

Chichester District Council Planning Committee

Wednesday 05 January 2022

Report of the Director Of Planning and Environment Services Schedule of

Appeals, Court and Policy Matters between 13-10-2021 - 16-11-2021

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
<u>21/02110/FUL</u>	
Chichester Parish Case Officer: Martin Mew Written Representation	23 Lavant Road Chichester PO19 5RA - Redevelopment of the site with creation of 5 no. flats and parking, landscaping and associated works. (Variation of condition 2 for permission CC/20/03226/FUL - amendments to rear roof slope to create a concealed roof terrace).
<u>21/00152/CONTRV</u>	
Funtington Parish Case Officer: Shona Archer Informal Hearings	Land West Of Newells Farm Newells Lane West Ashling West Sussex - Appeal against FU/87
Reference/Procedure	Proposal
<u>20/02987/OUT</u>	
Southbourne Parish Case Officer: Andrew Robbins Informal Hearing	Four Acre Nursery Cooks Lane Southbourne PO10 8LQ - Outline application for 40 dwellings with all matters reserved apart from access, layout and scale with associated new access roads, parking and turning areas, erection of a wastewater pumping station, the provision of surface water drainage features, amendment to the existing site access and works to Cooks Lane including the provision of a new footway on the northern side.

2. DECISIONS MADE

Reference/Procedure	Proposal
20/01826/FUL	
<p>Chidham & Hambrook Parish</p> <p>Case Officer: Andrew Robbins</p> <p>Public Inquiry</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>Appeal Decision: APPEAL ALLOWED</p>	
<p>“... the housing supply policies in the development plan do not address current housing needs and so ... are out-of-date. ... The Council has sought a pro-active approach in seeking to address its housing shortfall through the publication of the IPS. ... proposal would result in a considerable visual change ... However, this built environment would sit within a landscaped framework ... reflective of the existing settlement ... physical and visual integration would be most apparent ... between the main access and the south western corner of the site. ... at this point ... the new development would be viewed as an extension to the existing settlement. ... the proposed open spaces, footpaths and cycle ways, trim trails and community gardens would be attractive amenities for the enjoyment of the existing community as well as the new residents. ... development proposes a new shop and community facility. ... this proposal has the opportunity to be a real bonus to the village and would further aid the assimilation of the new development. Above the shop would be community space ... for small business or office space. ... this facility would be a considerable benefit to the village. ... it is appreciated that many journeys would inevitably be made by car, in this case there are reasonable options available to allow new residents to choose alternative modes. ... local concern about the ability of local infrastructure, ... to accommodate the new population. ... this is a problem prevalent in many parts of southern England. ... little specific evidence that overall capacity is either not available or could not be made available. The development would be liable to pay CIL ... for the purpose of meeting infrastructure needs... the District is severely constrained in terms of where new development can be located and it has a considerable need for new housing within the next 5 years. ... no specific harm ... would arise as a result of the scale of development ... the appeal site is within a sustainable location and that the proposed development would integrate successfully with the existing settlement. ... development would result in the loss of about 4.5 ha of BMV agricultural land and a further loss of some 2 ha on the nitrate mitigation site. ... the existence of the South Downs National Park and Chichester Harbour AONB means that it is inevitable that BMV agricultural land will be required to meet the Council’s housing needs. With this comes the added complication ... In order to avoid significant effects it is necessary to ensure nitrate neutrality and Natural England has approved the approach of removing land from agricultural production. ... the proportionate loss of BMV in this case would be justified ... local concern about foul drainage ... sewerage would be conveyed to Thornham Waste Water Treatment Works and Southern Water has confirmed that this has sufficient spare capacity ... Whilst I</p>	

