

Chichester District Council

Planning Committee

Wednesday 12 August 2020

Report of the Director Of Planning and Environment Services

Schedule of Planning Appeals, Court and Policy Matters Between

17-Jun-2020 and 21-Jul-2020

This report updates Planning Committee members on current appeals and other matters. It would be of assistance if specific questions on individual cases could be directed to officers in advance of the meeting.

Note for public viewing via Chichester District Council web site To read each file in detail,

including the full appeal decision when it is issued, click on the reference number (NB certain enforcement cases are not open for public inspection, but you will be able to see the key papers via the automatic link to the Planning Inspectorate).

* - Committee level decision.

1. NEW APPEALS (Lodged)

| Reference/Procedure | Proposal |
|---|---|
| * <u>19/02579/FUL</u> Chichester Parish Case Officer: Martin Mew Informal Hearing | Land North West Of Newbridge Farm Salthill Road Fishbourne West Sussex - Change use of land to travellers caravan site consisting of 4no. pitches each containing 1no. mobile home, 1no. touring caravan, 1no. utility dayroom; play area and associated works. |
| * <u>19/03008/FUL</u> Chichester Parish Case Officer: Martin Mew Written Representation | 23 Lavant Road Chichester PO19 5RA - Erection of 5 no. flats and parking, landscaping and associated works. |

| Reference/Procedure | Proposal |
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| <p data-bbox="197 230 453 297"><u>20/00188/FUL</u> Chichester Parish</p> <p data-bbox="197 365 580 398">Case Officer: William Price</p> <p data-bbox="197 461 552 495">Written Representation</p> | <p data-bbox="639 230 1465 409">L A Fish 110 The Hornet Chichester West Sussex PO19 7JR - Change of use of residential accommodation above fish & chip shop from 1 no. habitable flat to 3 no. habitable flats, including extended first floor area partially implemented approval CC/08/00137/FUL.</p> |
| <p data-bbox="197 546 453 613"><u>20/00609/DOM</u> Chichester Parish</p> <p data-bbox="197 680 580 714">Case Officer: William Price</p> <p data-bbox="197 777 552 810">Written Representation</p> | <p data-bbox="639 546 1417 613">3 Franklin Place Chichester PO19 1BL - First floor rear extension and replacement conservatory.</p> <p data-bbox="639 658 995 692">Linked to <u>20/00610/LBC</u></p> |
| <p data-bbox="197 862 453 929"><u>20/00610/LBC</u> Chichester Parish</p> <p data-bbox="197 996 580 1030">Case Officer: William Price</p> <p data-bbox="197 1093 552 1126">Written Representation</p> | <p data-bbox="639 862 1417 929">3 Franklin Place Chichester PO19 1BL - First floor rear extension and replacement conservatory.</p> <p data-bbox="639 974 1011 1008">Linked to <u>20/00609/DOM</u></p> |
| <p data-bbox="197 1178 411 1245"><u>19/02493/OUT</u> Earnley Parish</p> <p data-bbox="197 1312 612 1346">Case Officer: Jeremy Bushell</p> <p data-bbox="197 1408 411 1442">Public Inquiry</p> | <p data-bbox="639 1178 1497 1471">Earnley Concourse Clappers Lane Earnley Chichester West Sussex PO20 7JN - Outline planning application with all matters except Access reserved. Demolition of Earnley Concourse buildings, Elm Lodge, Gate Cottage and the Ranch House and replacement with residential development of up to 32 no. dwellings with associated access and footway works, landscaping, open space and drainage infrastructure.</p> |
| <p data-bbox="197 1516 555 1583"><u>20/00926/FUL</u> Plaistow And Ifold Parish</p> <p data-bbox="197 1650 612 1684">Case Officer: Rebecca Perris</p> <p data-bbox="197 1747 552 1780">Written Representation</p> | <p data-bbox="639 1516 1401 1583">Barton Farm The Forestry Road Plaistow RH14 0PA - Erection of replacement timber entrance gate.</p> |

| Reference/Procedure | Proposal |
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| <p data-bbox="196 230 485 300"><u>20/00032/FUL</u> Southbourne Parish</p> <p data-bbox="196 365 619 400">Case Officer: Kayleigh Taylor</p> <p data-bbox="196 461 453 497">Informal Hearing</p> | <p data-bbox="639 230 1485 376">Gosden Green Nursery 112 Main Road Southbourne PO10 8AY - Demolition of existing B8 and B1 buildings and erection of replacement buildings for a mix of B8 and B1 uses, with access, parking and landscaping.</p> |
| <p data-bbox="196 566 474 636"><u>20/00366/FUL</u> Westbourne Parish</p> <p data-bbox="196 696 475 766">Case Officer: Maria Tomlinson</p> <p data-bbox="196 792 552 828">Written Representation</p> | <p data-bbox="639 566 1453 672">Woodmancote Meadow Woodmancote Lane Westbourne West Sussex PO10 8RF - Erection of a 1 no. 3 bedroom dwelling.</p> |

