

Chichester District Council

Planning Committee

Wednesday 07 July 2021

Report of the Director Of Planning and Environment Services

Schedule of Planning Appeals, Court and Policy Matters

Between 19-May-2021 and 16-Jun-2021

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
20/02009/FUL 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 3 no. pitches each containing 1 no. mobile home, 1 no. touring caravan, 1 no. utility dayroom; play area and associated works (Resubmission of CC/19/02579/FUL).
21/00502/DOM East Wittering And Bracklesham Parish Case Officer: Alicia Snook Householder Appeal	2 Kestrel Close East Wittering PO20 8PQ - To extend the height of the boundary fence to the road side of the bungalow from 1 metre high to 2 metres.
20/02832/FUL Plaistow And Ifold Parish Case Officer: Vicki Baker Written Representation	Three Oaks Farm The Lane Ifold Loxwood RH14 0UH - Demolition of existing dwelling, replaced with 1 no. single storey dwelling with associated landscaping and driveway.

2. DECISIONS MADE

Reference/Procedure	Proposal
<p>* 19/00431/AGR East Wittering And Bracklesham Parish</p> <p>Case Officer: Martin Mew</p> <p>Written Representation</p>	<p>Hundredsteddle Farm Hundredsteddle Lane Hundredsteddle Lane Chichester West Sussex PO20 7BL - Grain store and machinery store.</p>
<p>Appeal Decision: APPEAL ALLOWED</p>	
<p>"... the Council's first two reasons for refusal relate to the failure of the appeal scheme to comprise development permitted by the GPDO. ... I acknowledge the Council's intentions in respect of openness and transparency. However, ... I find that the Council's first and second reasons for refusal do not relate to matters which are for consideration as part of this appeal, and that the Council could have communicated its opinion as to whether the development comprises PD to the appellant by alternative means, such as the inclusion of informative notes within the decision notice. ... Whilst located within an area of open farmland, and some distance from the main cluster of farm buildings, the proposal would be of a functional steel framed, pitched roof design, typical of agricultural buildings and reflective of its proposed use..... there is scope for exercising planning judgement on how this matter may affect the determination of the siting of the proposed building, having regard to the particular circumstances of the appeal scheme, and a number of third party concerns about highway safety. In this instance, no alterations to the existing access from Tile Barn Lane onto the B2198 are included within the appeal scheme. Nor is there cogent proof before me that the proposed siting of the agricultural building would result in a material intensification of use of the existing access. ... I am not persuaded, on the basis of the evidence before me, that the proposed siting of the building would not be acceptable having regard to its impact on the safety of highway users.I conclude that the proposal would be acceptable with respect to its siting, design and external appearance, and prior approval should be granted."</p>	

Reference/Procedure	Proposal
<p data-bbox="197 232 555 300">19/02903/FUL Plaistow And Ifold Parish</p> <p data-bbox="197 367 580 398">Case Officer: William Price</p> <p data-bbox="197 465 555 497">Written Representation</p>	<p data-bbox="638 232 1487 376">Plot 1B Land At Sparrwood Farm Shillinglee Road Plaistow West Sussex - Erection of stable barn and (25m x 50m) manege including fencing, solar photovoltaic panels and muck heap.</p>
<p data-bbox="555 533 1136 564">Appeal Decision: APPEAL DISMISSED</p>	
<p data-bbox="178 568 1481 1263">The landscape of the appeal site and its surrounds is characterised by open fields broken up by mature hedgerows, adjoining ancient woodland. Whilst field fencing has been installed to the boundaries of some of the individual plots (fields) and there are some small-scale horse related and agricultural buildings nearby, the area has a tranquil and largely unspoilt rural appearance with significant long distant views from PB636 over the open countryside to the west. the proposed barn would be significant and visually prominent within the local landscape. It would not be well related to any existing buildings and would not be compatible with the small-scale horse and agricultural related buildings in the area. It would have a harmful and detrimental impact on the open character and appearance of the area. It would have a significant visual impact on the site's rural setting and the area's established landscape character. That impact would be accentuated by the areas of proposed glazing and PV panels within the design of the new barn, as well as the proposed manege and muck heap. The combined impact of all this development would be significant, and would be out of keeping with the prevailing open local landscape. The harm that results could not, in my judgement, be mitigated by any proposed hedge planting. Accordingly, I find that the proposed new barn, manege and muck heap would result in significant harm to the character and appearance of the open countryside and landscape character of the area contrary to Policies 45 (part 3), 48 (part 1 and 2) and 55 (part 2, 3 & 6) of the Local Plan and the corresponding policies of the Framework...</p>	