**Appeal Decision: APPEAL ALLOWED -
Continued**

appreciate that this is disputed by many local objectors, the evidence from the statutory undertaker is that Thornham can adequately accommodate and treat the sewerage arising from the appeal development. ... I do not consider that the proposed development with its green framework would have any adverse impact on the natural beauty of the landscape within the SDNP. ... some local concern that the proposed development would result in the coalescence of settlements. ... This is not land that is important to the separation of Hambrook and any settlement to the north or east. ... The appeal development would result in a number of benefits. ... 118 homes that would make a significant contribution to the Council's housing land supply deficit. ... 36 new affordable homes ... convenience store and flexible community space would be a considerable benefit to the village and identified as an aspiration in the NP. ... employment benefits ... areas of open spaces ... and children's play ... considerable biodiversity net gain in habitat units. ... I afford the benefits substantial weight in favour of the development. Furthermore, the IPS has been specifically adopted to address the Council's housing land supply situation in a proactive way. ... the proposed development would not conflict with any of its 13 criteria, and this also weighs significantly in favour of the appeal scheme. ... the proposal would conflict with policies 2, 4, 5 and 45 in the LP and policy LP1 in the NP. However that conflict is a matter of limited weight because these policies are out-of-date. ... some loss of BMV agricultural land, but I afford this limited weight ... only other harmful impact ... failure to achieve a positive biodiversity net gain in terms of hedgerow units. This is counterbalanced to a degree by the very significant gain in habitat units. Overall, the adverse impacts would be of limited significance and would not demonstrably outweigh the substantial benefits of the scheme. ... the proposal would be in accordance with the presumption in favour of sustainable development as set out in paragraph 11 of the Framework ... This is a material consideration of very substantial weight and importance ...

Reference/Procedure	Proposal
21/00440/DOM	
<p>Donnington Parish</p> <p>Case Officer: Vicki Baker</p> <p>Fast Track Appeal</p>	<p>50 Belgrave Crescent Donnington PO19 8SB - Single storey rear extension and change of use of loft into habitable accommodation, including dormer windows to sides. Variation of condition 3 from planning permission D/20/01904/DOM - remove the restriction on the dormer bedroom windows being obscure glazed and non-opening below 1.7m from the finished floor level of the rooms in which they serve.</p>
<p>Appeal Decision: APPEAL ALLOWED</p>	
<p>"... planning permission was granted in October 2020 for the erection of a single storey rear extension and change of use of loft into habitable accommodation, including dormer windows to sides at the appeal site, 50 Belgrave Crescent. Condition no3, imposed upon planning permission D/20/01904/DOM sought to prohibit first occupation of the roof extension until the first floor windows within both dormers, to the east and west roof elevations, were glazed with obscure glass and non-opening for all parts of the windows where below 1.7m above the floor of the rooms which they would serve. ... The reason for the imposition of the condition was to protect the privacy of the occupants of the adjoining residential properties; and therefore the main issue is the effect of the appeal proposal upon the living conditions of the occupants of 48 and 52 Belgrave Crescent, with specific reference to privacy. ... The application site is located within a well established residential area where there is a mix of dwelling types, including bungalows, chalet-bungalows and two plus storey houses. ... Views afforded from the windows installed at the appeal site primarily overlook the roofs of nos 48 and 52, and whilst I accept that there could be a degree of overlooking towards the rear garden areas of these neighbouring properties, such views would be oblique. In any case, with the presence of other above ground floor level accommodation provided within some surrounding dwellings, a degree of mutual overlooking within the rear garden scene is inevitable. ... I consider that in this particular case, the imposition of condition no 3 upon planning permission D/20/01904/DOM was not necessary. ..."</p> <p>COSTS DECISION</p> <p>"The application for an award of costs is refused. ... The applicant has not identified how the Council's actions in determining the planning application caused them to incur unnecessary or wasted expense and has just simply listed the costs associated with the submission of both planning applications. The Council, within the Officer's Report, substantiated the reasons for refusal in a fair amount of detail. I consider that the reasons for refusal of planning permission did not amount to unreasonable behaviour resulting in unnecessary or wasted expense to the applicant. ... "</p>	

