

**Chichester District Council
Planning Committee**

Wednesday 05 January 2022

Report of the Director Of Planning and Environment Services

Schedule of Planning Appeals, Court and Policy Matters

between 17-11-2021 - 14-12-2021

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>21/01963/PA3Q</u>	
Sidlesham Parish Case Officer: Maria Tomlinson Written Representation	11 Cow Lane Sidlesham Chichester West Sussex PO20 7LN Prior approval of proposed change of use of an existing agricultural building former piggery building to 1 no. dwelling.

2. DECISIONS MADE

Reference/Procedure	Proposal
19/02999/FUL	
Selsey Parish Case Officer: Martin Mew Written Representation	Hillfield House4 Clayton RoadSelseyChichesterWest SussexPO20 9DB Demolition of existing dwelling and the erection of 4 no. dwellings, 4 no. garage spaces and associated external works.
Appeal Decision: APPEAL DISMISSED	
<p>...The surrounding area includes properties of varying sizes and designs, the majority of which have clearly defined frontages to the street, and sit within smaller plots. This pattern of development gives the area a pleasant suburban feel. Within this context, the appeal scheme would introduce two large new dwellings within the rear part of the site. However, the existence of the dwellings on plots 3 and 4 within the public realm would be evident, particularly by reason of the position and width of the proposed vehicular access. The proposed arrangement would result in a form of backland development which would appear unduly prominent in the street scene and detract from the prevailing pattern of frontage development. Consequently, the proposal would fail to integrate effectively with its surroundings and erode the contribution which the appeal site currently makes to the character and appearance of the locality. Whilst the principle of additional residential development on the site is acceptable, the layout of the proposal would be harmful to the character and appearance of the surrounding area. Accordingly, it would fail to accord with Policy 33 of the Chichester Local Plan: Key Policies 2014-2029 (LP). The proposed dwelling on plot 3 would be built near the boundary shared with no 37 Bonnar Road. The overall height of the wall and pitched roof, combined with the depth of the dwelling, would dominate views from this neighbouring property and garden. The proposed built form would create a harmful sense of enclosure, and appear as an obtrusive and oppressive feature, which would have a detrimental effect on the living conditions of the occupiers of no 37. For the foregoing reasons, the appeal scheme would adversely affect the living conditions of the neighbouring occupiers of no 37, with particular regard to outlook. It would therefore conflict with LP Policy 33, which requires development proposals to respect and where possible enhance the character of the surrounding area of site, notably in terms of neighbouring amenity...</p>	

3. IN PROGRESS

Reference/Procedure	Proposal
<u>20/00379/CONCOU</u>	
Birdham Parish Case Officer: Shona Archer Informal Hearings 08-Feb-2022 Chichester District Council East Pallant House PO19 1TY	Plot 13 Land North West Of Premier Business Park Birdham Road Appledram West Sussex Appeal against BI/47
<u>17/00361/CONMHC</u>	
Birdham Parish Case Officer: Shona Archer Informal Hearings 08-Feb-2022 Chichester District Council East Pallant House PO19 1TY	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.
<u>17/00362/CONMHC</u>	
Birdham Parish Case Officer: Shona Archer Informal Hearings 08-Feb-2022 Chichester District Council East Pallant House PO19 1TY	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.
<u>17/00356/CONMHC</u>	
Birdham Parish Case Officer: Shona Archer Informal Hearings 08-Feb-2022 Chichester District Council East Pallant House PO19 1TY	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.
<u>* 19/02579/FUL</u>	
Chichester Parish Case Officer: Martin Mew	Land North West Of Newbridge Farm Salthill Road Fishbourne West Sussex

Informal Hearings 10-May-2022 Chichester District Council East Pallant House PO19 1TY	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.
Reference/Procedure Proposal	
20/02009/FUL	
Chichester Parish Case Officer: Martin Mew Informal Hearings 10-May-2021 Chichester District Council East Pallant House PO19 1TY	Land North West Of Newbridge FarmSalthill RoadFishbourneWest 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).
Reference/Procedure Proposal	
20/00380/CONTRV	
Chichester Parish Case Officer: Sue Payne Informal Hearings 10-May-2022 Chichester District Council East Pallant House PO19 1TY	Land North West Of Newbridge FarmSalthill RoadFishbourneWest Sussex Appeal against creation of hardstandings and siting of mobile homes without planning permission.
Reference/Procedure Proposal	
* 20/00412/OUT	
Chidham & Hambrook Parish Case Officer: Andrew Robbins Informal Hearings 23-Nov-2021 Chichester Harbour Hotel	Land Off Broad RoadBroad RoadHambrookPO18 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.
Reference/Procedure Proposal	
20/03378/OUT	
Chidham & Hambrook Parish Case Officer: Andrew Robbins Informal Hearings 15-Feb-2022 Chichester Harbour Hotel	Land At Flat FarmHambrookWest SussexPO18 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.

