

Chichester District Council

Planning Committee
Wednesday 25 May 2016

Report of the Head of Planning Services

Schedule of Planning Appeals, Court and Policy Matters

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).

- WR – Written Representation Appeal
- H – Hearing
- I – Inquiry
- FT – Fast Track (Householder/Commercial Appeals)
- () – Case Officer Initials
- * – Committee level decision

1. NEW APPEALS

Reference/Procedure	Proposal
AP/15/00465/ELD WR (C Boddy) In Progress	Crouchers Farm, 163 Birdham Road, Appledram, Chichester, West Sussex, PO20 7EQ - Certificate of lawful use in respect of the constituent parts of the above property.
CC/15/02449/FUL H (N Langford) In Progress	WKB Toyota, 117 The Hornet, Chichester, West Sussex PO19 7JW - Redevelopment of car garage site to form a development comprising 35 one and two bed sheltered apartments for the elderly including communal facilities (Category II type accommodation), access, car parking and landscaping.
CC/15/02885/FUL WR (P Hunt) In Progress	Interactive Transactions Solutions Ltd, Midland House, 1 Market Avenue, Chichester, West Sussex, PO19 1JU - Retrospective installation of 4 no. air conditioning condenser units to rear wall in service yard area.
CC/15/03784/FUL WR (R Ballam) In Progress	3 Whistler Avenue, Chichester, West Sussex PO19 6DL - Proposed glazing to terrace openings.
SDNP/15/02792/HOUS HARTING FT (R G Macpherson) In Progress	3 Loppers Ash, Elsted Road, South Harting, Petersfield West Sussex, GU31 5LR - Replacement shed.
SDNP/15/03829/CND HARTING WR (J Shore) In Progress	Copper Beeches Torberry Farm, B2146 Ditcham Lane to Hurst Mill Lane, Hurst, South Harting, Petersfield, West Sussex, GU31 5RG - Variation of condition 1 of permission

	HT/02/69. To remove agricultural occupancy from Copper Beeches, Torberry Farm.
Reference/Procedure	Proposal
SDNP/15/04111/FUL HARTING WR (J Shore) In Progress	Nyewood Timber Yard , Greenfields Close, Nyewood, South Harting, West Sussex GU31 5JQ - Demolition of existing buildings and structures. Erection of semi detached pair of dwellings, parking and access.
KD/15/03896/FUL * WR (C Boddy) In Progress	Emilys Wood, Roundwyck Copse, Scratching Lane, Kirdford West Sussex - Erection of storage shed.
SDNP/16/00360/HOUS PETWORTH FT (B Stubbington) IN PROGRESS	Trevornick, 65 Sheepdown Drive, Petworth, West Sussex GU28 0BX - Double storey rear extension.
SI/16/00184/OUT WR (M Tomlinson) In Progress	Land North Of Swan Cottage, Selsey Road, Sidlesham West Sussex - Outline Application for 2 no. detached dwellings with garages, parking and access from B2145 Selsey Road.
WR/15/03504/DOM WR (R Ballam) In Progress	Park Cottage, Kirdford Road, Wisborough Green, West Sussex, RH14 0DF - Demolition of existing incongruous rear dormer. New rear dormer, rear extension and connecting walkway to existing bothy. Linked to WR/15/03505/LBC
WR/15/03505/LBC WR (R Ballam) In Progress	Park Cottage, Kirdford Road, Wisborough Green, West Sussex, RH14 0DF - Demolition of existing incongruous rear dormer. New rear dormer, rear extension and connecting walkway to existing bothy. Linked to WR/15/03504/DOM

2. DECISIONS RECEIVED

Reference/Decision	
AP/14/04250/LBC WR (M Tomlinson) Part Allow/Part Dismiss	Crown and Anchor Dell Quay Road Dell Quay Appledram PO20 7EE - 2 no. free standing signs and 1 no. plaque.
<p>“...The Crown and Anchor is positioned to the eastern side of Fishbourne Channel, within Dell Quay. It is one of a number of historic buildings that together with the creek gives an attractive and picturesque character and appearance to the area. The proximity of the building to the edge of the creek, its size and elevated position allow the public house to be clearly seen, making it a focal building within the area. In addition to the entrance plaque, there would also be a new post swing sign. The current swing sign is positioned adjacent to the flank wall of the single storey side extension, and as such is visible from both the waterside and when approaching the public house along Dell Quay Road. Its traditional form and appearance with a pictorial image, harmonises and complements the historic appearance of the listed building and its setting within the attractively picturesque conservation area. However, from the submitted evidence, two different positions are shown for the swing sign that would be near the public house. One proposed location would be within the carriageway of Dell Quay Road, and this would be startlingly removed from the public house, as well as causing an obstruction within the highway. The use of brass surrounding a composite material would be garish and brash, it would appear unduly gaudy and reflective, particularly in sunlight. When</p>	

