

Chichester District Council Planning Committee

Wednesday 02 February 2022

Report of the Director Of Planning and Environment Services Schedule of Planning Appeals, Court and Policy Matters between 15-12-2021 - 11-01-2022

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
21/02238/FULEIA	
Southbourne Parish Case Officer: Jane Thatcher Informal Hearing	Gosden Green Nursery 112 Main Road Southbourne PO10 8AY Erection of 29 no. (8 no. affordable and 21 no. open market) new dwellings, public open space, landscaping, parking and associated works (following demolition of existing buildings).

2. DECISIONS MADE

21/00785/DOM	
Fishbourne Parish Case Officer: Alicia Snook Fast Track Appeal	Estoril Main Road Fishbourne PO18 8AN New vehicle access and garage.
APPEAL DECISION – APPEAL DISMISSED	
<p>“...The appeal is dismissed ... The main issue is whether the proposed development would preserve or enhance the character or appearance of the Fishbourne Conservation Area. ... The proposed building would be of a greater length than the width of the dwelling that it would serve and combined with its height would compete visually with Estoril lacking subservience to it. ... However the proposed garage by virtue of its overall scale and design in such a prominent location would appear incongruent within to preserve the character and appearance of the Conservation Area...”</p>	

3. IN PROGRESS

Reference/Procedure	Proposal
<u>17/00356/CONMHC</u>	
Birdham Parish Case Officer: Shona Archer Informal Hearing 08-Feb-2022 Virtual Event	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>17/00361/CONMHC</u>	
Birdham Parish Case Officer: Shona Archer Informal Hearing 08-Feb-2022 Virtual Event	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>20/00379/CONCOU</u>	
Birdham Parish Case Officer: Shona Archer Informal Hearing 08-Feb-2022 Virtual Event	Plot 13 Land North West Of Premier Business Park Birdham Road Appledram West Sussex Appeal against BI/47
<u>17/00362/CONMHC</u>	
Birdham Parish Case Officer: Shona Archer Informal Hearing 08-Feb-2022 Virtual Event	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>20/00380/CONTRV</u>	
Chichester Parish Case Officer: Martin Mew Informal Hearing 10-May-2022 Chichester District Council East Pallant House PO19 1TY	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.

Reference/Procedure	Proposal
<u>20/02009/FUL</u>	
Chichester Parish Case Officer: Martin Mew Informal Hearing 10-May-2022 Chichester District Council East Pallant House PO19 1TY	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).
<u>20/00380/CONTRV</u>	
Chichester Parish Case Officer: Sue Payne Informal Hearing 10-May-2022 Chichester District Council East Pallant House PO19 1TY	Land North West Of Newbridge Farm Salthill Road Fishbourne West Sussex Appeal against creation of hardstandings and siting of mobile homes without planning permission.
<u>* 20/00412/OUT</u>	
Chidham & Hambrook Parish Case Officer: Andrew Robbins Informal Hearing	Land Off Broad Road Broad 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.
<u>20/03378/OUT</u>	
Chidham & Hambrook Parish Case Officer: Andrew Robbins Informal Hearing 15-Feb-2022 Virtual Event	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.
<u>21/01685/DOM</u>	
Donnington Parish Case Officer: Maria Tomlinson Fast Track Appeal	121 Stockbridge Road DonningtonPO19 8QR Erection of a single-storey rear extension, two and a half-storey side extension and new roof extension with dormer window to rear.

Reference/Procedure	Proposal
<u>19/02493/OUT</u>	
Earnley Parish Case Officer: Andrew Robbins Informal Hearing 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
<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.
<u>21/01674/DOM</u>	
East Wittering And Bracklesham Parish Case Officer: Sascha Haigh Fast Track Appeal	The Beeches 23 Barn Road East Wittering PO20 8NL Hip to gable roof extension with raised ridge and eaves and 3 no. dormers. Two storey rear extension with various alterations including changes to fenestration.
<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.
<u>* 19/00445/FUL</u>	
Funtington Parish Case Officer: Martin Mew Written Representation	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.