Reference/Procedure	Proposal
<p data-bbox="197 232 405 300">21/00239/PLD Selsey Parish</p> <p data-bbox="197 367 616 398">Case Officer: Calum Thomas</p> <p data-bbox="197 461 552 492">Written Representation</p>	<p data-bbox="641 232 1474 300">1 Marine Gardens Selsey PO20 0LJ - First floor alterations including new dormer window.</p>
<p data-bbox="539 533 1152 564">Appeal Decision: APPEAL WITHDRAWN</p>	
<p data-bbox="185 568 734 600">I confirm no further action will be taken.</p>	

Reference/Procedure	Proposal
<p data-bbox="197 230 512 304">16/00251/CONBC West Wittering Parish</p> <p data-bbox="197 360 584 394">Case Officer: Steven Pattie</p> <p data-bbox="197 461 549 495">Written Representation</p>	<p data-bbox="635 230 1481 371">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="552 524 1139 557">Appeal Decision: APPEAL DISMISSED</p>	
<p data-bbox="201 562 1493 741">"... The appeal is dismissed, the enforcement notice is upheld ... The site once formed part of the garden to Brook House and the wooden building embraced by the enforcement notice was used as an annexe to the Brook House for guest accommodation and office use. Following a change in personal circumstances theland on which it stands was separated from Brook House, which is also in separate ownership. ...</p> <p data-bbox="201 745 1493 887">The appeal on grounds (b) and (c) - Reliance can simply not be placed on the previous planning permission which is inextricably linked to Brook House. That association was lost in 2016 when the property was subdivided. ... Thus, the appeal on grounds (b) and (c) must fail.</p> <p data-bbox="201 891 1503 1144">The appeal on ground (d) - the onus is upon the appellant to demonstrate, on the balance of probabilities, that the material change of use in respect of the separate dwelling started more than 4 years before the date of the original enforcement notice i.e. on or before 14 January 2016. ... Taken on its face, the statutory declaration would appear to demonstrate a continuous period in excess of four years. However ...I find, on the balance of probabilities, that the burden of proof in respect of the four-year period is unfulfilled and the appeal on ground (d) should fail.</p> <p data-bbox="201 1149 1493 1469">The appeal on ground (a) - ... An independent dwelling brings with it the associated domestic paraphernalia and parking provision... beyond what would have been expected for the use of an ancillary building to Brook House. Whilst screened from public view, it is also at odds with the character of other dwellings within the locality ... the development does not preserve the character and appearance of the CA. ...There is no dispute that the area is within Flood Zones 2 and 3 ... the development is at odds with Policy 42 of the LP which seeks to direct development away from the areas of highest risk and that development will not be allowed unless certain criteria are met. ... For these reasons, ground (a) fails.</p> <p data-bbox="201 1473 1503 1693">The appeal on ground (f) - The requirements of the notice in this case seek the cessation of the use and removal of shower, kitchen, hardstanding and all resultant materials from the land. ... In my view the requirements are entirely appropriate to achieve the objective of restoring the land to its condition before the breach took place Thus, the appeal on ground (f) fails...I have no information at all about the availability of property within the area or what endeavors have been carried out to ascertain what is, or is not, available.</p> <p data-bbox="201 1697 735 1731">The appeal on ground (g) also fails.</p> <p data-bbox="201 1736 1493 1809">I conclude that ... I shall uphold the enforcement notice and refuse to grant planning permission on the application deemed to have been made under section 177(5) of the Act</p>	