combined with the ram and leaf styled bracket it would be visually jarring compared to the simple appearance of listed building and its scenic historic setting. The contemporary materials and overly ornate and complex appearance of the sign would be at harmful odds with the traditional materials and plain form of the public house ...the adherence to a corporate style is a requirement of the brewery, and would not be a public benefit that would not outweigh the harm I have found. It would neither preserve the special interest of the listed building nor its setting, nor accord with LP Policy 47 or the Framework... I have issued a split decision in this case and grant listed building consent for the entrance plaque, but dismiss the appeal insofar as it relates to the swing sign in any of its proposed positions.

[CH/14/02138/OUT](#)

I (J Bell)
Dismissed

Land East Of Broad Road Hambrook West Sussex - Residential development of 120 single and two storey dwellings comprising 48 affordable homes and 72 market price homes, garaging and parking together with retail unit, sports pavilion, community facility, new vehicular and pedestrian access to Broad Road, emergency and pedestrian access to Scant Road West, sports facilities, two tennis courts, football pitch and four cricket nets, children's play area, public open space and natural green space on a site of 9.31 ha.

Secretary of State's decision:

The appeal was recovered for the Secretary of State's determination on 28 September 2015 because the scheme involves a proposal for residential development of over 10 units in an area where a qualifying body has submitted a neighbourhood plan proposal to the local planning authority or where a neighbourhood plan has been made.

The Inspector recommended that the appeal be dismissed. For the reasons given below, the Secretary of State agrees with the Inspector's recommendation.

The Secretary of State agrees with the Inspector that the proposal would conflict with the objectives of the LP:KP settlement hierarchy as set out in policies 2 and 5 of that document. The result of that review is that the appeal site remains outside the amended Settlement Boundary. Not only does the Secretary of State agree that the policy conflict still remains but, while recognising that the CHNP has not yet been made, he takes the view that, as it has now passed the examination stage, and having regard to paragraph 216 of the Framework, he should give more weight to that Plan and less weight to the conflict with the settlement boundaries in the Local Plan First Review than the Inspector felt able to do.

The Secretary of State agrees with the Inspector's conclusion that the proposal would adversely affect the character and appearance of the area contrary to LP:KP policy 33.

The Secretary of State agrees with the Inspector that the Council's assessment that there would be a 'high level of change' is more realistic than your client's LVIA assessment that the magnitude of landscape change would be "low". The Secretary of State also agrees with the Inspector that the proposal's built envelope would extend beyond what is a well-defined settlement edge into an area that is characterised by agricultural uses and the lack of built development. These factors would combine to create a detrimental effect on the established rural character of the site and its surroundings.

The Parish Council stated that community facilities are already being built so that the facilities forming part of this development are not required, the Secretary of State agrees with the Inspector's conclusions that the appeal scheme would conflict with the emerging CHNP when read as a whole and that the emerging plan should attract moderate weight. Like the Inspector, he concludes that the Council can demonstrate a five year supply of land for housing as required by paragraph 49 of the Framework although, notwithstanding that this supply includes a 20% buffer, the margin for error is small; and

that the appeal site's potential to deliver housing and contribute to a more robust five year land supply would represent a planning benefit. Similarly, he is satisfied that the further progress on the CHNP has borne out the Inspector's conclusion that there is no current local need for the level of new development proposed by the appeal scheme to be accommodated.

The Secretary of State agrees with the Inspector that granting permission would be at odds with the shared neighbourhood planning vision referred to in paragraph 183 of the Framework; and that it would fundamentally undermine confidence in the neighbourhood planning process that has taken place to date. Indeed, the Secretary of State gives even greater weight to this in view of the further progress which has been made on the CHNP since the close of the appeal inquiry

[SDNP/14/02401/CND](#)
EASEBOURNE
WR (J Saunders)
Dismissed

Blackberry Barn Hollist Lane Easebourne Midhurst
West Sussex GU29 0QN - Removal of Condition 6 of
planning permission [EB/05/03463/FUL](#) In order to make
better use of the building.

The proposal would give rise to an isolated new home in the countryside contrary to Paragraph 55 of the Framework. For in a relatively remote location such as the appeal site the most likely means of transport, notwithstanding some local bus services, would be by private car. This would be contrary to the environmental role of sustainable development

I appreciate that the owners wish to see a fuller occupancy of the building. However, holiday lettings are frequently seasonal and a greater occupancy rate in the summer compared to the winter is not unusual.