Reference/Procedure	Proposal
<u>20/01235/FUL</u>	
Earnley Parish Case Officer: Maria Tomlinson Written Representation	111 Second Avenue Almodington Earnley PO20 7LF - Erection of 1 no. dwelling - Alternative design to planning permission E/18/02530/FUL.
Appeal Decision: APPEAL DISMISSED	
<p>...The design of the appeal proposal would differ notably from that of the extant permission. The proposed building would be significantly less like the design of an agricultural building, and more suburban in character than that of the extant scheme. This is due to a combination of its two-storey building height and asymmetrical roof design, together with a large amount of fenestration of distinctly domestic design, size, proportions and positioning, including floor to ceiling glazing leading onto a balcony, which would not be typical of the style and amount of fenestration typically found on rural buildings... Whilst the new building would be set back further into the site than the existing building it would replace, it would still be visible from Second Avenue, including from the site access, and when approaching the site from the west, having regard to its two storey height, and the removal of the existing building. due to a combination of its size and design, and position close to the existing domestic buildings within the site, the appeal scheme would have an urbanising effect on the appeal site, to the detriment of its open rural character.... The harm I have identified to the character and appearance of the area would be significant. As a result, the social objective of sustainable development of fostering well-designed and beautiful places, would not be achieved. ...”</p>	
<u>20/02714/DOM</u>	
East Wittering And Bracklesham Parish Case Officer: Maria Tomlinson Fast Track Appeal	Sea Shanty Charlmead East Wittering PO20 8DN - Insertion of 2 no. dormer windows.
Appeal Decision: APPEAL DISMISSED	
<p>“...The appeal site comprises a gable-fronted chalet bungalow which forms part of a recently constructed pair with Halcyon next door, located within a private residential estate. The existing architecture of the host property is quite simple yet pleasing to the eye and I consider that along with its sibling add value to the street scene. ... I accept that the dormer windows have been designed in a manner that would not harm the living conditions of the occupants of neighbouring dwellings, in terms of overlooking or overshadowing I accept that the dormer on the northern elevation would be set back slightly from the principal elevation, nonetheless, it would still remain highly visible within the street scene and together their construction would run counter to the aforementioned simple architecture of the host dwelling. ... I therefore conclude that the proposed dormers would result in a visually incongruous development that would detract from the host dwelling and would give rise to harm to the character and appearance of the area. ...”</p>	

Reference/Procedure	Proposal
<u>21/01237/DOM</u>	
<p>East Wittering And Bracklesham Parish</p> <p>Case Officer: Maria Tomlinson</p> <p>Fast Track Appeal</p>	<p>19 Seafield Close East Wittering PO20 8DP – Demolition of rear conservatory for a rear two-storey pitched roof and single-storey flat roof extensions.</p>
Appeal Decision: APPEAL ALLOWED	
<p>“...It is quite clear that the proposal would increase the verticality of the host dwelling with a marginally steeper front roof pitch and ridge line than existing. However taking into account the built context, including other similar such extensions that have been carried out in recent years, I consider that it would not be out of character with its surroundings. ... In conclusion on this matter I consider that the proposed development would not give rise to a harmful impact upon the outlook from nos 18 and 20 or their private primary garden spaces. ...”</p> <p>Cost Decision - “...Procedurally the applicants state that the refusal notice gave information that was twelve years out of date in respect of their right to appeal. However, their Architect highlights that he is highly experienced, specialising in householder planning applications and I am sure that this is not the first time he has submitted an appeal. Therefore bearing in mind that the applicants were professionally represented and that in any case, the first note appended to the decision notice made reference to the twelve week period within which householders have a right to appeal, I give that specific complaint very little weight in the determination of this application. It is unfortunate that the Planning Officer of the Council only made contact with the applicants on the date that the planning application was to be determined. However to be fair to the officer, they suggested an extension of time for the determination of the proposal to enable the applicants to consider whether to withdraw the proposal. Further, as highlighted by the applicants’ agent in their email of the 17 June 2021 at 15:20, they themselves acknowledged that many planning departments have been inundated with householder planning applications whilst operating with overstretched resources; and I have seen nothing to suggest that no option was given to them discuss the merits of the proposal. It is apparent that the Planning Officer was not supportive of the proposal, but just because that was the case does not automatically amount to unreasonable behaviour. ... However as far as I am aware, the application the subject of the appeal was the first one submitted by the applicants and therefore even if the appeal proposal had been refused on the 17 June, they would have had a ‘free go, and to state that this demonstrates a reckless disregard for the appellants’ costs is in my view overexaggerated. ... I note reference to a purported fallback position utilising Permitted Development Rights, however, such a solution would be materially different from the appeal scheme and therefore whilst I understand the applicants’ agent’s reasoning for highlighting what could potentially be built without the need for an application for full planning permission, in the absence of any Certificate of Lawfulness to demonstrate that that would be the case, I give the fallback position limited weight. Ultimately it was for me to determine the refused scheme and which I found in the applicants’ favour. Finally, I acknowledge the reference to documentation, including drawings and the Officer’s report not being published on the Council’s website in a timely manner, however this does not go to the substance of the case and therefore I consider is not a determining factor in me forming my conclusions on this costs application. All in all, I have found that the Council’s Officer report substantiated the reasons for refusing planning permission which did not amount to unreasonable behaviour resulting in unnecessary or wasted expense for the applicants. Consequently I consider that unreasonable behaviour as described in the PPG has not been demonstrated and the application for a full award of costs is therefore refused.”</p>	

[20/01389/FUL](#)

Sidlesham Parish
Case Officer: Vicki Baker

Land North Of Swan Cottage Selsey Road Sidlesham
West Sussex - Erection of 2 storey dwelling, garage and
vehicular access off Selsey Road.

