

Report to SRA Committee meeting 12 September 2022 (update since last report 11 July, 2022)

The following schedule indicates status of planning applications, with new information highlighted yellow, and items for committee attention in green. Closed applications are shown shaded grey and will be removed from future reports.

The main current concerns are (updates shown by revision marks on committee draft only):

- **20/02824/OUT development of 165 houses in the strategic gap north of Madgwick Lane** - The appeal – ref APP/L3815/W/21/3270721 concluded last August, and was upheld by the Planning Inspector in his decision of 27 May 2022. Some aspects have been modified, including the S106 agreement which provides for up to 50 of the proposed 165 dwellings to be affordable and an adjacent landscaped area. In conclusion *“the development proposed, paragraph 11d, and the ‘tilted balance’, is therefore engaged. For the appeal scheme, the adverse impacts I have identified are moderate harm to character and appearance, conflicts with wider master planning and physical and visual integration, and harm to the Old Place Farmhouse complex. Taken together, these would not significantly and demonstrably outweigh the many benefits, in particular the provision of housing, including affordable housing, and the creation of new areas of publicly accessible open and play space including significant biodiversity net gain.”*
- **21/02110/FUL Lavant Road:** once again Smith Simmonds continue their attempt to cram more accommodation into no 23 (appeal against refusal of new roof terrace) - see detailed schedule later in this document. It is disturbing that the associated works were in progress despite no decision. The appeal was dismissed by Inspector’s decision of 17 May
- **19/02241/FUL Glenmar House, Brandy Hole Lane.** Demolition of existing building and construction of 6 no. flats with associated car parking and external works: still no decision!

22/01485/OUTEIA Whitehouse Farm phase 2.

The SRA committee will monitor and comment as appropriate, with a focus on the southern access route and the proposal to make a country park in the area NE of the site.

See summary according to the Design & Access Statement part 1 of 4 in the detailed schedule (see the same document for illustrations)

- **Summersdale Character Appraisal:** The update is effectively superseded by the SRA’s ongoing contributions to the City’s Neighbourhood Plan.

The latest detailed report showing outstanding applications can be found on the [SRA website](#)

CDC Planning Applications - Status

Note for SRA Committee members: yellow indicates new information since last update

SRA Committee may decide to make no comment or else to (1) object, (2) comment or (3) support – for SRA review highlighted green. Closed applications shaded grey to be archived

Ref / Valid Date & Consultation expiry	ADDRESS & DESCRIPTION	RECOMMENDATION & CDC DECISION	REASON FOR RECOMMENDATION AND SUPPORTING INFORMATION
	<u>Previous Applications</u>		
19/02241/FUL (via MH Architects Ltd) 09/09/19 SCED 02/01/20	Glenmar House, Brandy Hole Lane, PO19 5RJ. Phillips Build Ltd. Demolition of existing building and construction of 6 no. flats with	Objection (CCC 08/01/20 Strong Objection)	Over-development, high density, and adverse change to character. No new documents since May 2020