Given the above I do not consider the appellant's evidence to show a lack of need for tourist accommodation in the area. Given the requirement in the Framework supporting the provision and expansion of tourist and visitor facilities, the objective of the National Park designation to which I have referred above, and Policy 43 of the SDPMP, I consider that the proposal would constitute the undesirable loss of tourist accommodation.

[PS/14/04100/FUL*](#)
H (F Stevens)
Dismissed

Little Springfield Farm Plaistow Road Ifold Loxwood
Billingshurst West Sussex RH14 0TS - Demolition of existing
industrial buildings and erection of 3 no detached dwelling
houses with associated landscaping, surfacing, car parking
provision and access works.

From what I saw on site and the conditions report and the viability assessments I am satisfied that there would not be a viable scheme to redevelop or upgrade the existing buildings. I conclude that the proposed development would not result in material harm to employment land supply in the local economy.

The use of the site for residential purposes and the day to day living needs of residents would require services associated with residential use including shopping, schools, doctors and other health services to name a few. None of these are directly available at Ifold and given the limited bus services available and poor pedestrian and cycle linkages residents of the development would be heavily reliant on the private car, this would be an unsustainable form of development in this countryside location.

As there is no over riding need to provide housing in the area, as there is a five year supply of housing land, and the site lies outside the settlement boundary of a recently adopted local plan, with an emerging allocations plan seeking to address the provision of the housing requirements in the area it would seem to me that to grant consent for this development in the countryside would conflict with the provisions of the development plan. I conclude that the proposed development would result in an unsustainable pattern of development, having regard to its accessibility.

<p>Whilst views into the site would be limited, the development would be glimpsed through the trees from Plaistow Road and would appear as an incongruous residential development in a countryside location. I conclude that the proposed development would result in material harm to the character and appearance of the area.</p>	
<p>SI/14/04058/COU H (R Hawks) Part Allow/Part Dismiss</p>	<p>Field South Of Green Lane Piggeries, Ham Road, Sidlesham, West Sussex. Change of use of land as private gypsy and traveller caravan site. Linked to SI/15/00157/CONMHC</p>
<p>"...Appeal C:...The appeal is allowed and temporary planning permission is granted subject to the conditions set out below in the formal decision....The failure of the Council to provide a five year supply of gypsy and traveller pitches in the District, the lack of suitable alternative accommodation and the personal circumstances of the family, together with my findings in relation to Human Rights and the PSED, weigh heavily in the Appellants' favour. The best interests of the children, in terms of educational stability stemming from a settled base as distinct from a roadside location, especially supports their case. However, both appeal schemes have harmful implications in terms of the effect on the character and appearance of the area, which carries substantial weight. I also attribute moderate weight to the failure of both schemes to amount to sustainable development, whilst flood risk is a particularly serious consideration in view of the clear contravention of national and local policy in relation thereto. In view of the latter, together with the inadequacy of flood mitigation measures in relation to the existing static mobile home, I give little credence to the notion of allowing the appeals on ground (a)...vely rules out a permanent permission for either scheme. Nonetheless, I am mindful that the Appeal C proposal would facilitate a far more effective warning and evacuation regime, which could be secured by means of conditions attached to a grant of planning permission. The use of two touring caravans would enable all site occupiers to leave the site quickly and easily with most of their equipment and possessions during a flood alert, whilst the remainder would be reasonably safe and secure within a flood resilient day room building...but that temporary planning permission should be granted on Appeal C for a period of approximately three years...I conclude that Appeal C should be allowed and will therefore grant temporary planning permission pursuant thereto...the enforcement notice ceases to have effect so far as it is inconsistent with the planning permission hereby granted...."</p>	
<p>SI/15/00157/CONMHC H (R Hawks) Part Allow/Part Dismiss</p>	<p>Field South Of Green Lane Piggeries, Ham Road, Sidlesham, West Sussex. Change of use of land as private gypsy and traveller caravan site. Linked to SI/14/04058/COU</p>
<p>"Appeals A & B...The appeals succeed in part on ground (g) but are otherwise dismissed and the enforcement notice is upheld with corrections and a variation....Although the appeals relate to the same site, there are significant differences between the schemes they seek planning permission for. Appeals A & B are concerned with the use of the land at the time that the enforcement notice was issued...The scheme the subject of Appeal C is defined by the planning application submitted to the Council, which proposed an unimplemented alternative to what has occurred on site so far..., the Appellants advised that they seek a permanent planning permission pursuant to Appeal C and temporary planning permissions for a period of five years pursuant to Appeals A & B....I...conclude that the family enjoys ongoing gypsy and traveller status and that both appeal schemes have adverse implications for the character and appearance of the surrounding area...The appeal site lies adjacent to a watercourse known as Keynor Rife, and within Flood Zone 3 I find that, by reason of a combination of vehicle trip generation and visual</p>	

