

**Chichester District Council  
Planning Committee**

**Wednesday 06 March 2024**

**Report of the Director Of Planning and Environment Services**

**Schedule of Planning Appeals, Court and Policy Matters**

**between 17-01-2024 - 13-02-2024**

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)**

<b>Reference/Procedure</b>	<b>Proposal</b>
<a href="#"><u>23/02601/DOM</u></a>	
<b>East Wittering And Bracklesham Parish Case Officer: Rebecca Perris Written Representation</b>	Beach House Barn Walk East Wittering Chichester West Sussex PO20 8DG  Proposed single-storey side extension, full property renovation, elevational and boundary wall amendments to the existing property.
<a href="#"><u>22/02194/ELD</u></a>	
<b>Plaistow And Ifold Parish Case Officer: Sascha Haigh Written Representation</b>	The Coach House Oak Lane Shillinglee Plaistow West Sussex GU8 4SQ  Existing lawful development certificate for the change of use of agricultural land to mixed use of business activities and private amenity land applicable for sui generis status.
<a href="#"><u>23/02682/ELD</u></a>	
<b>Plaistow And Ifold Parish Case Officer: Freya Divey Written Representation</b>	Land To The North Of Coach House Oak Lane Shillinglee Plaistow Godalming West Sussex GU8 4SQ  Existing lawful development - use of land for private amenity, storage and business use.

Reference/Procedure	Proposal
<a href="#"><u>23/02738/PLD</u></a>	
<b>Plaistow And Ifold Parish</b> <b>Case Officer: Freya Divey</b> <b>Written Representation</b>	Land To The North Of The Coach House Oak Lane Shillinglee Plaistow Godalming West Sussex GU8 4SQ Replacement shed.
<a href="#"><u>23/00732/DOM</u></a>	
<b>West Itchenor Parish Case</b> <b>Officer: Vicki Baker</b> <b>Written Representation</b>	Oldfield House Itchenor Road West Itchenor Chichester West Sussex PO20 7AB Single storey rear extension to existing garage/annexe.

## 2. DECISIONS MADE

Reference/Procedure	Proposal
<a href="#"><u>21/01830/OUT</u></a>	
<p><b>Birdham Parish</b>  <b>Case Officer: Andrew Robbins</b></p> <p><b>Public Inquiry</b>  <b>12-Sep-2023</b>  <b>Oaklands Pavilion</b></p>	<p>Land Off Main Road Birdham Chichester West Sussex PO20 7HU</p> <p>Outline planning application for up to 150 dwellings (including 30% affordable housing) with community park, public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access.</p>
<p><b>Appeal Decision: APPEAL ALLOWED</b></p>	
<p>The appeal is allowed and outline planning permission is granted for up to 150 dwellings (including 30% affordable housing) with community park, public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access at Land off Main Road, Birdham PO20 7DR in accordance with the terms of the application, Ref 21/01830/OUT, dated 7 June 2021, subject to the conditions in the attached schedule. ... The main issues are:</p> <ul style="list-style-type: none"> <li>o The effect of the proposed development on the landscape, character and appearance of the area;</li> <li>o Whether the development would be in a suitable location having regard to access to services and facilities and the scale of the proposal;</li> <li>o Whether the development could ensure suitable provision for drainage infrastructure;</li> <li>o Whether the development provides sufficient contributions towards infrastructure, with particular reference to the strategic highway network comprising improvements to the A27; and</li> <li>o Five year housing land supply and its policy implications .... The appeal site is reasonably well enclosed by existing established vegetation. ... Whilst there are some more open areas and some gaps along the site boundaries, it is read as a fairly well enclosed single parcel of land. ... I consider that the main visual and character impacts will be short range, from the adjacent public rights of way and Main Road. ... The proposal would therefore introduce a consolidated form of development into an area which at present, is characterised by more sporadic properties and commercial enterprises ... Nevertheless, I have had regard to the location of the existing properties sited close to the appeal site, ... As such, I find that the development of the appeal site would not be completely at odds with the character and appearance of the area and, with sensitive and careful design and layout, would assimilate into the existing built form to an acceptable degree. ... The appeal site itself is not located within the Chichester Harbour Area of Outstanding Natural Beauty (AONB) however adjoins it. ... I find that the proposed development could be carried out in a way which would not be detrimental to the setting, character or enjoyment of the AONB, subject to appropriate landscaping and design of the properties themselves. ... the majority of the site boundary trees and hedgerows would be retained. In addition, further planting and substantial green infrastructure would be introduced i ... the land comprises Grade 2, Grade 3a and Grade 3b. Grades 2 and 3a are categorised as being best and most versatile (BMV) agricultural land ... there would be a loss of good quality agricultural land however this would amount to a relatively small area ... I find that the proposed development could be successfully assimilated into the landscape,</li> </ul>	