Written Representation

Appeal Decision: APPEAL DISMISSED

"... The appeal site is a piece of land on the roughly east side of Selsey Road. It is outside any Settlement Boundary, ... the site is an open gap in a loose-knit ribbon of sporadic development along Selsey Road. Its present open character and undeveloped appearance, set in farmland to roughly east and west, contributes positively to the rural character of the surrounding area. ... the present open gap at the site is important to the rural character of the intermittent dwellings in Selsey Road, and because the site is not a narrow gap in an otherwise built-up frontage, it could not reasonably be considered to be an infill plot, or within or next to an established settlement or group of buildings. ... Due to its suburban character, scale, bulk and built-up appearance, the proposal would unacceptably consolidate the gap between the existing dwellings, harmfully extending development along Selsey Road and encroaching into the countryside. Whilst its materials could be controlled by condition, that would not overcome the harm. ... Due to the lack of information on the plans it is not clear whether the proposed access would be in the same place as the existing access, what visibility could be achieved, and, in the absence of any up-to-date speed data, whether that visibility would be adequate. ... There is insufficient evidence before me to show that adequate visibility splays at the proposed access could be achieved within land controlled by the appellant. ... I consider that there is insufficient evidence to show that the use of the proposed access to the development would not be likely to endanger highway safety in Selsey Road. ... The appeal site is within the zones of influence of the SPAs, which are statutorily protected Natura 2000 sites designated under the Habitats Directive. As the proposal would include a net increase of one dwelling, recreational disturbance is an issue that needs to be addressed. ... whilst the appellant says he would be prepared to make the contribution, no completed planning obligation towards off-site access management mitigation for the proposal has been put to me. Thus, I consider that the proposal would be likely to have a significant adverse effect on the integrity of the SPAs regarding recreational impacts. ... "

Reference/Procedure	Proposal
20/03130/FUL	
Tangmere Parish Case Officer: William Price Written Representation	17 Nettleton AvenueTangmere PO20 2HZ - Change use of land from public amenity space to private garden and associated boundary treatment to side of private detached dwelling house.
Appeal Decision: APPEAL DISMISSED	
<p>"... The main issue is whether the proposed development would preserve or enhance the character or appearance of the Tangmere Conservation Area. ... The appeal site is within the Conservation Area,... much of its significance lies in its historic association with the RAF and Tangmere Airfield. Whether large or small, the trees and green areas that help to retain its village atmosphere are one of the Conservation Area's most important features. ... Because Nettleton Avenue borders the roughly north side of the expansive mainly open Tangmere recreation ground, the piece of land is widely visible. ... the amenity spaces and planting on each side of the sinuous Nicolson Close provided significant openness and greenery at the only entrance into the Nicolson Close estate. They helped to soften the transition from the considerable openness at the recreation ground, framed in part by the low density Nettleton Avenue dwellings, to the tighter knit, more urban development in Nicolson Close. ... So, the piece of land is important to the design and layout of the Nicolson Close estate, much of which is within the setting of the Conservation Area. ... So, whilst the piece of land is relatively small, as a green and open space, it made a positive contribution to the character, appearance, and significance of the Conservation Area. ... Due to the scale, height and siting of the fence, and the enclosure of part of the amenity space as private garden, the proposal would unacceptably erode the important openness at the entrance to the Nicolson Close estate. The stark appearance and the hard edged form of the fence would harmfully intrude into, enclose, and urbanise the street, and because the proposal would reduce the visible connection between the Nicolson Close estate and the rest of the village, it would erode the sense of place. Moreover, because the proposal would harmfully encroach into the open views into and out of the Conservation Area, and it would disrupt the historic development pattern in Nettleton Avenue, the character, appearance and significance of the Conservation Area would be unacceptably diminished. ... Therefore, I consider that the proposal would fail to preserve or enhance the character or appearance of the Tangmere Conservation Area. ..."</p>	