harm, the appeal schemes fail to fulfil the environmental role set out in paragraph 7 of the NPPF. I give little weight to the Appellants' suggestion that the site is 'previously developed land', re-use of which would enhance the schemes' environmental credentials, given that the existing stable block has not been shown to be lawful...However, overall, I conclude on balance that neither scheme amounts to sustainable development. Both therefore fail to comply in this regard with KP Policies 1 and 36 and the relevant provisions of the NPPF and PPTS. This carries moderate weight....Other considerations...Unmet need...I therefore find that unmet need would be likely to persist for some time and, therefore, should carry substantial weight. Alternative accommodation...n site to which the Appellants might be able to relocate in the longer term. It is therefore highly probable that, should both appeals fail, they would be obliged to occupy unsuitable bricks and mortar accommodation or resort to roadside encampment...Personal circumstances... it is readily evident that requiring the Appellants to leave the appeal site at the present time when there is nowhere suitable for them to go would constitute a failure to uphold the principles of PSED. This carries substantial weight in determining Appeal C, but is of limited for the purposes of the appeals on ground (a) if the section 78 option is found to have merit....The refusal of permanent permissions and the granting of temporary ones would both therefore be proportionate in the terms of the 1998 Act....I find this, together with issues of sustainability and character and appearance, to far outweigh the advantages of the Appeal A & B scheme...Accordingly, I further conclude that the appeals on ground (a) should fail...Moreover, no evidence before me, financial or otherwise, indicates that 12 months would not be sufficient for the Appellants to obtain and move into the touring caravans and complete the day room, thereby implementing their Appeal C permission...."

[WE/14/01217/FUL*](#)

H (J Bell)

Appeal Allowed

Costs Allowed

Land West Of Harwood, Cemetery Lane, Woodmancote, Westbourne, West Sussex - Provision of 5 Gypsy and Traveller pitches incorporating the re-design of an existing pitch (including the removal of stables granted in permission WE/13/03867/FUL) and the use of land for the stationing of caravans for residential purposes for an additional 4 no. gypsy pitches, together with the formation of additional hard standing and utility/ dayrooms ancillary to that use.

"...The main issues are the effect of the proposed development on the character and appearance of the area, and whether this is an appropriate location for a site for gypsies and travellers having regard to national and development plan policy for the location of sites and the local need for additional provision...Around the appeal site the landscape is quite flat and, for the most part, views are constrained by field hedges and trees. The development would be seen in the context of a mix of uses in screened compounds along Cemetery Lane and would not be unduly intrusive. Moreover, there is an extant permission for a pitch and stables on the site which would all be closer to Cemetery Lane than any of the pitches proposed.... providing the proposed landscaping is put in place, the development would not harm the character and appearance of the area and would not conflict with Local Plan policies 45 and 48 in this regard....The Council argues that the proposed development would have an adverse effect on the nearby cemetery. However, the site...does not lie between the cemetery and the village and, because of the existing intervening land uses, would not have any adverse effect on the open space around the cemetery. There is no substantiated evidence that the proposed development would result in a material increase in traffic, or that this would have any discernable effect on the tranquillity of the cemetery. Westbourne is a village of some 2300 people. While there is another traveller site in Cemetery Lane this and the appeal proposal would amount to amount to 24 pitches. Other sites are dispersed around the

local area, but I have seen no evidence that this amounts to a significant number of pitches. I am therefore not persuaded that, with the proposed development, travellers would comprise a disproportionate section of the population so that they could be said to dominate the settled community.... there is evidently an immediate shortfall in available pitches to meet the need which the GTAA identified... this site would accord with the criteria for site selection set out in Local Plan policy 36 which would be used in allocating sites. I therefore consider that the current need for pitches in the area adds weight in favour of the development....conclude that the appeal should be allowed...."

COSTS DECISION.