2. DECISIONS MADE

| Reference/Procedure | Proposal |
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| <p data-bbox="197 277 491 349"><u>17/00371/CONCOM</u> Donnington Parish</p> <p data-bbox="197 416 539 450">Case Officer: Tara Lang</p> <p data-bbox="197 510 549 544">Written Representation</p> | <p data-bbox="639 277 1390 421">Donnington Manor Farm Selsey Road Donnington Chichester West Sussex PO20 7PL - Appeal against Enforcement Notice D/9 – Requiring cessation of commercial use</p> |
| <p data-bbox="395 555 1289 589">Appeal Decision: APPEAL ALLOWED - NOTICE QUASHED</p> | |
| <p data-bbox="178 600 1490 1989">“...Policy 45 of the CLP relates to development in the countryside, which will be permitted where it requires a countryside location and meets an essential, small scale and local need which cannot be met within or immediately adjacent to existing settlements. It states that permission will be granted for sustainable development in the countryside where all three listed criteria are met. The criteria require the development to be well related to an existing farmstead or group of buildings, not to prejudice any viable agricultural or other operations, and have a minimal impact on the landscape and rural character of the area. In terms of CLP Policy 2, the development supports the diversification of Donnington Manor Farm from its agricultural base. The development is relatively small scale, comprising twenty storage containers. While it has not been demonstrated that there are no suitable alternative sites within nearby built up areas, the appellant’s evidence indicates that the majority of the users of the storage containers are either based at the farm or within the surrounding area. I am therefore satisfied that it requires a countryside location. In terms of the criteria 1 and 2 of CLP Policy 45, the site is well related to the existing farmstead and group of farm buildings. I have seen no evidence that it would prejudice the viability of existing operations at the site. Character and appearance - The storage containers are located on a large area of hardstanding, close to the entrance to the site. The site is surrounded by a bund alongside Selsey Road the access driveway, which serves the main farm buildings, and existing buildings. The bunds are planted with closely spaced trees and as a result the site is well screened from the surrounding countryside. While I appreciate that the trees were in leaf at the time of my site visit, even during the winter months it would be reasonable to assume that the bund and vegetation provide a degree of screening, as demonstrated by the Council’s photographs. There is a variety of building styles on the wider site, with smaller traditional farm buildings closer to Selsey Road, and much larger modern buildings behind them. The latter are clad in green painted corrugated steel sheets and are prominent in views from the entrance to the site and the surrounding countryside. While I acknowledge that the site was previously undeveloped, in the context of the existing buildings close to the site the utilitarian appearance of the storage containers and large area of hard-surfacing do not appear incongruous or at odds with the rural setting. The site is visually contained by the access drive, Selsey Road and existing built form, and the development does not therefore appear as an intrusion into the open countryside. A condition can be imposed to prevent open storage, which would be harmful to the appearance of the site. The appellant’s evidence indicates that a low volume of traffic movement is generated by the development, and that the tenants are mostly local. In the context of the range of uses at the wider site at Donnington Manor Farm, I do not agree that the level of activity is harmful to the tranquillity of the rural area. Matters such as lighting and hours of use can be controlled through planning conditions. For these reasons, I find that the site is a suitable location for the development, having regard to the development strategy, including its</p> | |