Reference/Procedure	Proposal
<u>19/02493/OUT</u>	
Earnley Parish Case Officer: Andrew Robbins Informal Hearings 29-Mar-2022 Chichester District Council East Pallant House PO19 1TY	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
Reference/Procedure	Proposal
<u>21/01278/DOM</u>	
East Wittering And Bracklesham Parish Case Officer: Luke Simpson Fast Track Appeal	Tamarisk West Bracklesham Drive Bracklesham PO20 8PH Extension of double garage with accommodation over and removal of restricted use.
Reference/Procedure	Proposal
<u>20/02723/FUL</u>	
Fishbourne Parish Case Officer: Calum Thomas Written Representation	Land East Of The Trees Main Road Fishbourne Chichester West Sussex PO18 8AU 1 no. dwelling, new access and associated works.
Reference/Procedure	Proposal
<u>21/00785/DOM</u>	
Fishbourne Parish Case Officer: Alicia Snook Fast Track Appeal	Estoril Main Road Fishbourne PO18 8AN New vehicle access and garage.
Reference/Procedure	Proposal
<u>* 19/00445/FUL</u>	
Funtington Parish Case Officer: Martin Mew	Land South East Of Tower View Nursery West Ashling Road Hambrook Funtington West Sussex

Written Representation	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.
Reference/Procedure	Proposal
<u>19/02939/FUL</u>	
Funtington Parish Case Officer: Calum Thomas Written Representation	Old Allotment SiteNewells LaneWest AshlingWest Sussex Use of land for the stationing of a caravan for residential purposes, together with the formation of hardstanding.
Reference/Procedure	Proposal
<u>20/00234/FUL</u>	
Funtington Parish Case Officer: Calum Thomas Informal Hearings	Land West Of Newells LaneWest AshlingPO18 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.
Reference/Procedure	Proposal
<u>20/00534/FUL</u>	
Funtington Parish Case Officer: Calum Thomas Informal Hearings	Land South Of The StablesScant Road EastHambrookFuntingtonWest 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.
Reference/Procedure	Proposal
<u>20/00950/FUL</u>	
Funtington Parish Case Officer: Calum Thomas Written Representation	Field West Of Beachlands NurseryNewells LaneWest AshlingWest Sussex Use of land for the stationing of a caravan for residential purposes, together with the formation of hardstanding and associated landscaping.
Reference/Procedure	Proposal
<u>20/00956/FUL</u>	

Funtington Parish Case Officer: William Price Informal Hearings	Field West Of Beachlands NurseryNewells LaneWest AshlingWest Sussex Change use of land to residential for the stationing of caravans for Gypsy Travellers including stable, associated infrastructure and development.
Reference/Procedure	Proposal
<u>20/03306/FUL</u>	
Funtington Parish Case Officer: Calum Thomas Informal Hearings	Land To The West Of Newells FarmNewells LaneWest AshlingWest Sussex The stationing of caravans for residential purposes together with the formation of hardstanding and utility/dayrooms ancillary to that use for 3 no. pitches.
Reference/Procedure	Proposal
<u>20/00288/CONENG</u>	
Funtington Parish Case Officer: Tara Lang Informal Hearings	Land West Of Newells LaneWest AshlingChichesterWest SussexPO18 8DD Appeal against Enforcement Notice FU/77
Reference/Procedure	Proposal
<u>21/00152/CONTRV</u>	
Funtington Parish Case Officer: Shona Archer Informal Hearings	Land West Of Newells FarmNewells LaneWest AshlingWest Sussex Appeal against Enforcement Notice FU/87
Reference/Procedure	Proposal
<u>20/00109/CONTRV</u>	
Funtington Parish Case Officer: Shona Archer Informal Hearings	Field West Of Beachlands NurseryNewells LaneWest AshlingWest Sussex Appeal against Enforcement Notice FU/80
Reference/Procedure	Proposal
<u>20/00288/CONENG</u>	
Funtington Parish Case Officer: Shona Archer Informal Hearings	Land West Of Newells LaneWest AshlingChichesterWest SussexPO18 8DD Appeal against Enforcement Notice FU/89

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
Reference/Procedure	Proposal
<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
Reference/Procedure	Proposal
<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
Reference/Procedure	Proposal
<u>20/02675/OUTEIA</u>	
Lavant Parish Case Officer: Andrew Robbins 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.
Reference/Procedure	Proposal
<u>19/01400/FUL</u>	
Loxwood Parish Case Officer: William Price Written Representation	Moore's 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>21/00300/FUL</u>	

Loxwood Parish Case Officer: Fjola Stevens Written Representation	Land At Loxwood Hall West Guildford Road Loxwood Billingshurst West Sussex RH14 0QP Erection of a detached dwelling.
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 PS/70
Reference/Procedure	Proposal
* <u>19/03112/FUL</u>	
Sidlesham Parish Case Officer: Calum Thomas Informal Hearings	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).
Reference/Procedure	Proposal
<u>20/01470/FUL</u>	
Sidlesham Parish Case Officer: William Price Informal Hearings	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.
Reference/Procedure	Proposal
<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.
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.
Reference/Procedure	Proposal
<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>20/00032/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.
Reference/Procedure	Proposal
<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.
Reference/Procedure	Proposal
<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.
Reference/Procedure	Proposal
<u>* 20/02491/OUT</u>	
West Wittering Parish Case Officer: Jane Thatcher	Land To The West Of Church Road Church Road West Wittering West Sussex