"...In relation to the cemetery, the Council drew on a previous appeal decision for a housing scheme nearby. However the concerns of that Inspector about a much larger scheme for 28 houses, was the loss of the open land which separated the cemetery from the activity in the village. This was not a factor in this appeal...Council's case at the hearing was based on additional traffic movements. However there was no substantiated evidence...about existing traffic on Cemetery Lane to show that there would be a material and harmful increase as a result of the proposed development over and above the existing situation, such that the tranquillity of the cemetery would be adversely affected. I consider that this was unreasonable behaviour and that an award of costs is justified in this regard. The reason for refusal based on the domination of the settled community was also not supported by any substantiated evidence. There was no demonstration of the cumulative harm which the Council alleged would occur. Again I consider this to be unreasonable. With regard to the effect on the character and appearance of the area...the Council...set out from where it was considered that the site would be seen and how the proposal would be more harmful in visual terms than scheme in the extant permission...I consider that the Council's concerns were clear...I do not consider that the Council's behaviour on this issue was unreasonable or that an award of costs is justified in this respect."

[BI/15/01749/DOM](#)

WR (R Jones)
Withdrawn

Premier Business Park 4 Birdham Road West Sussex PO20 7BU - Change of use of existing marine retail/storage/light industrial unit to new destination retail unit incorporating new shop front, entrance and side fire escape.

Appeal APP/L3815/W/15/3138923 withdrawn Costs application by the LPA allowed 9.5.16

"...if an appeal is withdrawn without any material change in the planning authority's case or any other material change in circumstances relevant to the planning issues arising on the appeal appellants are at risk of an award of costs...The appeal was received on 19 November 2015...The appeal was then withdrawn, without any apparent warning or explanation, on 23 March 2016...They stated that the decision to withdraw the appeal was based on the officer's indication that if the appeal was withdrawn the application would be placed before the Planning Committee in April. However the agents' account is disputed by the Council – a withdrawal of the appeal was not discussed and there was no insistence that the appeal be withdrawn or that the planning application would not be determined because of the appeal. The Council said no telephone conversation took place where the relevant Council officer positively encouraged the withdrawal of the appeal. And, in terms of delay, it was the agents' submission of further supplementary information on 28 February 2016 which led to delay in the determination of the application Having considered the available evidence the Secretary of State concludes that it has not been demonstrated that the appeal was withdrawn as a result in a material change in the Council's position or any other material change in circumstances relevant

to the planning issues arising on the appeal...In the particular circumstances the conclusion drawn is that the appellants acted unreasonably by withdrawing the appeal without good reason. An award of costs will therefore be made...In the light of this a partial award from 15 December 2015 (inclusive) is considered justified...For these reasons, the Secretary of State has decided that a partial award of costs, on grounds of “unreasonable” behaviour resulting in unnecessary or wasted expense, is justified in the particular circumstances...”	
Reference/Decision	Reference/Decision
SDNP/15/04807/HOUS BURY WR (J Shore) Withdrawn	Hollow Farm, The Street, Bury, West Sussex, RH20 1PA - Single storey boot room/lobby extension. Linked with SDNP/15/04808/LIS
Appeal APP/Y9507/W/16/3142116 withdrawn 9.5.16	
SDNP/15/04808/LIS BURY WR (J Shore) Withdrawn	Hollow Farm, The Street, Bury, West Sussex, RH20 1PA - Single storey boot room/lobby extension. Linked with SDNP/15/04807/HOUS
Appeal APP/Y9507/Y/16/3142118 withdrawn 9.5.16	
WR/15/00038/CONMHC PI (R Hawks) Withdrawn	1 Newfields, Newpound, Wisborough Green, Billingshurst RH14 0AX – Stationing of 2 mobile homes.
Appeal APP/L3815/C/15/3136347 withdrawn	
WR/15/00038/CONMHC PI (R Hawks) Withdrawn	Land at 2 Newfields, Newpound, Wisborough Green, Billingshurst RH14 0AX – Stationing of 2 mobile homes.
Appeal APP/L3815/C/15/3136346 withdrawn	

3. OUTSTANDING APPEALS

Reference/Status	Proposal
BI/15/00139/CONSH PI (S Archer) In Progress	Land North West Of Premier Business Park, Birdham Road Appledram, West Sussex - Stable block and works less Article 4 Linked to BI/15/01288/FUL and BI/15/00194/CONTRV
BI/15/00194/CONTRV PI (S Archer) In Progress	Land North West of Premier Business Park Birdham Road Birdham West Sussex - Use of land as a Traveller Site. Appeal against enforcement notice Linked to BI/15/01288/FUL and BI/15/00139/CONSH
BI/15/01288/FUL PI (S Archer) In Progress	Land north west of Premier Business Park, Birdham Road Birdham West Sussex PO20 7BU - Proposed single pitch site including the provision of a utility building for settled gypsy accommodation together with existing stables. Linked to BI/15/00194/CONTRV and BI/15/00139/CONSH
BO/14/03677/PLD H (F Stevens/D Price) In Progress 7 June 2016 at City Council – Assembly Room	Land west of Sweet Meadow Bosham Hoe Bosham Chichester PO18 8ET - Use of site for 1no. dwelling.