SUMMERSDALE RESIDENTS ASSOCIATION – Planning Report

Ref / Valid Date & Consultation expiry	ADDRESS & DESCRIPTION	RECOMMENDATION & CDC DECISION	REASON FOR RECOMMENDATION AND SUPPORTING INFORMATION
	associated car parking and external works.		
20/02824/OUT 03/11/2020 via Nexus Planning SCED 10/12/2020	CEG Land Promotions and The Landowners. Land Within The Westhampnett / North East Chichester Strategic Development Location (north Of Madgwick Lane) Chichester Outline Application with all matters reserved except for access for the residential development comprising up to 165 dwellings, including an element of affordable housing; together with an access from Madgwick Lane as well as a relocated agricultural access, also from Madgwick Lane; Green Infrastructure, including the enhancement of the Lavant Valley Linear Greenspace; sustainable drainage systems; and associated infrastructure.	Objected; Refused, but developer intends to appeal; now in progress, ref APP/L3815/W/21/3 270721; decision deferred pending new submissions about revised Housing Supply figures Appeal dismissed 27 May	Between the current Magwick Lane development and the River Lavant. ChiSoc comment: This site has been omitted from the SDL in the CDC New Local Plan and discounted on the HELAA Plan because the SDL target of 500 homes has been achieved already at Madgwick Park and East of Graylingwell. Also this development is not sustainable and spoils the rural edge of Chichester and is within the Goodwood noise nuisance zone
20/02954/FUL 22/12/2020 Via Smith Simmons SCED 26/01/2021	The Haven Chestnut Avenue PO19 5QE Mr & Mrs Church Erection of 1 no. dwelling, new vehicular access and associated works. Revised 19 Aug. Issue of ground level to be resolved	None – continues adjacent trend to the south; the existing bungalow now a candidate – see 21/02951/FUL	Detached two-storey 4BR house In the garden to the south of the existing 4BR detached chalet bungalow. All trees to be retained. NB previously permitted scheme 17/03176/OUT, to replace the bungalow with 3 houses
21/02110/FUL 22/07/2021 Via Smith Simmons SCED 23/08/2021	23 Lavant Road PO19 5RA. Mr Peter Carver & Mrs Rachel Ritchie Redevelopment of the site with creation of 5 no. flats and parking, landscaping and associated works. (Variation of condition 2 for permission CC/20/03226/FUL - amendments to rear roof slope to create a concealed roof terrace).	Objected Refused; now gone to appeal, ref APP/L3815/W121/3 285429. Note work in progress despite no decision! Appeal dismissed 17 May	Parapet wall 1.1m above finished floor level will cause loss of privacy to neighbours on three sides. Note access via new dormer, and changes to roof-light positions.
22/00017/FUL 01/02/2022 via Smith Simmons SCED 01/03/2022	22A Lavant Road PO19 5RG Mr & Mrs A Cunningham Demolition of the existing dwelling at 22A Lavant Road and the construction of 4 no. dwellings and associated works - (variation of condition 2 of planning permission CC/20/01897/FUL - amendments to Plots 3 & 4).	Chi-Soc objection - Over-development. None	Plots 3 & 4 at rear substantially bigger, now 4BR instead of 3, however little impact on neighbours
22/00291/REM 17-03-2022 Via Pegasus Group SCED 21-04-2022	Phase 2 Of The Westhampnett/North East Chichester SDL Land North East Of Graylingwell Park Chichester Minor material amendments to reserved matters approval CC/19/03191/REM for a residential development comprising up to 200 no. dwellings including an element of affordable housing, associated landscaping and open space, Lavant Valley Linear Greenspace. Variation of condition 1 (approved plans) in order to enable the previously	None	

SUMMERSDALE RESIDENTS ASSOCIATION – Planning Report

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	approved positions of the allotments and play areas to be swapped		
22/00806/DOM 04-03-2022 Via JJR Designs SCED 05-05-2022	9 Ferndale Road Sussex PO19 6QJ Mrs Victoria Rowlands First floor extension. Internal alterations.	None; withdrawn pending missing bat survey	Little impact on street scene or neighbours
	Recent Applications to Week 35	Response	
22/01178/DOM 17/05/2022 Via Smith Simmonds SCED 04/07/2022; extended to 09/08/22	19 Highland Road PO19 5QX Mr S Boughton Remodelling and extension to existing bungalow to form 4 no. bedroom bungalow with 2 no. bedroom annexe. Scheme revised 18 July to remove garage and add access via The Lane	Objected; neighbour comments that application should be FUL rather than DOM to allow proper scrutiny	Out of character with adjacent low-lying properties. Parking provision inadequate. WSCC would not agree to a second access without closing the first.
22/01485/OUTEIA 24/06/2022 Tetra Tech Planning SCED 28/07/2022	Vistry Group and Miller Homes. Land To The West Of Centurion Way; Land At Bishop Luffa School; Land At And Adjoining Westgate And; Land To The North-east Of Old Broyle Road And St Pauls Road Outline planning application with all matters except Access reserved for the second phase of development of the West of Chichester Strategic Development Location (SDL) for 850 homes and employment land with vehicular, pedestrian and cycle access from Westgate and via phase 1, extensions to approved phase 1 community facility and primary school, informal and formal open space (including northern Country Park), playing pitches and associated landscaping, utilities and drainage infrastructure. Associated demolition of existing agricultural buildings on site. Closure of Clay Lane vehicular access. National Highways request 26 July postponing decision for 3 months pending further clarification	Monitor and comment as appropriate, with focus on access routes; note many objections, especially to proposed junction of the Southern Access Road (SAR), and also the proposal to make a country park in the area NE of the WHF site rather than a possible wild-flower meadow. The southern Employment areas encroach on the existing woodland, and access to the eastern one is via residential roads	Whitehouse Farm phase 2. Summary per Design & Access Statement: LAND USE The site is to deliver up to 850 dwellings. – Employment uses are located to the south of the development and accessed from the main infrastructure road. – An extension to the Phase 1 primary school and community building will be delivered as part of this development. – A range of green open space will be provided and will include SANG, informal green spaces, allotments and a Country Park to the north, as well as sports pitch provision. LANDSCAPE AND OPENSACE – A sequence of spaces are proposed across the site that tie in with the green infrastructure being delivered as part of the Phase 1 development. – Formal sports provision is to be provided next to the Phase 1 sports provision to create a cluster of formal sports provision. – SANG and a Country Park will provide a comprehensive area of green infrastructure that combines with that already delivered as part of Phase 1.