subject to a robust and careful landscaping scheme and a sensitive layout and design. ... proposals meet the highest standard of design, are in keeping with and protect the character of the surrounding area and its setting in the landscape, conserve and enhance the natural beauty, local distinctive features, character and special qualities of the AONB and contribute towards the provision of additional green infrastructure, ... Within Birdham facilities and services include a convenience store, located opposite the appeal site, garden centres and café's, a recreation field and club, a petrol station with small shop and a primary school. There is also a business park which may provide opportunity for employment, ... These demonstrate that there are reasonable opportunities for access to a number of facilities by foot or cycle .... There are existing bus services between Birdham and Chichester, amongst other places ... In addition, the development would include a number of highway improvements and links ... whilst the proposed development would exceed the indicative number of 50 dwellings in Policy 5 and would not meet the criteria within Policies 2 and 45 of the Local Plan or Policies 12, 13, 14 and 15 of the BPNP, I find that the level of services in Birdham, as well as the accessibility to wider facilities and services in Chichester and further afield, mean that Birdham is a suitable location for new development. ... The appeal site is located within an area classed as Flood Zone 1. ... The data used identifies the appeal site as being at a negligible risk of groundwater flooding ... A number of local residents raised concerns in relation to the impacts upon their homes from flood related issues previously ... it has not been demonstrated that the proposed development would result in significant increases in the volume water flows to this point to exacerbate these issues ... in relation to the concerns over foul water drainage and previous issues faced by the residents, Southern Water have a statutory duty to ensure that the system is satisfactory and fit for purpose and does not lead to issues locally or elsewhere. ... The LLFA's objections related to the details provided as part of the FRA, Surface Water Drainage Strategy and supporting information. ... I am satisfied that the level of evidence provided is adequate ... I find that it has been sufficiently demonstrated that the proposed development could achieve a suitable drainage system without resulting in adverse impact upon the surrounding area. ... Whilst the appeal proposal in isolation would not result in a severe impact on the highway network, the Council have considered that the cumulative impact on the highway network gives rise to the need for mitigation contributions. ... The Council have prepared a draft A27 Chichester Bypass Mitigation Supplementary Planning Document<sup>19</sup> (August 2023) ... I also acknowledge that the current policy is not sufficient to meet the costs arising in relation to the required works. However, this and its evidence base has not been formally or fully tested as part of an adoption or local plan process .... the documents provided to date do not provide a sufficient amount of detail of the works required and how the contributions would be used to meet the necessary tests. ... Accordingly, I find that the lower contribution, contained within the submitted unilateral undertaking is justified and meets the tests ... At the Inquiry, the parties agreed that there was a shortfall in the Council's five year supply of deliverable housing sites ... the Council's calculated position of 4.65 years in contrast with the Appellant's position of 3.9 years. ... The new National Planning Policy Framework (2023) was published on 19 December 2023 which included changes to the five-year housing land supply requirements, The comments received from the parties in relation to this new version considered that the new arrangements relating to the need for only a 4 year supply of housing land applies to the Council. ... The new National Planning Policy Framework (2023) was published on 19 December 2023 which included changes to the five-year housing land supply requirements, The comments received from the parties in relation to this new version considered that the new arrangements relating to the need for only a 4 year supply of housing land applies to the Council.

