

JOHN WARD

Head of Finance and Governance Services

Contact: Graham Thrussell (Senior Member Services Officer) 01243 534653 or Katherine Jeram (Member Services Officer) 01243 534674
gthrussell@chichester.gov.uk or
kjeram@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 11 November 2015 at 09:30**

MEMBERS Mr R Hayes (Chairman), Mrs C Purnell (Vice-Chairman), Mr G Barrett, Mr M Cullen, 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 and Mrs P Tull

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informed at this point in the meeting of any planning applications (agenda items 5 to 16) which have been deferred or withdrawn and so will not be discussed and determined at this meeting.

2 **Approval of Minutes**

The minutes relate to the meeting of the Planning Committee on Wednesday 14 October 2015 and will be circulated separately subsequent to the despatch of this agenda.

3 **Urgent Items**

The chairman will announce any urgent items that due to special circumstances will be dealt with under agenda item 19 (b).

4 **Declarations of Interests** (pages 1 - 2)

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 or parish council appointees to outside organisations or members of outside bodies or from being employees of such organisations or bodies, please refer to pages 1 to 2 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.

PLANNING APPLICATIONS - AGENDA ITEMS 5 TO 16 INCLUSIVE

A table showing how planning applications are referenced appears in section 4 of the notes at the end of these agenda front sheets.

- 5 **BO/15/01507/FUL - Oakcroft Nursery Walton Lane Bosham West Sussex PO18 8QB** (pages 3 - 24)

Application for the demolition of existing redundant glasshouses and associated buildings; construction of new hospice with 18 bedroom in-patient unit and day hospice with associated external stores, cafe, shop, offices car parking and landscaping; new section of footway linking site to the A259 together with associated enhancements to pedestrian crossing facilities.

- 6 **D/15/01583/OUT - St Wilfrid's Hospice Grosvenor Road Donnington West Sussex PO19 8FP** (pages 25 - 38)

Application for the demolition of existing hospice and replacement with 21 no residential dwellings.

- 7 **BX/15/02463/OUT - Land South West of Rose Cottage A285 Redvins Road to Tinwood Lane Halnaker Boxgrove PO18 0NQ** (pages 39 - 47)

Application for the erection of a single-storey, one-bedroomed dwelling.

- 8 **CC/14/03681/REG3 - Plot 21 Terminus Road Chichester West Sussex PO19 8UH** (pages 48 - 63)

Application for outline planning permission for up to 5 no B2/B8 commercial units with ancillary trade counter use and associated parking and servicing (total floor-space circa 2,200sqm).

- 9 **CC/15/02466/DOM - 119 Cedar Drive Chichester West Sussex PO19 3EL** (pages 64 - 69)

Application for the demolition of existing garage; construction of rear extension and replacement roof.

- 10 **CH/15/02332/FUL - Land North of The Avenue Hambrook Chidham PO18 8TZ**
(pages 70 - 82)

Application for the erection of 6 no dwellings and associated works.

- 11 **TG/15/02310/OUT - 31 Tangmere Road Tangmere West Sussex PO20 2HR** (pages 83 - 92)

Application for the construction of 3 no dwellings and associated works.

- 12 **WE/15/01901/FUL - Land to North of Hill House Hambrook Hill North Hambrook West Sussex** (pages 93 - 99)

Application to remove redundant horse shelter and stores and replace with modern stabling (re-submission of WE/14/02789/FUL).

- 13 **WW/15/02020/FUL - 10 Windsor Drive West Wittering West Sussex PO20 8EG** (pages 100 - 105)

Application to change of use of amenity land to garden land and erection of fencing.

- 14 **WW/15/02066/FUL - Recreation Ground Rookwood Road West Wittering West Sussex** (pages 106 - 113)

Application for the re-submission of WW/14/01522/FUL; the installation of two full-sized tennis courts within the sports field curtilage situated adjacent to the existing play park.

- 15 **WW/15/02328/REG3 - East Head Snow Hill West Wittering West Sussex** (pages 114 - 123)

Application to recycle up to 3,000 tonnes of shingle/sand from the northern tip of East Head to form a low shingle bank behind The Hinge at the southern end of the spit.

- 16 **SDNP/15/02781/CND - Fuel Care 10 Midhurst Road Road Fernhurst Midhurst West Sussex GU27 3EE** (pages 124 - 134)

Application for the variation of condition 2 of SDNP/13/05945/FUL to accommodate the minor change in the siting of plot 1 relative to southern boundary together with a minor increase in the width of plots 1 and 4.

- 17 **Schedule of Planning Appeals, Court and Policy Matters** (pages 135 - 147)

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

- 18 **Land North West of Decoy Farm House Decoy Lane Oving West Sussex - 03/00173/CONMHC - Non-Compliance with Two Enforcement Notices Issued under Section 172 of the Town and Country Planning Act 1990** (pages 148 - 154)

The Planning Committee will be asked to consider the agenda report and the following two recommendations:

- (1) That direct action be taken under section 219 of the *Town and Country Planning Act 1990* to secure compliance with two enforcement notices as set out at paragraphs 4.6 and 4.7 below; and

- (2) That the Planning Committee recommends to the Cabinet that contractor (ii) is instructed to undertake the specified actions in the enforcement notices and that a budget of £20,000 be approved to fund this work

[**Note** The appendix to the agenda report is exempt material and will be circulated to members and relevant officers only]

19 **Late Items**

The Planning Committee will consider any late items announced by the Chairman at the start of this meeting (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

20 **Exclusion of the Press and Public (pages 155 - 158)**

The Planning Committee is asked to consider in respect of the following matter whether the public, including the press, should be excluded from the meeting on the grounds of exemption under Part 3 of Schedule 12A to the *Local Government Act 1972* namely information relating to the financial or business affairs of any particular person (including the authority holding that information) and because, in all the circumstances of the case, the public interest in maintaining the exemption of that information outweighs the public interest in disclosing the information.

The matter in question is the **appendix** to the report for the foregoing agenda item 18* and it is being circulated (printed on salmon-coloured paper) with this agenda **for members of the Planning Committee and relevant officers only.**

***Land North West of Decoy Farm House Decoy Lane Oving West Sussex - 03/00173/ CONMHC - Non-Compliance with Two Enforcement Notices Issued under Section 172 of the Town and Country Planning Act 1990**

Appendix - Exempt financial information

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. 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]

4. 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