BO/15/00801/FUL * WR (C Boddy) Awaiting Decision	The Garden House, Bosham Lane, Bosham, West Sussex PO18 8HG - Demolition of existing dwelling and construction of 1 no. dwelling and associated works.
BO/15/02233/DOM WR (N McKellar) Awaiting Decision	Brook House Quay Meadow Bosham West Sussex PO18 8LY - Retrospective construction of pitched roof to existing outbuilding. Linked to BO/15/02234/LBC
BO/15/02234/LBC WR (N McKellar) Awaiting Decision	Brook House Quay Meadow Bosham West Sussex PO18 8LY - Construction of pitched roof to existing outbuilding. Linked to BO/15/02233/DOM
Reference/Status	Proposal
SDNP/14/04865/FUL BURY I (D Price) In Progress	Land North of Junction with B2138 Bury Road Bury West Sussex - Change of use from agricultural land to a Gypsy and Traveller's site. Linked to SDNP/15/00336/COU.
SDNP/15/00336/COU BURY I (R Hawks) In Progress	Land North of Junction with B2138 Bury Road Bury West Sussex - Stationing of two caravans for human habitation. Appeal against enforcement notice Linked to SDNP/14/04865/FUL
BX/15/03922/FUL WR (F Stevens) Awaiting Decision	1-6 The Old Granary, The Street, Boxgrove, Chichester, West Sussex, PO18 0ES. Change of use from Class B1 business to Class B1 business and/or Class D1 private health and well-being clinic with rehabilitation centre.
CC/15/01300/FUL H (P Kneen) In Progress	146 Whyke Road, Chichester, West Sussex, PO19 8HT. Proposed demolition of existing recent single storey extension and roof terrace, and replacement with a 1.5 storey extension; and conversion of existing Whyke Grange into 1 no. five-bed house (including converted stables forming a one-bed annex) and 1 No. three-bed house; erection of 2 no. detached four-bed cottages, with parking and external works.
CC/15/01696/FUL * WR (P Kneen) In Progress	Land North Of Stockbridge House, Stockbridge Road Chichester, West Sussex. Proposed 1 no. studio house.
CC/15/02479/FUL WR (M Tomlinson) In Progress	Unit R1A, Chichester Gate, Chichester, West Sussex PO19 8EL. Proposed installation of HVAC kitchen extraction flue and air intake louvre grill.
CC/15/02962/FUL WR (N McKellar) In Progress	Jalna, Church Road, Chichester, West Sussex, PO19 7HN - Replacement two storey dwelling.
CC/15/04093/ADV FT (C Boddy) Awaiting Decision	Wagama's, 26 South Street, Chichester, West Sussex PO19 1EL - Projecting sign, wrought iron style hanging bracket fixed back to the building fabric.
CH/11/00538/CONBC H (R Hawks) Awaiting Decision	Five Oaks Newells Lane West Ashling Chichester, West Sussex PO18 8DF - Height of building in excess of that

