

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 the **Planning Committee** will be held in Committee Rooms, East Pallant House on **Thursday 25 May at 9.30 am**

MEMBERS: Mr S Johnson (Chairman), Mr J Cross (Vice-Chairman), Mr R Bates, Mr D Betts, Mr R Briscoe, Mr J Brookes-Harmer, Mrs B Burkhart, Mrs H Burton, Mrs D Johnson, Mr H Potter, Mrs S Quail, Mrs S Sharp, Mr C Todhunter

AGENDA

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Committee will be informed at this point in the meeting of any planning applications which have been deferred or withdrawn and so will not be discussed and determined at this meeting.

2 **Approval of Minutes** (Pages 1 - 6)

The minutes relate to the meeting of the Planning Committee on 26 April 2023.

3 **Urgent Items**

The chairman will announce any urgent items that due to special circumstances will be dealt with under agenda item 15(b).

4 **Declarations of Interests** (Pages 7 - 8)

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

- 5 **CC/22/01178/DOM - 19 Highland Road Chichester West Sussex PO19 5QX**
(Pages 9 - 23)
Remodelling and extension to existing bungalow to form 4 no. bedroom bungalow with 1 no. bedroom annexe and to relocate the existing access.
- 6 **CC/22/01501/REM - Graylingwell Care Home** (Pages 25 - 51)
Application for the approval of Reserved Matters for appearance, landscaping, layout and scale following Outline Planning Permission 14/01018/OUT - erection of class C2 assisted living/extra care accommodation with communal facilities and car parking.
- 7 **CC/22/02298/FUL - 22A Lavant Road Chichester West Sussex PO19 5RG**
(Pages 53 - 76)
Demolition of the existing dwelling and construction of 4 no. dwellings and associated works including new access, garages and lean to extension to plot 2 (amendments to schemes LA Ref: CC/20/01897/FUL and CC/22/00017/FUL).
- 8 **CC/22/03201/LBC - Duke and Rye Market West Street Chichester West Sussex PO19 1QU** (Pages 77 - 86)
Replacement of broken/missing glass within leaded light windows; proposed DOFF cleaning technique for external stonework; replacement of external stonework and partial replacement of timber floor.
- 9 **SB/22/00406/FUL - Land Adjacent to Plot 8 Priors Leaze Lane Hambrook Chidham West Sussex** (Pages 87 - 114)
Change of use of land for 2 no. travelling showmen plots
- 10 **Chichester District Council Schedule of Planning Appeals, Court and Policy Matters** (Pages 115 - 125)
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 Authority Schedule of Planning Appeals, Court and Policy Matters** (Pages 127 - 129)
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 **Schedule of Contraventions** (Pages 131 - 159)
The Planning Committee is asked to consider the quarterly schedule updating the position with regards to planning enforcement matters.
- 13 **Planning appeal APP/L3815/W/23/3318548 - G & R Harris Ltd, Oaks Yard Main Road, Nutbourne, Chichester, West Sussex PO18 8RL (LPA ref. 22/01283/FULEIA)** (Pages 161 - 233)
The Planning Committee are asked to consider the attached report and support the proposed recommendations;

That the Planning Committee:

- i) notes the information within the report, and
- ii) to contest appeal APP/L3815/W/23/3318548, only in respect of:
 - Lack of financial contribution of the scale envisaged in the

draft Policy T1 of the Local Plan 2021-2039: Proposed Submission to enable the Council to secure the identified A27 highway improvements

- **Lack of infrastructure provision (affordable housing, nitrate mitigation land, recreation disturbance mitigation, public open space, allotments and community orchard, ecological buffer to the Ham Brook, public right of way contribution and travel plan monitoring) until a S106 Legal Agreement is agreed**
- **Impact upon Chichester Harbour and Solent Maritime SPAs from discharge of nitrates unless the LPA, in consultation with Natural England, is satisfied that the development would be nutrient neutral**

14 Response to Government consultation on 'Introduction of a use class for short term lets and associated permitted development rights' (Pages 235 - 243)

The Planning Committee are asked to consider the attached report and make the proposed recommendation;

That the Planning Committee consider and agree the attached responses to the consultation questions for submission in response to the government consultation on 'Introduction of a use class for short term lets and associated permitted development rights'.

15 Consideration of any late items as follows

The Planning Committee will consider any late items announced by the Chairman 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 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.

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. 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 question they will be invited to attend the meeting and allocated a seat in the public gallery
 - c. You are advised not to attend any face-to-face meeting if you have symptoms of Covid-19.

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)
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