| Reference/Procedure | Proposal |
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| Appeal Decision: APPEAL ALLOWED - NOTICE QUASHED - continued | |
| <p>effect on the character and appearance of the site and surrounding area. As a result, it would not be in conflict with CLP Policies 2, 45 and 48, insofar as they seek to ensure that development is in accordance with the development strategy, and has a minimal impact on the landscape and rural character of the area. It would also not be in conflict with the guidance in the National Planning Policy Framework. ...”□</p> | |
| <p><u>19/01838/DOM</u> North Mundham Parish</p> <p>Case Officer: William Price</p> <p>Householder Appeal</p> | <p>Birches 1 The Hermitage North Mundham PO20 1LE - Retrospective removal of a hedge (2.4m high and 1.8m deep) and erection of a 1.8m wooden fence.</p> |
| Appeal Decision: APPEAL DISMISSED | |
| <p>“... The development has been completed, and retrospective planning is now sought for an approximately 1.8m high close-boarded fence adjacent the footpath to the front and side of the host dwelling that would replace a relatively low hedge similar to others seen in the nearby area. Nonetheless, the appellant contends that the development does not need to accord with the 'predominant' boundary treatments in the immediate surrounding area. To the contrary, notwithstanding that the already weathered fence does not enclose the access to No 1, and whether the positioning of No 1 is an acceptable form of development or not, the scale, height and solid appearance of the fence, in comparison to the former hedge, is incongruous with the immediate prevailing street-scene, which is characterised by modest and 'green' boundary treatments that help to soften the built environment. ... Therefore, I conclude that the proposal would harm the character and appearance of the area, and while there is minimal relevance to be drawn from Policy 33 (New Residential Development) of the Chichester Local Plan (2014-2019), which refers to residential development, the proposal does not meet the aim of Paragraph 127 of the National Planning Policy Framework which requires that proposals are sympathetic to local character and history, including the surrounding built environment. ...”</p> | |

| Reference/Procedure | Proposal |
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| <p data-bbox="197 230 558 297">19/02449/DOM Plaistow And Ifold Parish</p> <p data-bbox="197 365 558 398">Case Officer: Vicki Baker</p> <p data-bbox="197 465 558 499">Written Representation</p> | <p data-bbox="639 230 1422 376">The Coach House Oak Lane Shillinglee Plaistow GU8 4SQ - Remove 2 no. single garage doors, install 1 no. double door, decrease the opening and increase bricks flanks to each side of the door.</p> |
| Appeal Decision: APPEAL ALLOWED | |
| <p data-bbox="180 600 1487 1059">“The appeal is allowed and planning permission is granted to remove 2no. single garage doors, install 1 no. double door, decrease the opening and increase brick flanks to eachside of the door ... Whilst there is some dispute as to the lawful use of the building the question of whether or not there has been a change of use of the building, and in turn whether that use is immune from enforcement action, is not a matter for me to determine in the context of an appeal made under section 78 of the Town and Country Planning Act 1990. It is open to the appellant to apply to have the matter determined under sections 191 or 192 of the Act. Any such application would be unaffected by my determination of this appeal. ... the proposal would sit comfortably within the built form and would not result in harm to the character of the building or the surrounding area. ... Notwithstanding the plans show the layout of the garage it should be noted that I have referred explicitly to permitting only the development as illustrated on the east elevation of the garage as this is directly linked to the works for which permission was sought. ... “</p> | |
| <p data-bbox="197 1115 488 1182">16/00026/CONMHC Sidlesham Parish</p> <p data-bbox="197 1249 558 1283">Case Officer: Steven Pattie</p> <p data-bbox="197 1350 558 1384">Written Representation</p> | <p data-bbox="639 1115 1449 1182">Zsaras Yard Highleigh Road Sidlesham Chichester West Sussex PO20 7NR - Appeal against SI/71</p> |
| Appeal Decision: APPEAL DISMISSED - NOTICE UPHeld | |
| <p data-bbox="180 1451 1487 2004">“...The Council has based its reasons for issuing the notice in regard to its location, on Policies 1 and 45 of the Chichester Local Plan: Key Policies 2014-2029 (LP). I agree that these are the key policies for assessing the development in this regard. ... the intention to protect rural areas, by restricting development outside settlement boundaries is not inconsistent with the framework. ... The provision of the residential caravan in such close proximity to the business, is understandably convenient to the occupier ... I am therefore not satisfied that on the evidence I have, that the business fulfils an essential, small scale, local need that requires a countryside location, or that the occupation of the caravan is critical to the business. ... I do not consider that the development provides a viable alternative to the use of private cars for residents. The appeal site is therefore, not in a suitable location for new residential development ... The development has introduced a large traditional static caravan, into a previously undeveloped paddock ... irrespective that it cannot be readily seen, it has introduced an incongruous form of development into this predominately rural area, that is significantly at odds with existing nearby development and contrary to its prevailing rural character. ... The development is therefore contrary to policy</p> | |