Reference/Procedure	Proposal
<p data-bbox="197 232 510 300">19/02136/FUL West Wittering Parish</p> <p data-bbox="197 367 478 434">Case Officer: Maria Tomlinson</p> <p data-bbox="197 456 555 501">Written Representation</p>	<p data-bbox="635 232 1468 367">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="549 524 1139 560">Appeal Decision: APPEAL DISMISSED</p>	
<p data-bbox="181 568 1433 1621">“...I do not consider the land falls into the Framework definition of previously developed land. I do accept though that the appellant has adapted the scheme to respond to previous reasons for refusal and that views of it from within the conservation area would be minimal. Whilst I accept that some of the properties in the locale are in close proximity on small plots. That is not the overall characteristic of the site or conservation area. Which has characteristics of openness and spacious gardens. That is particularly the case in the vicinity of Brook House. The boat house would be at odds with that. With two stories, and occupying the majority of the width of the site, it would appear cramped within its boundaries and appear as an overdevelopment of the site.the boathouse would unacceptably harm the character and appearance of the area and be contrary to the Framework which seeks high standards of design as a component of sustainable development. in accordance with the Framework a Sequential Test (ST) is required given the location within Flood Zones 2 and 3. The test is required to steer new development to areas with the lowest risk of flooding. A new dwelling is categorised as 'more vulnerable' development by the EA and policy is firm in that regard. Flood risk should not be offset against the personal desire to live in an area without an assessment of the risk and benefits to that end the starting point is the ST which should seek to identify sites which are lower risk and reasonably available. I see no reason to disagree with the Councils' view that boat storage does not have to be linked to a boat house and other options could be available in single unit sites or for boat storage elsewhere moreover, such opportunities would increase if the search was made wider. ... on balance, I am not satisfied that the ST has fully explored all of the options to meet the needs of the development in areas of lower risk. For these reasons the development would conflict with Policy 42 of the LP, which references the Framework requirements in this regard. In that light I am not required to consider the Exception Test.....the appellant has suggested that the development would have a positive effect by way of a new affordable dwelling. While I do not doubt that would be beneficial, it would not outweigh the harm I have found. For all the above reasons and having considered all matters raised I conclude the appeal should be dismissed...”</p>	

Reference/Procedure	Proposal
<p data-bbox="197 230 512 300">20/01200/FUL West Wittering Parish</p> <p data-bbox="197 365 478 434">Case Officer: Maria Tomlinson</p> <p data-bbox="197 459 552 495">Written Representation</p>	<p data-bbox="624 230 1366 338">Seahaven West Strand West Wittering PO20 8AU - Demolition of existing dwelling and construction of replacement dwelling.</p>
<p data-bbox="552 548 1139 582">Appeal Decision: APPEAL DISMISSED</p>	
<p data-bbox="201 600 1503 1294">“...The proposed dwelling would be clad in cedar, projecting a beachside vernacular. This would be an attractive building to look at, fitting in to the varied character of the road and responding well to the prevailing marine environment. The crown roof would not be particularly noticeable from the street, with the eaves line and total ridge height being roughly similar to nearby existing buildings. The bulk of the main building, including its roof and single storey rear addition, is proportionate and uncluttered. Well sized gaps would be retained to neighbouring properties. Were it not for the unduly large garage outbuilding to the front, the proposal would respond well to the character and appearance of the surrounding area. Because of its bulk and very close proximity to the main building, the garage would dominate views in to and out of the new house. It would also occupy a disproportionately large part of the front garden, diminishing the open setting of the main house to a significant degree. Because of its size, it would not be visually subservient to the main building. Consequently, it would be an obstructive feature that appears out of place in relation to the main building and the road. ... when viewed as a whole the development would relate poorly to the proportions of the plot, appearing cramped. It would detract from the spacious character currently exhibited by the properties on the north side of this road. ... there would be no unacceptable harm to living conditions of neighbouring residents in any respect, with no loss of privacy through overlooking of Shore House or its garden. ...”</p>	

3. CURRENT APPEALS

Reference/Procedure	Proposal
<p><u>17/00356/CONMHC</u> Birdham Parish</p> <p>Case Officer: Shona Archer</p> <p>Informal Hearing 08/06/2021 Postponed Chichester District Council East Pallant House PO19 1TY</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 08/06/2021 Postponed Chichester District Council East Pallant House PO19 1TY</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 08/06/2021 Postponed Chichester District Council East Pallant House PO19 1TY</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>