The Council therefore are of the view that they can now demonstrate a sufficient supply of housing land as their calculations exceed the 4 years. The Appellant agreed that the 4 year requirement applies however, as they consider the housing land supply to be 3.9 years, they state that the Council still cannot demonstrate a sufficient supply and therefore the tilted balance still applies. ... However, although I do not dispute the Council's revised position going forward, transitional arrangements have been put in place and Footnote 79 states that the policy contained in paragraph 76 and the related reference in footnote 8 of this Framework, and which refers to the 4 year change, should only be taken into account as a material consideration when dealing with applications made on or after the date of publication of this version of the Framework. Consequently, notwithstanding the new position, the transitional arrangements mean that in this particular case, as it was originally submitted prior to the 19 December 2023, the original housing land supply requirements apply. ... , I find that the provisions within Footnote 7 in respect of flood risk do not apply in this instance and therefore the tilted balance applies. ... Consequently, it has been demonstrated that, in this case, there is a shortfall in the Council's five year housing land supply and accordingly the proposed development would make a contribution to the housing need. I will return to this and the weight that it should carry in the following planning balance section. ... I am satisfied that it has been demonstrated that there would not be an unacceptable impact on highway safety or that the cumulative impacts on the highway network ... The appeal site is within the 5.6km Zone of Influence of the Chichester and Langstone Harbours Special Protection Area (SPA) ... the proposed development would not conflict with the Habitats Regulations and the mitigation measures and contributions would ensure that there would be no adverse impact upon the integrity of the SPA ... I acknowledge that there would be a loss of BMV agricultural land, carry limited weight. some impacts in terms of the landscape and visual effects, carry limited weight... he criteria listed within the IPS document and find that of the 13 listed criteria that are relevant to this case<sup>29</sup>, the proposed development would comply. ... The proposed development would also result in a number benefits. It would provide up to 150 dwellings including affordable housing which I give significant weight ... economic benefits, employment opportunities during the construction period, moderate weight ... Biodiversity Net Gain, moderate weight ... proposed improvements and additions to the pedestrian and cycle networks, Significant weight... open space, moderate weight.. As a result of the transitional arrangements of the new NPPF, and my findings in relation to the flood risk references in Footnote 7, I conclude that in this case the tilted balance applies. I therefore conclude that, in this case, the harms arising from the proposed development and the identified policy conflicts, and therefore the conflict with the development plan as a whole, are significantly and demonstrably outweighed by the identified benefits. Nevertheless, in any case were the transitional arrangements considered not to apply in this case and the flat balance was therefore applicable, given the limited levels of harm arising from the proposal, I consider the benefits would represent material considerations which would outweigh the development plan conflict in this instance. ...

Reference/Procedure	Proposal
<a href="#"><u>22/01410/OUT</u></a>	
<p><b>Chidham &amp; Hambrook Parish</b>  <b>Case Officer: David Cranmer</b>  <b>Public Inquiry</b></p>	<p>Land North Of Aviary Close, East Of Hambrook Hill South Hambrook Chidham West Sussex</p> <p>Outline planning application (with all matters reserved except access) for the erection of up to 30 dwellings (Use Class C3), public open space, parking, drainage and associated infrastructure, landscape, ancillary and site preparation works.</p>
<p><b>Appeal Decision: APPEAL WITHDRAWN</b></p>	
<p>Appeal Withdrawn.</p>	