| Reference/Procedure | Proposal |
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| Appeal Decision: APPEAL DISMISSED - NOTICE UPHELD | |
| <p>33 of the LP ... My attention has been drawn to the accommodation needs of caravan dwellers, who are not Gypsies, Travellers or Travelling Showpeople. ... I have no evidence to conclude that a caravan is the appellant's preferred style of housing. ... Moreover, the assessment of need is a matter of planning policy ... I am very mindful of the appellants personal circumstances and the effect that this decision is likely to have. ... However, the protection of the public interest cannot be achieved by means which are less interfering of the appellant's rights. ... I conclude that the appeals should not succeed. I shall uphold the enforcement notice and refuse to grant planning permission ... "</p> | |
| <p><u>19/01425/DOM</u> Sidlesham Parish</p> <p>Case Officer: Oliver Naish</p> <p>Householder Appeal</p> | <p>36 Manhood Lane Sidlesham Chichester West Sussex PO20 7LT - Retrospective application for single storey rear extension.</p> |
| Appeal Decision: APPEAL DISMISSED | |
| <p>".. The proposal for a single storey mono-pitch addition to the existing extension has been completed, and retrospective planning permission is now sought. ... development would be of some considerable scale and mass that would extend further into the gardens than the extensions seen nearby. ... development would be visually different and overly prominent in its immediate setting the proposal is contrary to Policy 1 of the CLP, which requires that any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the Policies in the National Planning Policy Framework (the Framework). As such, the proposal does not meet the aims of Paragraph 127 (c) of the Framework which says, amongst other things, that development should be sympathetic to local character and history, including the surrounding built environment. ..."</p> | |
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| Reference/Procedure | Proposal |
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| <p data-bbox="197 230 512 300"><u>19/02302/DOM</u> West Wittering Parish</p> <p data-bbox="197 365 580 394">Case Officer: William Price</p> <p data-bbox="197 459 512 495">Householder Appeal</p> | <p data-bbox="639 230 1490 338">Chislehurst 53 Marine Drive West Wittering PO20 8HQ - Rear extension, loft conversion and new staircase enclosure pod.</p> |
| Appeal Decision: APPEAL DISMISSED | |
| <p data-bbox="180 595 1490 1106">“...The appeal property is a two-storey detached dwelling located on the southern side of Marine Drive. The surrounding area has a suburban residential character and there are a wide range of property types from a mix of architectural periods present along Marine Drive. On the seaward facing side of the street, the properties are predominantly two-storey dwellings or chalet bungalows with pitched roof forms.....the bulk and mass of the proposed second floor level with its flat roof form, extensive glazing and incongruous zinc roof covering would be unduly prominent in the context of the surrounding properties on the seaward side of Marine Drive. The incongruous nature of the proposed second floor would be particularly prominent when viewed from the beach. In addition, the forward projection of the proposed sugar cube element to the front of the dwelling and its vertical design would emphasise the excessive massing of the proposed development when viewed from the street. Consequently, the proposed development would cause significant harm to the character and appearance of the area. For the reasons set out above, I conclude that the proposed development would cause significant harm to the character and appearance of the area. ... “</p> | |
| <p data-bbox="197 1151 453 1220"><u>18/00675/FUL</u> Funtington Parish</p> <p data-bbox="197 1285 580 1314">Case Officer: Caitlin Boddy</p> <p data-bbox="197 1379 552 1415">Written Representation</p> | <p data-bbox="639 1151 1490 1290">Cutmill Depot Newells Lane West Ashling Chichester West Sussex PO18 8DE - Retrospective change use of land to include the retention/stationing of a mobile home on the eastern part of the site.</p> |
| Appeal Decision: APPEAL DISMISSED | |
| <p data-bbox="180 1464 1490 2016">“...The developments before me concern the refusals of planning permission for the stationing of a residential mobile home and a boundary wall adjacent to the highway as well as an enforcement notice directed at the same mobile home as well as a touring caravan for residential purposes. ... The site is therefore not well related to an existing village and occupiers are likely to be heavily reliant upon a private car as the nearby roads are generally narrow, as well as unlit and without footways. There is also little evidence about employment opportunities that could be accessed without being reliant upon a private car. I am therefore not persuaded on the evidence before me, including that of my site visit, that the site is in a sustainable location with safe access to public transport. ... I conclude that the site is not in a suitable location for a residential use having regard to local and national planning policy. ... The mobile home is located in close proximity of the road frontage with public views readily obtainable. It is at-odds with the largely rural character of the area and is therefore visually discordant in this regard. ... The boundary wall is a particularly ornate boundary treatment situated along two road frontages. It is overtly domestic in appearance and has resulted in an unacceptable urbanising feature which does not sensitively contribute</p> | |

Appeal Decision: APPEAL DISMISSED - continued

to the setting and rural qualities of the area. ... I conclude that the developments are harmful to the character and appearance of the area in contravention of Policies 33 and 48 of the LP ... Any perceived enhancement over that of a scrap yard, even though I recognise that it was previously developed in this regard, are not sufficient to persuade me to grant planning permission for developments that are harmful in themselves. This consideration therefore does not outweigh the harm I e identified. The appellant also contends that a residential presence deters crime, but even that were the case, this in itself does not outweigh the harms I have identified. ... the development amounting to that for a single household would bring only very limited benefits to the economic and social well-being of the wider community. ... “