Public Inquiry 01-Mar-2022	Outline planning application for residential development of 70 dwellings (some matters reserved except for access).
Reference/Procedure	Proposal
<u>21/01347/DOM</u>	
West Wittering Parish Case Officer: Alicia Snook Fast Track Appeal	Sea Holly16 Marine Drive WestWest WitteringChichesterWest SussexPO20 8HH Proposal of single storey rear extension, roof alterations to include second floor accommodation. General material changes to all elevations. Construction of bike store and summer house/annexe.
Reference/Procedure	Proposal
<u>19/01985/FUL</u>	
Westbourne Parish Case Officer: Calum Thomas Informal Hearings 07-Sep-2021 Virtual Event	The PaddocksCommon RoadHambrookWestbourneChichesterWest SussexPO18 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 LaneWoodmancoteWestbournePO10 8RZ Change of use of site for B8 storage of privately owned and commercial vehicles, with ancillary offices and stores. (retrospective).
Reference/Procedure	Proposal
<u>* 20/00047/FUL</u>	
Westbourne Parish Case Officer: Calum Thomas Written Representation	Hopedene Common RoadHambrookWestbournePO18 8UP Change use of land to a single private gypsy pitch with associated hardstanding and day room.
Reference/Procedure	Proposal
<u>20/00785/FUL</u>	
Westbourne Parish Case Officer: Calum Thomas	Meadow View Stables Monks HillWestbournePO10 8SX

Informal Hearings	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
Reference/Procedure	
<u>19/00217/CONCOU</u>	
Westbourne Parish Case Officer: Steven Pattie	4 The PaddocksCommon RoadHambrookWestbourneChichesterWest SussexPO18 8UP
Informal Hearings 07-Sep-2021 Virtual Event	Appeal against Enforcement Notice WE-49
Reference/Procedure	
<u>21/00169/CONDWE</u>	
Westbourne Parish Case Officer: Tara Lang	Land South West Of Racton ViewMarlpit LaneHambrookWestbourneWest Sussex
Public Inquiry	Appeal against creation of a dwellinghouse and two annex buildings subject to Enforcement Notice WE/52
Reference/Procedure	
<u>19/00107/CONMHC</u>	
Westbourne Parish Case Officer: Steven Pattie	Jubilee WoodBridle Lane WoodmancoteHambrookWest Sussex
Written Representation	Appeal against Enforcement Notices WE/50 WE/51
Reference/Procedure	
<u>21/00169/CONDWE</u>	
Westbourne Parish Case Officer: Tara Lang	Land South West Of Racton ViewMarlpit LaneHambrookWestbourneWest Sussex
Public Inquiry	Appeal against creation of a dwellinghouse and two annex buildings subject to Enforcement Notice WE/54
Reference/Procedure	
<u>21/00169/CONDWE</u>	
Westbourne Parish Case Officer: Tara Lang	Land South West Of Racton ViewMarlpit LaneHambrookWestbourneWest Sussex
Public Inquiry	Appeal against creation of a dwellinghouse and two annex buildings subject to Enforcement Notice WE/53

Reference/Procedure	Proposal
<u>19/00107/CONMHC</u>	
Westbourne Parish Case Officer: Steven Pattie Written Representation	Jubilee WoodBridle Lane WoodmancoteHambrookWest Sussex Appeal against Enforcement Notices WE/50 WE/51
Reference/Procedure	Proposal
<u>13/00163/CONWST</u>	
Westbourne Parish Case Officer: Shona Archer Public Inquiry 14-Sep-2021 Chichester Harbour Hotel	The Old Army CampCemetery LaneWoodmancoteWestbourneWest Sussex Appeal against WE/40, WE/41 and WE/42
Reference/Procedure	Proposal
<u>13/00163/CONWST</u>	
Westbourne Parish Case Officer: Shona Archer Public Inquiry 14-Sep-2021 Chichester Harbour Hotel	The Old Army CampCemetery LaneWoodmancoteWestbourneWest Sussex Appeal against WE/40, WE/41 and WE/42
Reference/Procedure	Proposal
<u>13/00163/CONWST</u>	
Westbourne Parish Case Officer: Shona Archer Public Inquiry 14-Sep-2021 Chichester Harbour Hotel	The Old Army CampCemetery LaneWoodmancoteWestbourneWest Sussex Appeal against WE/40, WE/41 and WE/42
Reference/Procedure	Proposal
<u>20/02824/OUT</u>	
Westhampnett Parish Case Officer: Andrew Robbins Public Inquiry 03-Aug-2021 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

5. CALLED-IN APPLICATIONS

Reference	Proposal	Stage

6. COURT AND OTHER MATTERS

Injunctions		
Site	Breach	Stage

Court Hearings		
Site	Matter	Stage

Prosecutions		
Site	Breach	Stage

7. POLICY MATTERS