	permitted under 10/01925/FUL - appeal against enforcement notice.
CH/15/00151/CONDWE WR (R Hawks) Awaiting Decision	The Chalet, Cockleberry Farm Main Road Bosham West Sussex PO18 8PN - Retention of the Chalet. Appeal against enforcement notice.
CH/15/02332/FUL* WR (F Stevens) In Progress	Land North of The Avenue, Hambrook, Chidham, PO18 8TZ. Erection of 6 no. dwellings and associated works.
E/14/00348/CONCOU WR (S Pattie) In Progress	107 First Avenue, Almodington, Batchmere, Chichester West Sussex, PO20 7LQ. Change of use of land to storage of caravans, motorhomes, boats and containers. Linked to E/15/01644/FUL
Reference/Status	Proposal
E/15/01644/FUL WR (M Tomlinson) In Progress	107 First Avenue, Almodington, Batchmere, Chichester West Sussex, PO20 7LQ. Retrospective application for extended hard standing to the north of the glasshouse and change of use of land to south of glasshouse for the storage of caravans, boats and storage containers. Linked to E/14/00348/CONCOU
EWB/15/01239/FUL H (N Langford) In Progress 26 May 2015 at City Council; Old Court Room	148 Stocks Lane East Wittering West Sussex PO20 8NT - Demolition of the existing commercial building and the development of 26 no. one and two bed sheltered apartments for the elderly including communal facilities, access, car parking and landscaping.
FU/15/00237/CONTRV WR (S Archer) Appeal in progress	Land South of The Stables, Newells Lane/Scant Road East,, West Ashling West Sussex – Creation of a hardstanding – appeal against enforcement notice.
SDNP/15/01791/LDE HARTING WR (R Jones) Awaiting Decision	2 Ryefield Barns Killarney to Goose Green Road West Harting Petersfield West Sussex GU31 5PE - Existing domestic curtilage extension requested in line with garden boundaries on land between house and driveway.
LX/15/00498/ELD I (C Boddy) In Progress 2-3 August 2016 at CDC Offices; Committee Room	Beech Farm , Roundstreet Common, Loxwood, Wisborough Green, West Sussex, RH14 0AN. The siting of a mobile home for the purposes of human habitation independently to Beech Farm House
SDNP/15/04781/HOUS LURGASHALL WR (J Shore) Awaiting Decision	Orchard Park Farm, Dial Green Lane, Lurgashall, West Sussex, GU28 9EU. Proposed chain link fencing around tennis court.
O/15/00277/CONHH WR (R Hawks) Appeal in progress	Tapners Barn Marsh Lane Merston Oving Chichester West Sussex PO20 1DZ - Erection of side extension that requires planning permission.
O/15/02834/DOM WR (C Boddy) Appeal in progress	Tapners Barn, Marsh Lane, Merston, Oving, West Sussex, PO20 1DZ - Retrospective orangery extension to side of existing barn. Linked with O/15/00277/CONHH

O/15/03622/FUL WR (C Boddy) Awaiting Decision	Lime Kiln Barn, Colworth Lane, Colworth, Oving, PO20 2DS - Removal of condition 3 of planning permission O/16/92.
SDNP/14/06285/MPO PETWORTH H (J Saunders) Awaiting Decision	Land At Laundry Cottage Woodlea and Grass Mere Horsham Road Petworth West Sussex - Removal of affordable housing obligation attached to planning permission SDNP/12/02721/FUL .
PS/13/00015/CONCOU I (R Hawks) In Progress 27 September- 4 October 2016 at WSCC – Edes house WSCC CLU Appeal : 10-12 May 2016 at WSCC Richmond Room	Crouchlands Farm, Rickmans Lane, Plaistow, Billingshurst West Sussex, RH14 0LE. Use of an anaerobic generator and importation of slurry.
Reference/Status	Proposal
PS/15/00922/COU WR (M Tomlinson) In Progress	The Coach House, Oak Lane, Shillinglee, Plaistow, Godalming, West Sussex, GU8 4SQ. Change of use from existing residential garden and private amenity/sports to club use for yoga, meditation and fitness.
SDNP/15/01349/HOUS ROGATE WR (R Grosso Macpherson) Awaiting Decision	Lower House Durloughmarsh Rogate Petersfield West Sussex GU31 5AX - Oak framed glazed garden room extension to side. Linked to SDNP/15/01351/LIS
SDNP/15/01351/LIS ROGATE WR (R Grosso Macpherson) Awaiting Decision	Lower House Durloughmarsh Rogate Petersfield West Sussex GU31 5AX - Oak framed glazed garden room extension to side and insertion of roof light on south elevation. Linked to SDNP/15/01349/HOUS
SY/15/00074/CONHH WR (S Archer) Awaiting Decision	47 Wellington Gardens Selsey Chichester West Sussex PO20 0RF - Without planning permission, erection of a single dwelling house. Linked with SY/15/02518/DOM
SY/15/02518/DOM WR (P Hunt) Awaiting Decision	47 Wellington Gardens Selsey West Sussex PO20 0RF - Self-contained annexe. Linked with SY/15/00074/CONHH
SY/15/04091/DOM WR (M Tomlinson) In Progress	Summerdown, Medmerry, Selsey, West Sussex, PO20 9BJ. Removal of condition 3 of permission SY/15/01787/DOM .
SI/14/04249/ELD PI (R Hawks) In Progress 1 st June 2016 at City Council; Assembly Room	Magnolia Cottage Cloverlands Chalder Lane Sidlesham Chichester West Sussex PO20 7RJ- To continue use of building as a single dwelling.
SB/11/00022/CONDWE	Acre View, R B S Nurseries Thornham Lane Southbourne