3. CURRENT APPEALS

| Reference/Procedure | Proposal |
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| <p><u>17/00356/CONMHC</u> Birdham Parish</p> <p>Case Officer: Shona Archer</p> <p>Informal Hearing</p> | <p>Plot 12 Land North West Of Premier Business Park Birdham Road Appledram West Sussex - Without planning permission, change of use of the Land to the storage of a caravan and a highway maintenance vehicle used for white line painting.</p> |
| <p><u>17/00361/CONMHC</u> Birdham Parish</p> <p>Case Officer: Shona Archer</p> <p>Informal Hearing</p> | <p>Plot 13 Land North West Of Premier Business Park Birdham Road Appledram West Sussex - Without planning permission, change of use of the Land to the storage of a caravan and a diesel fuel oil tank.</p> |
| <p><u>17/00362/CONMHC</u> Birdham Parish</p> <p>Case Officer: Shona Archer</p> <p>Informal Hearing</p> | <p>Plot 14 Land North West Of Premier Business Park Birdham Road Appledram West Sussex - Without planning permission change of use of the land to use as a residential caravan site.</p> |
| <p><u>19/00845/FUL</u> Birdham Parish</p> <p>Case Officer: Daniel Power</p> <p>Written Representation</p> | <p>Common Piece Main Road Birdham West Sussex - Use of land for the stationing of a static caravan.</p> |

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| <p><u>19/01352/DOM</u> Bosham Parish</p> <p>Case Officer: Oliver Naish</p> <p>Householder Appeal</p> | <p>The Old Town Hall Bosham Lane Bosham PO18 8HY - Construction of an outdoor swimming pool.</p> |
| <p>* <u>20/00128/FUL</u> Bosham Parish</p> <p>Case Officer: William Price</p> <p>Written Representation</p> | <p>Lower Hone Farm Lower Hone Lane Bosham Chichester West Sussex PO18 8QN - Change use of storage barn to 1 no. dwellinghouse and associated works, including natural swimming pond and landscaping.</p> |
| <p><u>19/01313/FUL</u> Chichester Parish</p> <p>Case Officer: Calum Thomas</p> <p>Written Representation</p> | <p>Land At The East Of Joys Croft Chichester West Sussex PO19 7NJ - Erection of 1 no. dwelling.</p> |
| <p><u>19/00350/LBC</u> Donnington Parish</p> <p>Case Officer: Maria Tomlinson</p> <p>Written Representation</p> | <p>Hardings Farm Selsey Road Donnington Chichester West Sussex PO20 7PU - Replacement of 8 no. windows to North, East and South Elevations (like for like).</p> |
| <p><u>16/00320/CONCOU</u> Earnley Parish</p> <p>Case Officer: Steven Pattie</p> <p>Written Representation</p> | <p>Witsend Nursery Third Avenue Batchmere Chichester West Sussex PO20 7LB - Appeal against E/32</p> |
| <p><u>20/00967/FUL</u> Earnley Parish</p> <p>Case Officer: Maria Tomlinson</p> <p>Written Representation</p> | <p>101A First Avenue Almodington Batchmere West Sussex PO20 7LQ - Proposed cladding to walls and roof of existing horticultural building (greenhouse) and additional internal works.</p> |

| Reference/Procedure | Proposal |
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| <p data-bbox="197 230 485 338"><u>19/02922/DOM</u> East Wittering And Bracklesham Parish</p> <p data-bbox="197 365 612 398">Case Officer: Calum Thomas</p> <p data-bbox="197 461 512 495">Householder Appeal</p> | <p data-bbox="639 230 1487 338">Cornerpiece 18 Coney Road East Wittering PO20 8DA - Proposed entrance porch and loft conversion including 2 no front dormers.</p> |
| <p data-bbox="197 546 459 613"><u>17/00011/CONBC</u> Funtington Parish</p> <p data-bbox="197 678 544 712">Case Officer: Tara Lang</p> <p data-bbox="197 775 456 808">Informal Hearing</p> | <p data-bbox="639 546 1453 613">Land South Of The Stables Newells Lane West Ashling West Sussex - Appeal against Enforcement Notice FU/71</p> |
| <p data-bbox="197 862 485 929"><u>17/00310/CONCOU</u> Funtington Parish</p> <p data-bbox="197 994 544 1028">Case Officer: Tara Lang</p> <p data-bbox="197 1090 552 1124">Written Representation</p> | <p data-bbox="639 862 1477 929">Cutmill Depot Newells Lane West Ashling Chichester West Sussex PO18 8DE - Appeal against FU/67</p> |
| <p data-bbox="197 1178 451 1245"><u>18/00323/CONHI</u> Funtington Parish</p> <p data-bbox="197 1310 552 1344">Case Officer: Sue Payne</p> <p data-bbox="197 1406 552 1440">Written Representation</p> | <p data-bbox="639 1178 1445 1285">West Stoke Farm House Downs Road West Stoke Funtington Chichester West Sussex PO18 9BQ - Appeal against HH/22</p> |
| <p data-bbox="197 1494 451 1561"><u>18/00676/FUL</u> Funtington Parish</p> <p data-bbox="197 1626 587 1659">Case Officer: Caitlin Boddy</p> <p data-bbox="197 1722 552 1756">Written Representation</p> | <p data-bbox="639 1494 1477 1601">Cutmill Depot Newells Lane West Ashling Chichester West Sussex PO18 8DE - Retrospective erection of boundary wall in excess of 1m in height adjacent to highway.</p> |