Reference/Procedure	Proposal
<a href="#"><u>22/02539/DOM</u></a>	
<p><b>Earnley Parish</b>  <b>Case Officer: Emma Kierans</b>  <b>Written Representation</b></p>	<p>Earnley Place Clappers Lane Earnley West Sussex PO20 7JL</p> <p>Removal of existing single storey extension along east elevation. Construction of single storey extension on north elevation and 2 no. single storey lean-to extensions on east Elevation, replacement link, internal alterations and fenestration changes. Alteration and repairs to existing garden wall and painting of entrance gates.</p>
<p><b>Appeal Decision: APPEAL DISMISSED</b></p>	
<p>The three linked appeals relate to proposals at Earnley Place and within its grounds, a Grade II listed building. In view of the close relationship between them, this decision letter deals with all three to avoid unnecessary repetition... The extent of glazing would be particularly noticeable with the proposed reduction in the height of the boundary wall. The introduction of these modern materials would appear incongruous set against the eastern elevation. This would be to the detriment of the modest and utilitarian appearance of this side of the house. Instead of it having the appearance of a working entrance with outbuildings associated with storage and gardening, there is every possibility that it would effectively become the main entrance to the house. This would diminish the importance of the historic front door and porch on the southern elevation to the detriment of its significance... I therefore consider that the proposed alterations to the wall and the introduction of glazed extensions between the wall and the eastern elevation of the house would be unacceptable, harming... Nevertheless, in my view, the amended scheme would be too large, dominating the rear of the house and obscuring the original proportions and scale of this spacious 18th century dwelling. The extension would have the effect of shifting the most important rooms in the house from the southern to the northern range to the detriment of its overall character... In my view the cumulative effects of the size, proportions, detailing, and materials proposed for the orangery would harm the special architectural and historic interest of the listed building.... Drawing the threads of my assessment together, I conclude that the following elements of the proposal would be unacceptable: i) the replacement extensions on the eastern elevation and the associated lowering of the boundary wall, ii) the orangery on the northern elevation, iii) the insertion of a door from the hallway into the sitting room (between rooms 5 and 6), iv) and the insertion of two bathrooms to serve the rooms in the southern range of the second floor. Both individually and collectively the proposed development and works would fail to preserve the special architectural interest of the Grade II listed building... Even though it is not prominent or highly visible from public viewpoints, it positively contributes to the character of the area due to its location and the extent of its garden and grounds. Its eastern elevation and sections of the garden wall can be glimpsed from the street from where the status and importance of the house in this context is readily apparent. Therefore, any harm to the listed building would in turn be harmful to the character and appearance of the ECA... This leads me to conclude the public benefits of the proposal would not outweigh the harm to the designated heritage assets... For the reasons set out above, I find that the proposals within Appeals A, B and C are unacceptable due to their failure to conserve heritage assets in a manner appropriate to their significance, contrary to the 1990 Act, the development plan and the advice of the Framework 2023.</p>	

Reference/Procedure	Proposal
<a href="#">22/02540/LBC</a>	
<p><b>Earnley Parish</b>  <b>Case Officer: Emma Kierans</b>  <b>Written Representation</b></p>	<p>Earnley Place Clappers Lane Earnley West Sussex PO20 7JL</p> <p>Removal of existing single storey extension along east elevation. Construction of single storey extension on north elevation and 2 no. single storey lean-to extensions on east Elevation, replacement link, internal alterations and fenestration changes. Alteration and repairs to existing garden wall and painting of entrance gates.</p>
<p><b>Appeal Decision: APPEAL DISMISSED</b></p>	
<p>See above.</p>	



Reference/Procedure	Proposal
<a href="#"><u>22/02662/FUL</u></a>	
<p><b>Earnley Parish</b>  <b>Case Officer: Emma Kierans</b>  <b>Written Representation</b></p>	<p>Earnley Place Clappers Lane Earnley West Sussex PO20 7JL</p> <p>Demolition of existing pavilion outbuilding and erection of 1 no. dwelling with basement, detached garage and swimming pool. New vehicular access and associated works.</p>
<b>Appeal Decision: APPEAL DISMISSED</b>	
See above.	

Reference/Procedure	Proposal
<a href="#">20/00414/CONHH</a>	
<b>Plaistow And Ifold Parish</b> <b>Case Officer: Sue Payne</b> <b>Public Inquiry</b> <b>20-Feb-2024</b> <b>CDC East Pallant House 1</b> <b>East Pallant, Chichester,</b> <b>PO19 1TY</b>	Oxencroft Ifold Bridge Lane Ifold Loxwood Billingshurst West Sussex RH14 0UJ  Appeal against Enforcement Notice PS/71.
<b>Appeal Decision: APPEAL WITHDRAWN</b>	
Appeal Withdrawn.	

Reference/Procedure	Proposal
<a href="#"><u>21/02895/FUL</u></a>	
<b>Selsey Parish</b> <b>Case Officer: Emma Kierans</b> <b>Written Representation</b>	The Boulevard 3 New Parade High Street Selsey Chichester West Sussex PO20 0QA  Retention of canopy to shopfront.
<b>Appeal Decision: APPEAL DISMISSED</b>	
<p>The main issue is the effect of the canopy on the character and appearance of the area...The edges of the canopy are not all properly supported and are subject to warping and bending which indicates a lower quality build than is to be expected at the front of a building in the public realm. The resulting irregularities along the edges, together with the pale surface and the extent of projection emphasis its incongruous appearance. For these reasons the way the canopy appeared at the time of my visit does not amount to good design...As existing at the time of my visit I consider the canopy is harmful to the appearance of the street scene and harms views towards the CA. Due to the scale and position of the proposal, the harm to the setting in which the CA is appreciated is less than substantial, nevertheless it is real and enduring... The canopy provides a well-ventilated customer seating area; the additional seating provides a valuable community resource, helps the viability of the business, helps secure some 50 full and part time jobs and increases spending in the local economy. These are matters of great weight but could be achieved in a less harmful way. I conclude the public benefits do not outweigh the harm caused to the setting in which the CA and Selsey Cottage are experienced...In failing to comply with Policies 40 and 47 of the LP and Policies 001 and 002 of the NP the canopy cannot be said to comply with the development plan taken as a whole. There are insufficient material considerations to outweigh this conflict. The appeal should be dismissed</p>	

