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A meeting of **Planning Committee** will be held in the Committee Rooms, East Pallant House on **Wednesday 9 June 2021 at 9.30 am**

MEMBERS: Mrs C Purnell (Chairman), Rev J H Bowden (Vice-Chairman), Mr G Barrett, Mr R Briscoe, Mrs J Fowler, Mrs D Johnson, Mr G McAra, Mr S Oakley, Mr R Plowman, Mr H Potter, Mr D Rodgers, Mrs S Sharp and Mr P Wilding

## AGENDA

### 1 **Chair'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Committee will be informed at this point in the meeting of any planning applications which have been deferred or withdrawn and so will not be discussed and determined at this meeting.

### 2 **Approval of Minutes** (Pages 1 - 14)

The minutes relate to the meeting of the Planning Committee on 5 May 2021.

### 3 **Urgent Items**

The Chair will announce any urgent items that due to special circumstances will be dealt with under agenda item 14(b).

### 4 **Declarations of Interests** (Pages 15 - 16)

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. 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.

### **PLANNING APPLICATIONS - AGENDA ITEMS 5 TO 9 INCLUSIVE**

Section 6 of the Notes at the end of the agenda front sheets has a table showing how planning applications are referenced.

### 5 **WW/20/02491/OUT Land To The West Of Church Road, Church Road, West Wittering, West Sussex (9.35am approximate start time)** (Pages 17 - 76)

Outline planning application for residential development of 70 dwellings (some matters reserved except for access).

- 6 **WE/20/01569/FUL Land South Of Foxbury Lane, Foxbury Lane, Westbourne, West Sussex, PO10 8RG (10.35am approximate start time)** (Pages 77 - 108)  
Erection of 1 no. dwelling and associated landscaping.
- 7 **CC/21/00115/FUL Unit 128, Terminus Road, Chichester, West Sussex, PO19 8ZZ (11.25am approximate start time)** (Pages 109 - 120)  
Change of use and associated signage from flexible class B1 B2 and B8 to class E indoor sport, recreation of fitness.
- 8 **CC/20/01590/DOM 30 Highland Road, Chichester, West Sussex, PO19 5QT (11.45am approximate start time)** (Pages 121 - 132)  
Alterations to existing dwelling together with ground floor rear extension and side porch.
- 9 **SDNP/20/01158/FUL Pondfield Farm and Stud Midhurst Road, Fernhurst, West Sussex, GU27 3HA (12.15pm approximate start time)** (Pages 133 - 144)  
Temporary on site accommodation for a worker essential to the operation of the land based business.
- 10 **Chichester District Council Schedule of Planning Appeals, Court and Policy Matters**  
The Planning Committee will consider the monthly schedule updating the position with regard to planning appeals, litigation and recent planning policy publications or pronouncements.
- 11 **South Downs National Park Schedule of Planning Appeals, Court and Policy Matters**  
The Planning Committee will consider the monthly schedule updating the position with regard to planning appeals, litigation and recent planning policy publications or pronouncements.
- 12 **Planning Noise Advice Document** (Pages 145 - 188)  
The Committee is requested to consider the report and its appendix and make the following resolutions:
1. That Planning Committee approves the Sussex Planning Noise Advice Document for consultation.
  2. That authority be delegated to the Director of Planning and Environment (following consultation with the Cabinet Member for Environment and Chichester Contract Services) to consider the representations arising from the consultation exercise and, provided the representations do not require significant amendments to the Document, to approve adoption (with minor amendments if considered appropriate) of the Document.
- 13 **Consideration of any late items as follows:**  
The Planning Committee will consider any late items announced by the Chair at the start of this meeting as follows:
- a) Items added to the agenda papers and made available for public inspection
  - b) Items which the Chair has agreed should be taken as matters of urgency by reason of special circumstances to be reported at the meeting
- 14 **Exclusion of the Press and Public**  
There are no restricted items for consideration.

## 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 Democratic Services 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. Subject to Covid-19 Risk Assessments members of the public are advised of the following;
  - a) Where public meetings are being held at East Pallant House in order to best manage the space available members of the public are in the first instance asked to listen to the meeting online via the council's committee pages.
  - b) Where a member of the public has registered a request to speak they will be invited to submit the question or statement in advance to be read out by Democratic Services.  
**Registration and statements must be received by midday on Tuesday 8 June 2021.** They may attend the meeting (subject to the Covid-19 seating capacity limits) but will be asked to sit in an allocated seat in the public gallery on a first come first served basis.
  - c) It is recommended that all those attending take a lateral flow test prior to the meeting.
  - d) All those attending the meeting will be required to wear face coverings and maintain social distancing when in the building/meeting room.
  - e) Members of the public must not attend any face to face meeting if they or a member of their household have Covid-19 symptoms and/or are required to self-isolate.
6. 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)

### 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

**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

**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