| Reference/Procedure | Proposal |
|---|---|
| <p data-bbox="197 230 448 297"><u>19/02811/DOM</u> Linchmere Parish</p> <p data-bbox="197 365 580 398">Case Officer: William Price</p> <p data-bbox="197 461 552 495">Written Representation</p> | <p data-bbox="639 230 1469 338">Pond Cottage Camelsdale Road Camelsdale Linchmere GU27 3RB - Single storey extension to north, replacement of existing roof extension and internal alterations.</p> |
| <p data-bbox="197 551 448 618"><u>19/02812/LBC</u> Linchmere Parish</p> <p data-bbox="197 685 580 719">Case Officer: William Price</p> <p data-bbox="197 781 552 815">Written Representation</p> | <p data-bbox="639 551 1469 730">Pond Cottage Camelsdale Road Camelsdale Linchmere GU27 3RB - Single storey extension to north, replacement of existing roof extension and internal alterations including the replacement of staircase, opening of original doorway and blocking of doorway to south of dining room.</p> |
| <p data-bbox="197 871 429 938"><u>19/01240/FUL</u> Loxwood Parish</p> <p data-bbox="197 1005 616 1039">Case Officer: Jeremy Bushell</p> <p data-bbox="197 1102 411 1169">Public Inquiry 29/09/2020</p> <p data-bbox="197 1191 576 1290">The Vicars Hall Cathedral Cloisters Chichester PO19 1PX</p> | <p data-bbox="639 871 1498 1088">Land South West Of Guidford Road Loxwood West Sussex - Demolition of existing dwelling and the erection of 50 dwellings to include 35 private units and 15 affordable units, creation of proposed vehicular access, internal roads and footpaths, car parking, sustainable drainage system, open space with associated landscaping and amenity space.</p> <p data-bbox="639 1155 1219 1189">Venue is subject to COVID19 restrictions</p> |
| <p data-bbox="197 1357 429 1424"><u>19/01400/FUL</u> Loxwood Parish</p> <p data-bbox="197 1491 580 1525">Case Officer: William Price</p> <p data-bbox="197 1588 552 1621">Written Representation</p> | <p data-bbox="639 1357 1414 1503">Moores Cottage Loxwood Road Alfold Bars Loxwood Billingshurst West Sussex RH14 0QS - Erection of a detached dwelling following demolition of free-standing garage.</p> |