I (S Archer) In Progress 24-25 May 2016 at City Council Council; Old Court Room	Emsworth Hampshire PO10 8DD - Use of a building as a dwelling house – appeal against enforcement notice. Linked to SB/15/02508/FUL
SB/14/00313/CONMHC H (S Archer) In Progress 1 June 2016 at City Council; Old Court Room	Land North Of Marina Farm Thorney Road Southbourne - Stationing of a mobile home. Appeal against Enforcement Notice.
SB/15/01837/FUL H (C Boddy) In Progress Awaiting Decision	Thornham Products Thornham Lane Southbourne West Sussex PO10 8DD - Retrospective grant of planning permission to station the existing single mobile home.
Reference/Status	Proposal
SB/15/02508/FUL I (S Archer) In Progress 24-25 May 2016 at City Council Council; Old Court Room	Acre View Cottage Thornham Lane Southbourne West Sussex PO10 8DD - Continuation of use of building as a single dwelling house. Linked to SB/11/00022/CONDWE
SDNP/14/05772/LDE STEDHAM WR (D Price) Awaiting Decision	The Old Studio Bridgefoot Cottages Stedham Midhurst GU29 0PT - Use of The Old Studio as a self-contained residential unit for a period in excess of 4 years.
SDNP/15/05144/HOUS STEDHAM FT (C Cranmer) In Progress	Talbots, Ash House Lane, Stedham, Midhurst, West Sussex, GU29 0PX - 2 storey rear extension.
WE/15/00135/CONWST WR (R Hawks) Awaiting Decision	Land South East Of Hopedene Common Road Hambrook Westbourne West Sussex - Untidy land.
WH/14/01159/OUTEIA I (J Bell) In Progress 19-21 July 2016 at City Council and 22-26 July 2016 at CDC Offices	Land Between Stane Street And Madgwick Lane, Westhampnett, West Sussex. Residential development comprising up to 300 residential dwellings, including an element of affordable housing, with vehicular access from Stane Street and Madgwick Lane, associated landscaping, a community facility, open space and children's play space, surface water attenuation and ancillary works.
WH/14/03827/OUT H (K Rawlins/J Bell) Awaiting Decision	Land West Of Abbots Close, Priors Acre, Boxgrove, West Sussex. Outline planning permission is sought for development of the site for up to 22 residential units, public open space, landscaping, access and car parking. All matters are to be reserved except for point of access.
WH/15/02785/FUL* WR (C Boddy) In progress	Maudlin Mill, Side Green Lane, Maudlin, Westhampnett, Chichester, West Sussex, PO18 0QU. Erection of B1/B2 industrial unit.
SDNP/15/03361/LDE WEST LAVINGTON H (D Price) In Progress 21 June 2016 at Memorial Hall, Southdowns Centre	Stable Cottage Dunford Hollow West Lavington West Sussex GU29 0ER - Use as single dwelling house with garden and amenity area.

WW/15/01408/FUL WR (F Stevens) Awaiting Decision	Ullswater, Malden Way, Selsey, Chichester, West Sussex, PO20 0RW. Construction of chalet bungalow on land east of Ullswater.
WR/15/00498/ELD I (C Boddy) In Progress 2-3 August 2016 at CDC Offices, Committee Room 1	Beech Farm Roundstreet Common Loxwood Wisborough Green West Sussex RH14 0AN - The siting of a mobile home for the purposes of human habitation independently to Beech Farm House.
Reference/Status	Proposal
WR/15/00864/FUL WR (A Miller) In Progress	Land at Wilton Cottage , Kirdford Road, Wisborough Green West Sussex, RH14 0DB. Construction of a two storey detached dwelling, means of access and detached garage.
WR/15/02080/FUL WR (M Tomlinson) Awaiting Decision	Goose Cottage, Durbans Road, Wisborough Green, Billingshurst, West Sussex, RH14 0DG - Change of use of existing store building to residential.

4. VARIATIONS TO SECTION 106 AGREEMENTS

NONE

5. CALLED-IN APPLICATIONS

Reference	Proposal	Stage
NONE		

6. COURT AND OTHER MATTERS

Injunctions		
Site	Breach	Stage
Birdham unauthorised Gypsy site	Unauthorised development	Several new parties added as defendant to the matter following successful application to Court. Matter now adjourned pending planning inspectorate consideration though a further interim injunction application process to limit conduct of new parties has been submitted and is awaiting hearing date from the Court.

Prosecutions		
Site	Breach	Stage
Tinwood Estate, Halnaker	Unauthorised signage	Prosecution being heard at Court 13 th May 2016.

7. POLICY MATTERS

NONE