Reference/Procedure	Proposal
<a href="#"><u>20/01192/FUL</u></a>	
<p><b>West Wittering Parish</b>  <b>Case Officer: Martin Mew</b>  <b>Written Representation</b></p>	<p>Edelsten Cottage 2 Marine Drive West Wittering PO20 8HE</p> <p>Demolition of single dwelling house and construction of development comprising 4 no.2 bed flats, new access and associated works.</p>
<b>Appeal Decision: APPEAL DISMISSED</b>	
<p>“...the two storey element would be some 1.7m forward of the front Lanka Court building and noticeably higher. The three storey element would be about halfway back from the front of the two storey Lanka Court building. Although not dissimilar in height, apart from the higher Lanka Court water tank, it would be well forward of the three storey Lanka Court building and significantly wider as viewed from the street and so would be much more prominent....This part of Marine Drive is mostly characterised by lower buildings, including the appeal site, the adjacent two storey flat roof building and chalet bungalows which generally reduce in height from the more commercial Shore Road towards the park. The height, scale and massing would be harmfully incongruous within the heights of the surrounding buildings. This would be exacerbated by the positioning forward of the neighbouring block of flats making the proposal even more prominent in views along Marine Drive even though the trees in the park would screen the proposed development from some views. The combined height, scale, mass and position would result in a building out of scale and harmfully at odds with the local street scene. The proposal would therefore harm the character and appearance of the area. Consequently, it would be contrary to Policy 33 of the Chichester Local Plan Key Policies 2014- 2029 (2015) (the LP), Policy WW1 of the NP, and those principles of the Framework that together require development to meet the highest standards of design, add to the overall quality of the area and be sympathetic to local character. The Council has an agreed mitigation strategy and a signed agreement under s106 of the Town and Country Planning Act 1990 as amended makes provision for the payment of a Recreation Disturbance Mitigation Contribution. However, in view of my conclusions on the main issue it is not necessary for me to undertake an Appropriate Assessment under the Regulations or to consider these matters further. Nor do I need to further consider the s106 obligations in respect of a contribution towards off site highway capacity improvements or the requirement of restricting occupancy to Principal Residences arising from Policy WW5 of the NP.”</p>	

### 3. IN PROGRESS

Reference/Procedure	Proposal
<a href="#"><u>22/01164/FUL</u></a>	
<b>Birdham Parish</b> <b>Case Officer: Emma Kierans</b> <b>Written Representation</b>	Upper Creek End Westlands Lane Birdham West Sussex PO20 7HH  Alterations to existing 2 no. flats to create 1 no. detached house and construction of 1 no. dwelling, detached and associated works
<a href="#"><u>22/02502/FUL</u></a>	
<b>Bosham Parish</b> <b>Case Officer: Sascha Haigh</b> <b>Written Representation</b>	Land North Of Southfield House Delling Lane Bosham West Sussex PO18 8NN  Change of use of poultry buildings to form 1 no. new dwelling, including partial demolition of existing garage, landscaping and associated works.
<a href="#"><u>22/03202/FUL</u></a>	
<b>Chichester Parish</b> <b>Case Officer: Rebecca Perris</b> <b>Written Representation</b>	2 The Gardens College Lane Chichester West Sussex PO19 6PF  Construction of building for student accommodation.
<a href="#"><u>23/00209/PEDEV</u></a>	
<b>Chidham &amp; Hambrook Parish</b> <b>Case Officer: Andrew George</b> <b>Informal Hearings</b>	Churchers Copse Barn Hambrook Hill South Hambrook Chidham Chichester West Sussex PO18 8UJ  Appeal against CH/60
<a href="#"><u>21/00323/CONMHC</u></a>	
<b>Chidham &amp; Hambrook Parish</b> <b>Case Officer: Andrew George</b> <b>Informal Hearings</b>	Churchers Copse Barn Hambrook Hill South Hambrook Chidham Chichester West Sussex PO18 8UJ  Appeal against CH/59
<a href="#"><u>23/00117/FUL</u></a>	
<b>Earnley Parish</b> <b>Case Officer: Emma Kierans</b> <b>Written Representation</b>	Cheraw Nursery 134 Almodington Lane Almodington Earnley West Sussex PO20 7JR  Demolition of 2 no. outbuildings and existing stables and erection of 1 no. dwelling.