Reference/Procedure	Proposal
<p>* 19/02579/FUL Chichester Parish</p> <p>Case Officer: Martin Mew</p> <p>Written Representation</p>	<p>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.</p>
<p>20/00380/CONTRV Chichester Parish</p> <p>Case Officer: Sue Payne</p> <p>Informal Hearing</p>	<p>Land North West Of Newbridge Farm Salthill Road Fishbourne West Sussex - Appeal against creation of hardstandings and siting of mobile homes without planning permission.</p>
<p>* 20/00412/OUT Chidham & Hambrook Parish</p> <p>Case Officer: Joanna Bell</p> <p>Informal Hearing</p>	<p>Land Off Broad Road Broad Road Hambrook PO18 8RF - Outline Application for the construction of 35 no. affordable residential dwellings for first time buyers and those looking to rent their first home (Paragraph 71 entry-level exception site), with all matters reserved other than access.</p>
<p>* 20/01826/FUL Chidham & Hambrook Parish</p> <p>Case Officer: Andrew Robbins</p> <p>Public Inquiry 01/09/2021 10:00:00 Virtual Event</p>	<p>Land Adjoining A27 Scant Road West Hambrook Chidham West Sussex PO18 8UA - Mixed use development comprising 118 dwellings (including 36 affordable dwellings), public open space, landscaping and associated works and a retail convenience store with community space above all accessed via Broad Road.</p>
<p>19/02493/OUT Earnley Parish</p> <p>Case Officer: Jeremy Bushell</p> <p>Informal Hearing</p>	<p>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>

Reference/Procedure	Proposal
<p data-bbox="197 232 405 264">20/01235/FUL</p> <p data-bbox="197 271 405 302">Earnley Parish</p> <p data-bbox="197 367 475 432">Case Officer: Maria Tomlinson</p> <p data-bbox="197 461 552 492">Written Representation</p>	<p data-bbox="638 232 1449 338">111 Second Avenue Almodington Earnley PO20 7LF - Erection of 1 no. dwelling - Alternative design to planning permission E/18/02530/FUL.</p>
<p data-bbox="197 573 427 604">20/02386/PA3Q</p> <p data-bbox="197 611 405 642">Earnley Parish</p> <p data-bbox="197 707 475 772">Case Officer: Maria Tomlinson</p> <p data-bbox="197 801 552 833">Written Representation</p>	<p data-bbox="638 573 1449 712">112 Second Avenue Batchmere Chichester West Sussex PO20 7LF - Notification for prior approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3), and for associated operational development.</p>
<p data-bbox="197 891 405 922">20/02993/FUL</p> <p data-bbox="197 929 405 960">Earnley Parish</p> <p data-bbox="197 1025 475 1090">Case Officer: Maria Tomlinson</p> <p data-bbox="197 1120 552 1151">Written Representation</p>	<p data-bbox="638 891 1474 1030">The Shed Orchid Answers 113 Second Avenue Batchmere Chichester West Sussex PO20 7LF - Replacement dwelling - amendments to design permitted under E/19/02956/FUL - to provide for 2 storey front extension.</p>
<p data-bbox="197 1209 405 1240">20/01980/FUL</p> <p data-bbox="197 1247 459 1279">Fishbourne Parish</p> <p data-bbox="197 1344 612 1375">Case Officer: Calum Thomas</p> <p data-bbox="197 1440 552 1471">Written Representation</p>	<p data-bbox="638 1209 1442 1368">Parking Area South Of Black Boy Court Main Road Fishbourne West Sussex - Extension and change use of roofspace to habitable accommodation over carport to create single dwellinghouse.</p>
<p data-bbox="197 1550 405 1581">20/02303/FUL</p> <p data-bbox="197 1588 459 1619">Fishbourne Parish</p> <p data-bbox="197 1684 603 1715">Case Officer: Jane Thatcher</p> <p data-bbox="197 1780 552 1812">Written Representation</p>	<p data-bbox="638 1550 1481 1736">Land At Bethwines Farm And South Of Ivy Lodge Blackboy Lane Fishbourne West Sussex - Construction of 35 no. affordable residential dwellings for first-time buyers with associated access, parking, landscaping and associated infrastructure.</p>

