the meeting

### 16 Exclusion of the Press and Public

There are no restricted items for consideration by the Planning Committee at this meeting.

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
**CRTACT** 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