3. IN PROGRESS

Reference/Procedure	Proposal
<u>17/00362/CONMHC</u>	
<p>Birdham Parish</p> <p>Case Officer: Shona Archer</p> <p>Informal Hearing 08-Feb-2022 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>
<u>20/00379/CONCOU</u>	
<p>Birdham Parish</p> <p>Case Officer: Shona Archer</p> <p>Informal Hearing 08-Feb-2022 Chichester District Council East Pallant House PO19 1TY</p>	<p>Plot 13 Land North West Of Premier Business Park Birdham Road Appledram West Sussex - Appeal against BI/47</p>
<u>17/00356/CONMHC</u>	
<p>Birdham Parish</p> <p>Case Officer: Shona Archer</p> <p>Informal Hearing 08-Feb-2022 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>
<u>17/00361/CONMHC</u>	
<p>Birdham Parish</p> <p>Case Officer: Shona Archer</p> <p>Informal Hearing 08-Feb-2022 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>

Reference/Procedure	Proposal
* 19/02579/FUL	
<p>Chichester Parish</p> <p>Case Officer: Martin Mew</p> <p>Informal Hearing 22-Feb-2022 Chichester District Council East Pallant House PO19 1TY</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>
20/02009/FUL	
<p>Chichester Parish</p> <p>Case Officer: Martin Mew</p> <p>Informal Hearing</p> <p>Virtual Event</p>	<p>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).</p>
20/00380/CONTRV	
<p>Chichester Parish</p> <p>Case Officer: Sue Payne</p> <p>Informal Hearing 22-Feb-2022 Chichester District Council East Pallant House PO19 1TY</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>
* 20/00412/OUT	
<p>Chidham & Hambrook Parish</p> <p>Case Officer: Andrew Robbins</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>

Reference/Procedure	Proposal
<u>20/03378/OUT</u>	
<p>Chidham & Hambrook Parish</p> <p>Case Officer: Andrew Robbins</p> <p>Informal Hearing 15-Feb-2022 Chichester Harbour Hotel</p>	<p>Land At Flat Farm Hambrook West Sussex PO18 8FT - Outline Planning Permission with Some Matters Reserved (Access) - Erection of 30 dwellings comprising 21 market and 9 affordable homes, access and associated works including the provision of swales.</p>
<u>19/02493/OUT</u>	
<p>Earnley Parish</p> <p>Case Officer: Andrew Robbins</p> <p>Informal Hearing 25-Jan-2022 Chichester City Council North Street Chichester PO19 1LQ</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>
<u>21/00785/DOM</u>	
<p>Fishbourne Parish</p> <p>Case Officer: Alicia Snook</p> <p>Fast Track Appeal</p>	<p>Estoril Main Road Fishbourne PO18 8AN - New vehicle access and garage.</p>
<u>* 19/00445/FUL</u>	
<p>Funtington Parish</p> <p>Case Officer: Martin Mew</p> <p>Written Representation</p>	<p>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>
<u>19/02939/FUL</u>	
<p>Funtington Parish</p> <p>Case Officer: Calum Thomas</p> <p>Written Representation</p>	<p>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>

Reference/Procedure	Proposal
<u>20/00234/FUL</u>	
Funtington Parish Case Officer: Calum Thomas Informal Hearings	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.
<u>20/00534/FUL</u>	
Funtington Parish Case Officer: Calum Thomas Informal Hearings	Land South Of The Stables Scant Road East Hambrook Funtington West Sussex - Change of use of land to use as a residential caravan site for 2 no. gypsy families and construction of 2 no. ancillary amenity buildings, including the laying of hardstanding, erection of boundary wall.
<u>20/00950/FUL</u>	
Funtington Parish Case Officer: Calum Thomas Written Representation	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.
<u>20/00956/FUL</u>	
Funtington Parish Case Officer: William Price Informal Hearing	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.
<u>20/00109/CONTRV</u>	
Funtington Parish Case Officer: Shona Archer Informal Hearing	Field West Of Beachlands Nursery Newells Lane West Ashling West Sussex Appeal against Enforcement Notice FU/80