Reference/Procedure	Proposal
<p data-bbox="197 230 448 300"><u>18/00323/CONHI</u> Funtington Parish</p> <p data-bbox="197 365 552 398">Case Officer: Sue Payne</p> <p data-bbox="197 461 552 495">Written Representation</p>	<p data-bbox="638 230 1442 338">West Stoke Farm House Downs Road West Stoke Funtington Chichester West Sussex PO18 9BQ - Appeal against HH/22</p>
<p data-bbox="181 553 448 622">* 19/00445/FUL Funtington Parish</p> <p data-bbox="197 687 560 721">Case Officer: Martin Mew</p> <p data-bbox="197 784 552 817">Written Representation</p>	<p data-bbox="638 553 1474 772">Land South East Of Tower View Nursery West Ashling Road Hambrook Funtington West Sussex - Relocation of 2 no. existing travelling show people plots plus provision of hard standing for the storage and maintenance of equipment and machinery, 6 no. new pitches for gypsies and travellers including retention of hard standing.</p>
<p data-bbox="197 889 448 958">19/02939/FUL Funtington Parish</p> <p data-bbox="197 1023 612 1057">Case Officer: Calum Thomas</p> <p data-bbox="197 1120 552 1153">Written Representation</p>	<p data-bbox="638 889 1414 1037">Old Allotment Site Newells Lane West Ashling West Sussex - Use of land for the stationing of a caravan for residential purposes, together with the formation of hardstanding.</p>
<p data-bbox="197 1211 480 1281"><u>20/00109/CONTRV</u> Funtington Parish</p> <p data-bbox="197 1346 592 1379">Case Officer: Shona Archer</p> <p data-bbox="197 1442 453 1476">Informal Hearing</p>	<p data-bbox="638 1211 1474 1319">Field West Of Beachlands Nursery Newells Lane West Ashling West Sussex - Appeal against Enforcement Notice FU/80</p>
<p data-bbox="197 1547 448 1617">20/00234/FUL Funtington Parish</p> <p data-bbox="197 1682 612 1715">Case Officer: Calum Thomas</p> <p data-bbox="197 1778 453 1812">Informal Hearing</p>	<p data-bbox="638 1547 1465 1727">Land West Of Newells Lane West Ashling PO18 8DD - Change of use of land for the stationing of 4 no. static caravans and 4 no. touring caravans for a Gypsy Traveller site, including parking, hard standing and associated infrastructure.</p>

Reference/Procedure	Proposal
<p data-bbox="197 232 485 300"><u>20/00288/CONENG</u> Funtington Parish</p> <p data-bbox="197 367 542 398">Case Officer: Tara Lang</p> <p data-bbox="197 461 453 492">Informal Hearing</p>	<p data-bbox="638 232 1481 331">Land West Of Newells Lane West Ashling Chichester West Sussex PO18 8DD - Appeal against Enforcement Notice FU/77</p>
<p data-bbox="197 568 453 636"><u>20/00950/FUL</u> Funtington Parish</p> <p data-bbox="197 703 612 734">Case Officer: Calum Thomas</p> <p data-bbox="197 797 549 828">Written Representation</p>	<p data-bbox="638 568 1493 712">Field West Of Beachlands Nursery Newells Lane West Ashling West Sussex - Use of land for the stationing of a caravan for residential purposes, together with the formation of hardstanding and associated landscaping.</p>
<p data-bbox="197 891 453 958"><u>20/00956/FUL</u> Funtington Parish</p> <p data-bbox="197 1025 580 1057">Case Officer: William Price</p> <p data-bbox="197 1120 453 1151">Informal Hearing</p>	<p data-bbox="638 891 1484 1034">Field West Of Beachlands Nursery Newells Lane West Ashling West Sussex - Change use of land to residential for the stationing of caravans for Gypsy Travellers including stable, associated infrastructure and development.</p>
<p data-bbox="197 1214 485 1281"><u>20/00400/CONCOU</u> Hunston Parish</p> <p data-bbox="197 1348 549 1379">Case Officer: Sue Payne</p> <p data-bbox="197 1442 549 1473">Written Representation</p>	<p data-bbox="638 1214 1484 1312">Land East Of Farmfield Nurseries Selsey Road Hunston West Sussex - Appeal against Enforcement Notices HN28 and 30</p>
<p data-bbox="197 1536 427 1603"><u>19/01400/FUL</u> Loxwood Parish</p> <p data-bbox="197 1671 580 1702">Case Officer: William Price</p> <p data-bbox="197 1765 549 1796">Written Representation</p>	<p data-bbox="638 1536 1417 1680">Moore's 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
<p>* 20/01465/FUL North Mundham Parish</p> <p>Case Officer: Luke Simpson</p> <p>Written Representation</p>	<p>Land Adjacent To The Spinney Lagness Road Runcton West Sussex PO20 1LD - Erection of 9 no. dwellings with access, landscaping and associated works</p>
<p>20/01448/FUL Plaistow And Ifold Parish</p> <p>Case Officer: Dale Jones</p> <p>Written Representation</p>	<p>Land North Of Sparrwood Farm Dunsfold Road Plaistow West Sussex RH14 0QF - Proposed agricultural barn.</p>
<p>20/02178/DOM Plaistow And Ifold Parish</p> <p>Case Officer: William Price</p> <p>Written Representation</p>	<p>Winkins Wood Farm Shillinglee Road Plaistow RH14 0PQ - Extension and adaptation of northern wing including removal of conservatory and internal and external alterations.</p>
<p>20/02179/LBC Plaistow And Ifold Parish</p> <p>Case Officer: William Price</p> <p>Written Representation</p>	<p>Winkins Wood Farm Shillinglee Road Plaistow RH14 0PQ - Extension and adaptation of northern wing including removal of conservatory and internal and external alterations.</p>
<p>19/02999/FUL Selsey Parish</p> <p>Case Officer: Martin Mew</p> <p>Written Representation</p>	<p>Hillfield House 4 Clayton Road Selsey Chichester West Sussex PO20 9DB - Demolition of existing dwelling and the erection of 4 no. dwellings, 4 no. garage spaces and associated external works.</p>