Reference/Procedure	Proposal
<a href="#"><u>23/01373/FUL</u></a>	
<b>Earnley Parish</b> <b>Case Officer: Eleanor</b> <b>Midlane-Ward</b> <b>Written Representation</b>	Land Rear Of 114 Second Avenue Batchmere Chichester West Sussex PO20 7LF  Retrospective application for 1 no. tennis court and associated fencing.
<a href="#"><u>22/02444/FUL</u></a>	
<b>East Wittering And Bracklesham Parish</b> <b>Case Officer: Emma Kierans</b> <b>Informal Hearings</b> <b>25-Apr-2024</b> <b>Chichester City Council</b> <b>North Street Chichester</b> <b>PO19 1LQ</b>	1 Maple Field South Of Tranjoeen Bracklesham Lane Bracklesham Bay West Sussex  Use of land as a single private travelling showperson's site.
<a href="#"><u>22/02995/FUL</u></a>	
<b>East Wittering And Bracklesham Parish</b> <b>Case Officer: Sascha Haigh</b> <b>Written Representation</b>	Northside The Parade East Wittering Chichester West Sussex PO20 8BL  Redevelopment to provide 2 no. commercial units, 5 no. one bedroom flats and 2 no. two bedroom flats and 1 no. three bedroom flats above.
<a href="#"><u>23/01064/FUL</u></a>	
<b>East Wittering And Bracklesham Parish</b> <b>Case Officer: Emma Kierans</b> <b>Informal Hearings</b>	Land South Of Tranjoeen Bracklesham Lane Bracklesham Bay West Sussex PO20 7JE  Change of use of land as a travellers caravan site consisting of 3 no. pitches and associated development.
<a href="#"><u>23/01504/FUL</u></a>	
<b>East Wittering And Bracklesham Parish</b> <b>Case Officer: Rebecca Perris</b> <b>Informal Hearings</b> <b>25-Apr-2024</b> <b>Chichester City Council</b> <b>North Street Chichester</b> <b>PO19 1LQ</b>	Land South Of 1 Field Maple Bracklesham Lane Chichester Bracklesham PO20 7JE  Change of use of land as proposed single travelling showperson site.

Reference/Procedure	Proposal
<a href="#"><u>23/00237/CONCOU</u></a>	
<p><b>East Wittering And Bracklesham Parish</b>  <b>Case Officer: Andrew George</b>  <b>Informal Hearings</b>  <b>23-Apr-2024</b>  <b>Chichester City Council</b>  <b>North Street Chichester</b>  <b>PO19 1LQ</b></p>	<p>Land Adjacent Of Tranjoeen Bracklesham Lane  Bracklesham Bay West Sussex</p> <p>Appeal against EW/53</p>
<a href="#"><u>23/00031/CONHH</u></a>	
<p><b>East Wittering And Bracklesham Parish</b>  <b>Case Officer: Mr Michael Coates-Evans</b>  <b>Written Representation</b></p>	<p>Casa Jano 6 Beech Avenue Bracklesham Bay Chichester  West Sussex PO20 8HU</p> <p>Appeal against EW/52</p>
<a href="#"><u>22/02347/DOM</u></a>	
<p><b>Fishbourne Parish</b>  <b>Case Officer: Rebecca Perris</b>  <b>Fast Track Appeal</b></p>	<p>Linden Lea 49 Salthill Road Fishbourne West Sussex  PO19 3QD</p> <p>Demolition of existing attached garden store. Construction of a two storey side extension and lean-to, and associated works. Replacement garden store/garage (revision to permitted 20/01576/DOM - revision of roof design).</p>
<a href="#"><u>22/02542/FUL</u></a>	
<p><b>Fishbourne Parish</b>  <b>Case Officer: Calum Thomas</b>  <b>Written Representation</b></p>	<p>Land North Of Godwin Way Fishbourne West Sussex</p> <p>The development of 4 no. new dwellings (3 no. 3-beds and 1 no. 2 beds) including the provision of a new vehicular access onto Blackboy Lane, a new pedestrian crossing on Blackboy Lane, parking, landscaping and all other associated works.</p>
<a href="#"><u>22/02821/FUL</u></a>	
<p><b>Fishbourne Parish</b>  <b>Case Officer: Sascha Haigh</b>  <b>Written Representation</b></p>	<p>112 Fishbourne Road West Fishbourne West Sussex  PO19 3JR</p> <p>Demolishment of existing dwelling replaced with 5 no. apartments and change of use of existing outbuilding to create 1 no. two-bedroom dwelling with alterations to fenestration, 1 no. bike/bin store, alterations to access, parking, landscaping and associated works.</p>