SUMMERSDALE RESIDENTS ASSOCIATION – Planning Report

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22/01194/DOM 15/07/2022 Via DLS:ARCH SCED 22/08/2022	11A Highland Road PO19 5QX Mr & Mrs N French Flat roof single storey side/rear extension. Change use of loft space to habitable accommodation. Internal alterations.	None	Modest proposal with no impact on street scene
22/01619/DOM 18/07/2022 Via JBA Ltd SCED 16/08/2022	85 Broyle Road PO19 6BE Mr L Brown Proposed two-storey side extension, single-storey rear extension, extension loft space with addition of 3 no. dormers to east and west elevations.	None; note Chi-Soc considers the front dormer unnecessary and deleterious	Increased accommodation from 3BR/1bath to 4BR/3bath with BR & ensuite in loft-space. Garage re-purposed as bike-store + utility
22/01417/DOM 04/08/2022 Via Anglian Home Improvements SCED 01/09/2022	5 March Square PO19 5AN Ms J Tate Proposed rear conservatory.	None	Somewhat larger than the neighbour's conservatory, but reasonable proposal in one of the larger plots
22/01967/TPA 01/08/2022 West Sussex Highways SCED 29/08/2022	Land At Rew Lane PO19 5QH West Sussex Highways Fell 2 no. Giant Redwood trees (quoted as T1, TPO'd nos. T5 and quoted as T2, TPO'd nos. T9) subject to CC/55/00130/TPO.	Objected; note well-written objections by Chichester Tree Wardens and others	Insufficient justification provided for this application, which appears to result from a 2019 insurance claim against WSCC Highways
22/00880/DOM 12/08/2022 Via George and James Architects SCED 09/09/2022	49 Broyle Road PO19 6BA Front elevation ground floor replacement canopy, new porch, new bay window, 2 no. first floor replacement windows and second floor dormer replacement. Insertion of 3 no. windows on north/side elevation. New dormer on rear elevation,, and new skylight on single storey rear extension. Rendered boundary walls to front driveway.	None	Box dormer at rear is unsightly and against CDC guidelines – Chi-Soc will comment
22/02081/DOM 22/08/2022 Via Smith Simmons SCED 23/09/2022	Northwood , Chestnut Avenue PO19 5QE. Mr & Mrs Wood Proposed single storey side extension and insertion of additional ground floor window to southern elevation.	None	Acceptable proposal that adds garaging for two cars with garden storage, bikes and bins. Double doors front and rear. New window to study may overlook neighbour's front garden
22/02197/DOM 25/08/2022 Via Curtis Leeves Technica SCED 26/09/2022	Tibur Fordwater Road PO19 6PS Mr N Moyler New shed base (retrospective), and proposed 1 no. new garden shed.	None – leave to discretion of planning officer	Pent shed 1.9m x 2.4m adjacent to boundary with Selham Close garden. Supporting frame on severe slope means the rear is 3.4m above the neighbour's garden, and 1.7m above existing fence

For further detail on Planning Applications go to the online Planning Portal

<https://www.chichester.gov.uk/viewplanningapplications>

NB refresh web-page if necessary, so that document links work