| Reference/Procedure | Proposal |
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| <p data-bbox="197 230 427 297"><u>19/02781/OUT</u> Loxwood Parish</p> <p data-bbox="197 365 616 398">Case Officer: Jeremy Bushell</p> <p data-bbox="197 461 411 533">Public Inquiry 03/11/2020</p> <p data-bbox="197 546 576 651">The Vicars Hall Cathedral Cloisters Chichester PO19 1PX</p> | <p data-bbox="639 230 1465 376">Land South Of Loxwood Farm Place High Street Loxwood West Sussex - The erection of up to 22 no. residential dwellings with all matters reserved, except for access (excluding internal estate roads).</p> <p data-bbox="639 533 1225 566">Venue is subject to COVID19 restrictions.</p> |
| <p data-bbox="197 719 528 786"><u>16/00325/CONCOM</u> North Mundham Parish</p> <p data-bbox="197 831 592 864">Case Officer: Shona Archer</p> <p data-bbox="197 909 552 943">Written Representation</p> | <p data-bbox="639 719 1414 786">6 Oakdene Gardens North Mundham Chichester West Sussex PO20 1AQ - Appeal against NM/28</p> |
| <p data-bbox="197 994 552 1061"><u>17/00104/CONBC</u> Plaistow And Ifold Parish</p> <p data-bbox="197 1106 552 1140">Case Officer: Sue Payne</p> <p data-bbox="197 1184 552 1218">Written Representation</p> | <p data-bbox="639 994 1422 1140">Burgau Barn Plaistow Road Ifold Loxwood Billingshurst West Sussex RH14 0TZ - Appeal against Enforcement Notice PS/68 and planning permission refusal for 18/01685/FUL.</p> |
| <p data-bbox="197 1272 552 1339"><u>18/01685/FUL</u> Plaistow And Ifold Parish</p> <p data-bbox="197 1384 587 1417">Case Officer: Daniel Power</p> <p data-bbox="197 1462 552 1496">Written Representation</p> | <p data-bbox="639 1272 1414 1350">Burgau Barn Plaistow Road Ifold Loxwood RH14 0TZ - Retrospective single storey side extension.</p> |
| <p data-bbox="197 1550 448 1617"><u>19/01103/LBC</u> Sidlesham Parish</p> <p data-bbox="197 1684 475 1762">Case Officer: Maria Tomlinson</p> <p data-bbox="197 1785 552 1818">Written Representation</p> | <p data-bbox="639 1550 1485 1628">Highleigh Farmhouse Highleigh Road Sidlesham PO20 7NR - Installation of replacement windows to match existing.</p> |

| Reference/Procedure | Proposal |
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| <p data-bbox="197 230 485 297"><u>19/01859/FUL</u> Southbourne Parish</p> <p data-bbox="197 365 612 398">Case Officer: Calum Thomas</p> <p data-bbox="197 461 552 495">Written Representation</p> | <p data-bbox="639 230 1487 297">Land Rear Of Mayfield Prinsted Lane Prinsted Southbourne PO10 8HS - 1 no. dwelling.</p> |
| <p data-bbox="197 548 461 616"><u>19/00070/CONHH</u> Tangmere Parish</p> <p data-bbox="197 683 552 716">Case Officer: Sue Payne</p> <p data-bbox="197 779 552 813">Written Representation</p> | <p data-bbox="639 548 1469 689">12A Nettleton Avenue Tangmere Chichester West Sussex PO20 2HZ - Appeal against development of a wind turbine and gates in excess of 1m height adjacent to highway, subject to Enforcement Notice TG/24.</p> |
| <p data-bbox="197 866 446 934"><u>19/01532/FUL</u> Tangmere Parish</p> <p data-bbox="197 1001 580 1034">Case Officer: William Price</p> <p data-bbox="197 1097 552 1131">Written Representation</p> | <p data-bbox="639 866 1487 1046">17 Nettleton Avenue Tangmere Chichester West Sussex PO20 2HZ - Proposed extension of boundary to existing dwelling at 17 Nettleton Avenue to change use of land from public amenity space to private garden. Associated erection of boundary treatment</p> |
| <p data-bbox="180 1184 446 1252">* <u>19/02365/FUL</u> Tangmere Parish</p> <p data-bbox="197 1319 561 1352">Case Officer: Martin Mew</p> <p data-bbox="197 1415 552 1449">Written Representation</p> | <p data-bbox="639 1184 1477 1326">Land To The West Of Hangar Drive Tangmere West Sussex - Erection of 6 no. flats with associated parking, bin and cycle store, landscaping and open space (consistent with scheme approved under 16/00444/FUL).</p> |
| <p data-bbox="197 1503 497 1570"><u>18/00100/CONCOU</u> West Itchenor Parish</p> <p data-bbox="197 1637 587 1671">Case Officer: Steven Pattie</p> <p data-bbox="197 1733 552 1767">Written Representation</p> | <p data-bbox="639 1503 1449 1570">Northshore Yacht Limited The Street Itchenor Chichester West Sussex PO20 7AY - Appeal against WI/16</p> |