Reference/Procedure	Proposal
<a href="#"><u>22/00438/FUL</u></a>	
<b>Hunston Parish</b> <b>Case Officer: Emma Kierans</b> <b>Written Representation</b>	Grist Farm Pagham Road Roundabout Hunston West Sussex PO20 1JL  Stationing of a mobile home as ancillary accommodation in connection with Grist Farmhouse (part retrospective).
<a href="#"><u>20/00005/CONMHC</u></a>	
<b>Hunston Parish</b> <b>Case Officer: Sue Payne</b> <b>Written Representation</b>	Grist Farm Hunston Chichester West Sussex PO20 1JL  Appeal against HN/31
<a href="#"><u>19/01400/FUL</u></a>	
<b>Loxwood Parish</b> <b>Case Officer: Martin Mew</b> <b>Written Representation</b>	Moores Cottage Loxwood Road Alfold Bars Loxwood Billingshurst West Sussex RH14 0QS  Erection of a detached dwelling following demolition of free-standing garage.
<a href="#"><u>22/01216/FUL</u></a>	
<b>Loxwood Parish</b> <b>Case Officer: Sascha Haigh</b> <b>Written Representation</b>	Loxwood Hall Guildford Road Loxwood West Sussex RH14 0QP  Erection of dwelling with associated parking, landscaping and ancillary structures.
<a href="#"><u>22/01565/ELD</u></a>	
<b>Loxwood Parish</b> <b>Case Officer: Emma Kierans</b> <b>Informal Hearings</b>	Loxwood Farm Brewhurst Lane Loxwood West Sussex RH14 0RJ  Existing lawful development use of land as garden curtilage.
<a href="#"><u>22/02372/FUL</u></a>	
<b>Loxwood Parish</b> <b>Case Officer: Sascha Haigh</b> <b>Written Representation</b>	Old School House Vicarage Hill Loxwood West Sussex RH14 0RG  Demolition of the Old School House. Construction of 3 no. dwellings with car parking and alterations to vehicle access.
<a href="#"><u>21/03448/OUT</u></a>	
<b>North Mundham Parish</b> <b>Case Officer: Alicia Snook</b> <b>Informal Hearings</b> <b>26-Mar-2024</b> <b>CDC East Pallant House 1</b> <b>East Pallant, Chichester,</b> <b>PO19 1TY</b>	Land At Streamside Farm North West Of Tumble Cottage Lagness Road Runcton West Sussex PO20 1LD  Outline application (with all matters reserved except Access) for the development of up to 30 dwellings; provision of public open space/play area; landscaping; and modification of existing access.