Reference/Procedure	Proposal
<u>18/00323/CONHI</u>	
Funtington Parish Case Officer: Sue Payne Written Representation	West Stoke Farm House Downs Road West Stoke Funtington Chichester West Sussex PO18 9BQ - Appeal against HH/22
<u>20/00288/CONENG</u>	
Funtington Parish Case Officer: Tara Lang Informal Hearing	Land West Of Newells Lane West Ashling Chichester West Sussex PO18 8DD - Appeal against Enforcement Notice FU/77
<u>20/00400/CONCOU</u>	
Hunston Parish Case Officer: Sue Payne Written Representation	Land East Of Farmfield Nurseries Selsey Road Hunston West Sussex - Appeal against HN/28
<u>20/00400/CONCOU</u>	
Hunston Parish Case Officer: Sue Payne Written Representation	Land East Of Farmfield Nurseries Selsey Road Hunston West Sussex - Appeal against Enforcement Notices HN28 & 30
<u>20/02675/OUTEIA</u>	
Lavant Parish Case Officer: Jane Thatcher Public Inquiry 08-Feb-2022 Chichester District Council East Pallant House PO19 1TY	Field South Of Raughmere Drive Lavant West Sussex - Outline Application with all matters reserved (except for access) for the development of 140 dwellings, public open space, landscaping, parking and associated works.
<u>19/01400/FUL</u>	
Loxwood Parish Case Officer: William Price Written Representation	Moores Cottage Loxwood Road Alfold Bars Loxwood Billingshurst West Sussex RH14 0QS - Erection of a detached dwelling following demolition of free- standing garage.

Reference/Procedure	Proposal
<u>20/00182/CONCOU</u>	
Plaistow And Ifold Parish Case Officer: Sue Payne Written Representation	The Coach House Oak Lane Shillinglee Plaistow Godalming West Sussex GU8 4SQ - Appeal against Enforcement Notice PS/70
<u>19/02999/FUL</u>	
Selsey Parish Case Officer: Martin Mew Written Representation	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.
<u>* 19/03112/FUL</u>	
Sidlesham Parish Case Officer: Calum Thomas Informal Hearing	Melita Nursery Chalk Lane Sidlesham Chichester West Sussex PO20 7LW - Change of use of land to rear of dwelling for siting of residential caravans for 7 no. pitch Gypsy Traveller site with associated development (hard standing fencing and 3 no. utility buildings).
<u>20/01470/FUL</u>	
Sidlesham Parish Case Officer: William Price Informal Hearing	3 Melita Nursery Chalk Lane Sidlesham Chichester West Sussex PO20 7LW - Change of use of land to mixed use for siting of residential caravans for 3 no. pitch Gypsy Traveller site with associated development (hard standing, fencing and utility buildings) on land forming part of 3 Melita Nursery - part retrospective.
<u>20/02735/ELD</u>	
Sidlesham Parish Case Officer: Calum Thomas Written Representation	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.
<u>21/00038/CONMHC</u>	
Sidlesham Parish Case Officer: Sue Payne Written Representation	Land To The East Of Ivy Grange Keynor Lane Sidlesham West Sussex - Appeal against Enforcement Notice SI/78.

Reference/Procedure	Proposal
<u>20/00301/CONMHC</u>	
Sidlesham Parish Case Officer: Sue Payne Written Representation	M &Y Fruit Limited 82A Fletchers Lane Sidlesham Chichester West Sussex PO20 7QG - Appeal against Enforcement Notice SI/77.
<u>20/00032/FUL</u>	
Southbourne Parish Case Officer: Joanna Bell Written Representation	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.
<u>20/02077/FUL</u>	
Southbourne Parish Case Officer: Maria Tomlinson Written Representation	Marina Farm Thorney Road Southbourne Emsworth Hampshire PO10 8BZ - Redevelopment of previously developed land. Removal of existing 5 no. buildings. Proposed 1 no. dwelling.
<u>21/00089/FUL</u>	
Southbourne Parish Case Officer: Maria Tomlinson Written Representation	Thornham Products Thornham Lane Southbourne PO10 8DD - Retention of existing single mobile home on the land and to continued use for applicant's place of residence, following expiry of temporary period granted under condition 2 of SB/15/01837/FUL.
<u>* 20/02491/OUT</u>	
West Wittering Parish Case Officer: Jane Thatcher Public Inquiry 01-Mar-2022	Land To The West Of Church Road Church Road West Wittering West Sussex - Outline planning application for residential development of 70 dwellings (some matters reserved except for access).
<u>19/01985/FUL</u>	
Westbourne Parish Case Officer: Calum Thomas Informal Hearing	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.