Reference/Procedure	Proposal
<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</p> <p>Use of land for the stationing of a caravan for residential purposes, together with the formation of hardstanding.</p>
<u>20/00234/FUL</u>	
<p>Funtington Parish</p> <p>Case Officer: Calum Thomas</p> <p>Informal Hearing</p>	<p>Land West Of Newells Lane West Ashling PO18 8DD</p> <p>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>
<u>20/00534/FUL</u>	
<p>Funtington Parish</p> <p>Case Officer: Calum Thomas</p> <p>Informal Hearing</p>	<p>Land South Of The Stables Scant Road East Hambrook Funtington West Sussex</p> <p>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.</p>
<u>20/00950/FUL</u>	
<p>Funtington Parish</p> <p>Case Officer: Calum Thomas</p> <p>Written Representation</p>	<p>Field West Of Beachlands Nursery Newells Lane West Ashling West Sussex</p> <p>Use of land for the stationing of a caravan for residential purposes, together with the formation of hardstanding and associated landscaping.</p>

Reference/Procedure	Proposal
<u>20/00956/FUL</u>	
Funtington Parish Case Officer: Calum Thomas 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>20/03306/FUL</u>	
Funtington Parish Case Officer: Calum Thomas Informal Hearing	Land To The West Of Newells Farm Newells Lane West Ashling West 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.
<u>21/00152/CONTRV</u>	
Funtington Parish Case Officer: Shona Archer Informal Hearing	Land West Of Newells Farm Newells Lane West Ashling West Sussex Appeal against Enforcement Notice FU/87
<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
<u>20/00288/CONENG</u>	
Funtington Parish Case Officer: Shona Archer Informal Hearing	Land West Of Newells Lane West Ashling Chichester West Sussex PO18 8DD Appeal against Enforcement Notice FU/89
<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/25

Reference/Procedure	Proposal
<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 Enforcement Notices HN28 & 30
<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>20/02675/OUTEIA</u>	
Lavant Parish Case Officer: Jane Thatcher Public Inquiry 08-Feb-2022 Virtual Event	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: Martin Mew 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.
<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
<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: Calum Thomas 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>21/00622/FUL</u>	
Sidlesham Parish Case Officer: Maria Tomlinson Written Representation	Land East Of 4 Cow Lane Sidlesham West Sussex PO20 7LN Detailed application for an alternative 1 no. 3 bed dwelling following approval of 19/02349/FUL.
<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.
<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>20/02987/OUT</u>	
Southbourne Parish Case Officer: Andrew Robbins Public Inquiry	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.
<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 West Wittering Memorial Hall	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).

Reference/Procedure	Proposal
<u>21/01347/DOM</u>	
West Wittering Parish Case Officer: Alicia Snook Fast Track Appeal	Sea Holly 16 Marine Drive West West Wittering Chichester West Sussex PO20 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.
<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.
<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

Reference/Procedure	Proposal
<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>13/00163/CONWST</u>	
Westbourne Parish Case Officer: Shona Archer Public Inquiry Virtual Event	The Old Army Camp Cemetery Lane Woodmancote Westbourne West Sussex Appeal against WE/40, WE/41 and WE/42
<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 WE/51
<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>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/54

Reference/Procedure	Proposal
20/02824/OUT	
<p>Westhampnett Parish Case Officer: Andrew Robbins Public Inquiry</p>	<p>Land Within The Westhampnett / North East Chichester Strategic Development Location (north Of Madgwick Lane)Chichester</p> <p>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.</p>

4. VARIATIONS TO SECTION 106 AGREEMENTS

None.

5. CALLED-IN APPLICATIONS

Reference	Proposal	Stage

6. COURT AND OTHER MATTERS

Injunctions		
Site	Breach	Stage
Birdham Farm, Birdham Road	Of 4 Enforcement Notices	Injunction granted by the court and time for compliance extended by the court once. Three plots remain in occupation. Papers being prepared for Contempt of Court proceedings.

Court Hearings		
Site	Matter	Stage

Prosecutions		
Site	Breach	Stage
Cowdown Farm, Compton	Of Enforcement Notice	First hearing at Crawley Magistrates' Court on 10/1/22 adjourned at the request of the defence. Awaiting new hearing date from the court.
Medmerry View, Earnley	Of Enforcement Notice	Matter listed at Crawley Magistrates' Court on 13/1/22 withdrawn due to engagement by the defendants to achieve compliance. Proceedings can be started again if breach starts again.
Medmerry View, Earnley	Of Condition Notice	Matter listed at Crawley Magistrates' Court on 13/1/22 withdrawn due to compliance achieved and right number of caravans stationed on the land.
Land South of The Stables, West Ashling	Of Enforcement Notice	Matter adjourned pending outcome of Planning Appeal to 1/4/22 at Brighton Magistrates' Court

7. POLICY MATTERS