Reference/Procedure	Proposal
<a href="#"><u>22/00185/CONENG</u></a>	
North Mundham Parish Case Officer: Sue Payne Written Representation	Land Adjacent To The Spinney Pagham Road Runcton West Sussex Appeal against NM/30
<a href="#"><u>23/00188/FUL</u></a>	
Oving Parish Case Officer: Jeremy Bushell Written Representation	Land Off Longacre Way Chichester West Sussex PO20 2EJ Erection of apartment building (87 units), including Class E floor space, with associated car parking, bike stores, landscaping and utilising existing access.
<a href="#"><u>21/01697/PA3Q</u></a>	
Plaistow And Ifold Parish Case Officer: Rebecca Perris Written Representation	Premier Treecare & Conservation Ltd Oxencroft Ifold Bridge Lane Ifold Loxwood Billingshurst West Sussex RH14 0UJ Prior notification for the change of use of agricultural buildings to 1 no. dwelling (C3 Use Class) with alterations to fenestration.
<a href="#"><u>22/02871/FUL</u></a>	
Selsey Parish Case Officer: Sascha Haigh Written Representation	107 East Beach Road Selsey Chichester West Sussex PO20 0EZ Demolition of existing 1 no. dwelling and replacement with 1 no. new dwelling.
<a href="#"><u>23/01114/FUL</u></a>	
Selsey Parish Case Officer: Calum Thomas Written Representation	Cranleigh 36 Park Lane Selsey Chichester West Sussex PO20 0HE Demolition of existing and erection of 1 no. replacement dwelling.
<a href="#"><u>23/00431/FUL</u></a>	
Sidlesham Parish Case Officer: Freya Divey Written Representation	Land At Oakview Fletchers Lane Sidlesham Chichester West Sussex PO20 7QG Erection of L-shaped stable block.
<a href="#"><u>23/00978/FUL</u></a>	
Sidlesham Parish Case Officer: Rebecca Perris Written Representation	Land North East Of The Honey House Chalder Lane Sidlesham West Sussex Erection of 1 no. additional dwelling.

<a href="#"><u>22/01005/FUL</u></a>	
<b>Southbourne Parish Case Officer: Freya Divey Written Representation</b>	The Sussex Brewery 36 Main Road Southbourne West Sussex PO10 8AU  Partial demolition, conversion, and alterations of the detached outbuilding adjacent to the public house to create a 3-bedroom chalet bungalow with associated parking and landscaping.
<a href="#"><u>22/02927/FUL</u></a>	
<b>West Itchenor Parish Case Officer: Emma Kierans Written Representation</b>	Sanderlings Spinney Lane Itchenor West Sussex PO20 7DJ  Construction of tennis court (alternative to permission 21/03159/DOM).
<a href="#"><u>22/00154/CONHI</u></a>	
<b>West Itchenor Parish Case Officer: Sue Payne Written Representation</b>	Russett Cottage Itchenor Road West Itchenor Chichester West Sussex PO20 7DD  Appeal against the Council's decision not to issue a remedial notice
<a href="#"><u>22/02390/FUL</u></a>	
<b>Westbourne Parish Case Officer: Emma Kierans Written Representation</b>	Jubilee Wood Hambrook Hill North Hambrook Westbourne West Sussex PO18 8UL  Change of use of land from agricultural to Class B8 for the storage of caravans and motor homes.
<a href="#"><u>23/00076/CONCOU</u></a>	
<b>Westbourne Parish Case Officer: Andrew George Written Representation</b>	Southleigh Park Estate The Woodlands Marlpit Lane Hambrook Westbourne Emsworth West Sussex PO10 8EQ  Appeal against WE/61
<a href="#"><u>23/00076/CONCOU</u></a>	
<b>Westbourne Parish Case Officer: Andrew George Written Representation</b>	Southleigh Park Estate The Woodlands Marlpit Lane Hambrook Westbourne Emsworth West Sussex PO10 8EQ  Appeal against WE/60
<a href="#"><u>22/02281/COU</u></a>	
<b>Westhampnett Parish Case Officer: Vicki Baker Written Representation</b>	Pampas Cottage Claypit Lane Westhampnett West Sussex PO18 0NU  Change use of garage and workshop to guest/letting house.

#### 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
Crouchlands – Lagoon 3, Loxwood	Of Enforcement Notice	Trial on 25 January: Defendant found guilty of the breach. Sentence: £4,000 Fine and our costs of £4,800. The Defendant has appealed both conviction and sentence. Awaiting date from the crown court.
Land South of the Stables, West Ashling	Of Enforcement Notice	Defendant did not attend last hearing. Warrant with Bail issued for 26 March at 2:00pm
Land East of Farmfield Nurseries, Hunston	Of Enforcement Notice	Defendants pleaded not guilty. Trial on 22 May 2024
82a Fletchers Lane	Of Enforcement Notice	Matter adjourned to 27 Feb. as Defendants wanted to seek legal advice.

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**7. POLICY MATTERS**