Reference/Procedure	Proposal
<u>19/03206/FUL</u>	
Westbourne Parish Case Officer: Jane Thatcher Written Representation	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).
<u>* 20/00047/FUL</u>	
Westbourne Parish Case Officer: Calum Thomas Written Representation	Hopedene Common Road Hambrook Westbourne PO18 8UP - Change use of land to a single private gypsy pitch with associated hardstanding and day room.
<u>20/00785/FUL</u>	
Westbourne Parish Case Officer: Calum Thomas Informal Hearing	Meadow View Stables Monks Hill Westbourne PO10 8SX - Change of use of land for use as extension to Gypsy caravan site for the stationing of 6 additional caravans, including 3 pitches, each pitch consisting of 1 no. mobile home, 1 no. touring caravan and a utility building together with laying of hardstanding.
<u>19/00217/CONCOU</u>	
Westbourne Parish Case Officer: Steven Pattie Informal Hearing	4 The Paddocks Common Road Hambrook Westbourne Chichester West Sussex PO18 8UP - Appeal against Enforcement Notice WE-49
<u>19/00107/CONMHC</u>	
Westbourne Parish Case Officer: Steven Pattie Written Representation	Jubilee Wood Bridle Lane Woodmancote Hambrook West Sussex - Appeal against Enforcement Notices WE/50 and WE/51
<u>19/00107/CONMHC</u>	
Westbourne Parish Case Officer: Steven Pattie Written Representation	Jubilee Wood Bridle Lane Woodmancote Hambrook West Sussex - Appeal against Enforcement Notices WE/50 and WE/51

Reference/Procedure	Proposal
<u>13/00163/CONWST</u>	
Westbourne Parish Case Officer: Shona Archer Public Inquiry continuation dates 11/12th January 2022	The Old Army Camp Cemetery Lane Woodmancote Westbourne West Sussex - Appeal against WE/40, WE/41 and WE/42
<u>21/00169/CONDWE</u>	
Westbourne Parish Case Officer: Tara Lang Public Inquiry	Land South West Of Racton View Marlpit Lane Hambrook Westbourne West Sussex - Appeal against creation of a dwellinghouse and two annex buildings subject to Enforcement Notice WE/54
<u>21/00169/CONDWE</u>	
Westbourne Parish Case Officer: Tara Lang Public Inquiry	Land South West Of Racton View Marlpit Lane Hambrook Westbourne West Sussex - Appeal against creation of a dwellinghouse and two annex buildings subject to Enforcement Notice WE/53
<u>21/00169/CONDWE</u>	
Westbourne Parish Case Officer: Tara Lang Public Inquiry	Land South West Of Racton View Marlpit Lane Hambrook Westbourne West Sussex - Appeal against creation of a dwellinghouse and two annex buildings subject to Enforcement Notice WE/52
<u>20/02824/OUT</u>	
Westhampnett Parish Case Officer: Andrew Robbins Public Inquiry	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 North West of Premier Park, Birdham	Of 4 Enforcement Notices and civil Injunction	Injunction to vacate the land and restore it to agricultural use granted by the High Court on 10.8.20. Extension of deadlines granted on 7.1.21. New application lodged by Defendants on 28.4.21 not proceeded with by the Defendants as confirmed by The High Court. LPA has written to the remaining residents of 3 plots asking for their intentions. Human Rights Audit Forms provided and they have been encouraged to liaise with Housing. After HR Forms are returned and update from Housing received, file will be reviewed for Contempt of Court proceedings.

Court Hearings		
Site	Matter	Stage

Prosecutions		
Site	Breach	Stage
Land South of the Stables, Newells Lane	Breach of Enforcement Notice	First court hearing: 25/11/21 at Crawley Magistrates' Court. New and final adjournment requested as Appeal against refusal of Planning Permission has yet to be heard. Matter will have to proceed or be withdrawn on the next occasion. Waiting for a new date from the court.
Cowdown Farm, Compton	Breach of Enforcement Notice	Summons drafted. Court date requested. Waiting for the court to issue a date.
Medmerry View, Earnley	Breach of Enforcement Notice	Summons issued and date provided by the court for first hearing on 13 Jan. 2022 at Crawley Magistrates' Court.
Medmerry View, Earnley	Breach of Condition Notice	Summons issued and date provided by the court for first hearing on 13 Jan. 2022 at Crawley Magistrates' Court.
Oakham Farmhouse, Oving	Breach of Enforcement Notice	Summons drafted. Court date requested. Waiting for the court to issue a date.

7. POLICY MATTERS