| Reference/Procedure | Proposal |
|--|---|
| <p data-bbox="199 230 512 302"><u>16/00251/CONBC</u> West Wittering Parish</p> <p data-bbox="199 365 584 398">Case Officer: Steven Pattie</p> <p data-bbox="199 461 552 495">Written Representation</p> | <p data-bbox="638 230 1481 376">Land East Of Brook House Pound Road West Wittering Chichester West Sussex PO20 8AJ - Appeal against breach of condition 2 to 13/02676/DOM - use of outbuilding subject to Enforcement Notice WW/49.</p> |
| <p data-bbox="183 595 512 667">* <u>18/02708/DOM</u> West Wittering Parish</p> <p data-bbox="199 730 584 763">Case Officer: Daniel Power</p> <p data-bbox="199 826 552 860">Written Representation</p> | <p data-bbox="638 595 1481 741">Dolphins Rookwood Lane West Wittering Chichester West Sussex PO20 8QH - Proposed steps down through garden to a 1.5 metre long tunnel beneath public footpath rising through to another set of steps to the foreshore garden.</p> |
| <p data-bbox="183 960 512 1032">* <u>19/01622/FUL</u> West Wittering Parish</p> <p data-bbox="199 1095 584 1128">Case Officer: Daniel Power</p> <p data-bbox="199 1191 552 1225">Written Representation</p> | <p data-bbox="638 960 1481 1106">Surbitonia 45 Howard Avenue West Wittering PO20 8EX - Demolition of an existing bungalow with a garage and erection of 2 no. replacement two storey dwellings with separate access and parking.</p> |
| <p data-bbox="199 1326 512 1397"><u>19/02136/FUL</u> West Wittering Parish</p> <p data-bbox="199 1460 475 1532">Case Officer: Maria Tomlinson</p> <p data-bbox="199 1559 552 1592">Written Representation</p> | <p data-bbox="638 1326 1481 1471">Land East Of Brook House Pound Road West Wittering Chichester West Sussex PO20 8AJ - Construction of 1 no. boat house with ground floor storage ancillary to first floor self-contained residential unit.</p> |
| <p data-bbox="199 1655 488 1727"><u>13/00163/CONWST</u> Westbourne Parish</p> <p data-bbox="199 1792 592 1825">Case Officer: Shona Archer</p> <p data-bbox="199 1888 411 1921">Public Inquiry</p> | <p data-bbox="638 1655 1481 1765">The Old Army Camp Cemetery Lane Woodmancote Westbourne West Sussex - Appeal against WE/40, WE/41 and WE/42</p> |

| Reference/Procedure | Proposal |
|---|---|
| <u>19/00117/CONMHC</u> Westbourne Parish Case Officer: Steven Pattie Informal Hearing | Land North Of The Grange Woodmancote Lane Woodmancote Emsworth Hampshire - Appeal against stationing of 2 mobile homes (see permission 19/00606/FUL) and subject to Enforcement Notice WE/47. Linked to <u>20/00237/FUL</u> |
| <u>20/00237/FUL</u> Westbourne Parish Case Officer: Calum Thomas Informal Hearing | Land North Of The Grange Woodmancote Lane Woodmancote Emsworth Hampshire - Erection of a polytunnel to house fish tanks for a hydroponic / aquaponic fish farm. Linked to <u>19/00117/CONMHC</u> |
| <u>19/02126/FUL</u> Wisborough Green Parish Case Officer: Daniel Power Written Representation | Goose Cottage Durbans Road Wisborough Green RH14 ODG - Change of use of 1 no. existing timber clad store room into 1 no. new dwelling. Removal of temporary tent garage and replacement with 1 no. timber clad garage. |

4. VARIATIONS TO SECTION 106 AGREEMENTS

None.

5. CALLED-IN APPLICATIONS

| Reference | Proposal | Stage |
|-----------|----------|-------|
| | | |

6. COURT AND OTHER MATTERS

| Injunctions | | |
|---|--|--|
| Site | Breach | Stage |
| Land North West of Birdham Farm, Birdham Road | Of Enforcement Notices. Application for permanent Injunction to vacate the land and restore it to its agricultural use. Not to carry out any development without prior planning permission | Temporary Injunction granted by the High Court on 13 March not to carry out any development without prior permission and not to bring more caravans on site. Final hearing at the High Court to consider permanent injunction on 27 and 28 July. |

| High Court Matters | | |
|---------------------------------------|---|--|
| Site | Matter | Stage |
| 23 Southgate, Chichester (The Vestry) | Challenge to issue of planning permission dated 9 th December 2019 | Consent Order has been signed on behalf of the Council but the interested party, Sussex Inns Limited, are defending the claim. Hearing date set for 15 th September 2020. |

| Prosecutions | | |
|---|------------------------|--|
| Site | Breach | Stage |
| Land South of the Stables, Newells Lane | Of Enforcement Notice. | Due to Covid-19, planning breaches are not on the official court's priority list and the court's backlog is significant at present. However, Letter before Action sent to owner from Legal advising him to comply or proceedings will be issued in due course (deadline given in the letter). A new site visit will be required before commencement of proceedings in the magistrates' courts. |

7. POLICY MATTERS

None.