Reference/Procedure	Proposal
<p>* 20/01574/DOM Selsey Parish</p> <p>Case Officer: Calum Thomas</p> <p>Householder Appeal</p>	<p>Park Cottage Park Road Selsey PO20 0PR - Proposed single storey rear extension. Retrospective permission for outbuilding to provide ancillary accommodation and Jacuzzi shelter.</p>
<p>19/00259/CONBC Sidlesham Parish</p> <p>Case Officer: Emma Kierans</p> <p>Informal Hearing 07/09/2021 10:00:00 Chichester District Council East Pallant House PO19 1TY</p>	<p>Field South Of Green Lane Piggeries Ham Road Sidlesham West Sussex - Appeal against non-compliance with the conditions of the appeal decision - temporary occupancy</p>
<p>20/02735/ELD Sidlesham Parish</p> <p>Case Officer: Calum Thomas</p> <p>Written Representation</p>	<p>Melita Nursery Chalk Lane Sidlesham PO20 7LW - Application for a certificate of existing lawful development for construction and use of a building as a single dwelling-house falling with use class C3.</p>
<p>20/03159/PA3Q Sidlesham Parish</p> <p>Case Officer: Maria Tomlinson</p> <p>Written Representation</p>	<p>Willowdene Nursery Fletchers Lane Sidlesham Chichester West Sussex PO20 7QG - Class Q (a) application for Prior Approval - change of use from agriculture to 1 no. large dwellinghouse (C3 Use Class).</p>
<p>20/00032/FUL Southbourne Parish</p> <p>Case Officer: Joanna Bell</p> <p>Written Representation</p>	<p>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>

Reference/Procedure	Proposal
<p data-bbox="197 232 485 300">20/01053/FUL Southbourne Parish</p> <p data-bbox="197 367 612 398">Case Officer: Calum Thomas</p> <p data-bbox="197 465 549 497">Written Representation</p>	<p data-bbox="638 232 1436 300">Mountain Ash 106 Main Road Southbourne PO10 8AY - Erection of 1 no chalet bungalow.</p>
<p data-bbox="197 568 485 636">20/02077/FUL Southbourne Parish</p> <p data-bbox="197 703 478 770">Case Officer: Maria Tomlinson</p> <p data-bbox="197 801 549 833">Written Representation</p>	<p data-bbox="638 568 1398 712">Marina Farm Thorney Road Southbourne Emsworth Hampshire PO10 8BZ - Redevelopment of previously developed land. Removal of existing 5 no. buildings. Proposed 1 no. dwelling.</p>
<p data-bbox="197 904 485 972">13/00163/CONWST Westbourne Parish</p> <p data-bbox="197 1039 593 1070">Case Officer: Shona Archer</p> <p data-bbox="197 1137 411 1214">Public Inquiry 14/09/2021 Chichester Harbour Hotel</p>	<p data-bbox="638 904 1465 1008">The Old Army Camp Cemetery Lane Woodmancote Westbourne West Sussex - Appeal against WE/40, WE/41 and WE/42</p>
<p data-bbox="197 1339 485 1406">13/00163/CONWST Westbourne Parish</p> <p data-bbox="197 1473 593 1505">Case Officer: Shona Archer</p> <p data-bbox="197 1572 411 1648">Public Inquiry 14/09/2021 Chichester Harbour Hotel</p>	<p data-bbox="638 1339 1465 1442">The Old Army Camp Cemetery Lane Woodmancote Westbourne West Sussex - Appeal against WE/40, WE/41 and WE/42</p>

Reference/Procedure	Proposal
<p><u>13/00163/CONWST</u> Westbourne Parish</p> <p>Case Officer: Shona Archer</p> <p>Public Inquiry 14/09/2021 Chichester Harbour Hotel</p>	<p>The Old Army Camp Cemetery Lane Woodmancote Westbourne West Sussex - Appeal against WE/40, WE/41 and WE/42</p>
<p><u>19/00217/CONCOU</u> Westbourne Parish</p> <p>Case Officer: Steven Pattie</p> <p>Informal Hearing</p>	<p>4 The Paddocks Common Road Hambrook Westbourne Chichester West Sussex PO18 8UP - Appeal against</p>
<p><u>19/01985/FUL</u> Westbourne Parish</p> <p>Case Officer: Calum Thomas</p> <p>Informal Hearing</p> <p>Virtual Event</p>	<p>The Paddocks Common Road Hambrook Westbourne Chichester West Sussex PO18 8UP - Change of use of land to allow for the extension of an existing Gypsy/Traveller site comprising of an additional four mobile homes, four touring caravans and one dayroom.</p>
<p><u>19/03206/FUL</u> Westbourne Parish</p> <p>Case Officer: Jane Thatcher</p> <p>Written Representation</p>	<p>Unit 2, Ten Acres Cemetery Lane Woodmancote Westbourne PO10 8RZ - Change of use of site for B8 storage of privately owned and commercial vehicles, with ancillary offices and stores. (retrospective).</p>

Reference/Procedure	Proposal
20/02824/OUT Westhampnett Parish Case Officer: Andrew Robbins Public Inquiry 03/08/2021 10:00:00 Virtual Event	Land Within The Westhampnett / North East Chichester Strategic Development Location (north Of Madgwick Lane) Chichester - Outline Application with all matters reserved except for access for the residential development comprising up-to 165 dwellings, including an element of affordable housing; together with an access from Madgwick Lane as well as a relocated agricultural access, also from Madgwick Lane; Green Infrastructure, including the enhancement of the Lavant Valley Linear Greenspace; sustainable drainage systems; and associated infrastructure.

4. VARIATIONS TO SECTION 106 AGREEMENTS

None.

5. CALLED-IN APPLICATIONS

Reference	Proposal	Stage

6. COURT AND OTHER MATTERS

Injunctions		
Site	Breach	Stage
Land West of Birdham Farm	Of 4 Enforcement Notices	Injunction granted by The High Court in August 2020 1) to remove all caravans and fixtures, do not import new caravans without CDC's permission and 2) restore the land to agricultural use. Original deadlines extended by the court once in January 2021. New application made for further extension of deadlines to 30 June 2021 for 1) and 31 July for 2). Court still considering application.

Court Hearings		
Site	Matter	Stage

Prosecutions		
Site	Breach	Stage
Wildwood Restaurant, Chichester	Breach of Enforcement Notice	First hearing on 27 August 2021 at Brighton Magistrates' Court. Summons sent to 4 Directors. Evidence to Defendants to follow
Land South of the Stables, West Ashling	Breach of Enforcement Notice	First Hearing on 30 July 2021 at Brighton Magistrates' Court. Summons and evidence sent to Defendant
3 West Ashling Road, Hambrook	Breach of Condition Notice	First Hearing on 30 July 2021 at Brighton Magistrates' Court. Summons and evidence sent to Defendant
Land West of Newells Lane, West Ashling	Breach of Temporary Stop Notice	First hearing after several adjournments on 17 June 2021 at Crawley Magistrates' Court. Defendant pleaded not guilty on the basis he was no longer the owner of the land at the time of the allegation. No evidence provided so far and Land Registry still shows the Defendant as the owner as it did at the time of the Notice. The person whom the Defendant said bought his land will give evidence as his witness. CDC will call 2 officers. TRIAL at Horsham Magistrates' Court on 13 October at 10:00. If evidence is provided to me of the witness being the owner at the time, I will consider withdrawing these

7. POLICY MATTERS

None