

Report to SRA Committee meeting 8 July 2021 (update since last report 6 May 2021)

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 (archived) from future reports in the interest of brevity.

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

- 20/01164/REM Warrendell, Plainwood Close - Reserved Matters for 21 new dwellings with associated vehicle access, pursuant to permission 98/02043/OUT issued in 2018; commented – expected cycle access to CW seems to have become a footpath; also lacks other detail on topology etc. Ongoing. Revised drawings show CW access widened to 3m to accommodate cyclists, improved layout in S & SW, but still no sections across the lowest part of the site. [The application is now permitted subject to S106 by CDC Planning Committee on 7 July.](#)
- 20/01897/FUL Land To The Rear Of 24 And 22A Lavant Rd - Demolition of the existing dwelling at 22A Lavant Road and the construction of 4 no. dwellings and associated works; objected. Ongoing, with revised plans & housing mix. Decision deferred at CDC planning meeting 7 April for further negotiation on the retention of hedging and trees and comment from Southern Water on the Apuldram Wastewater Treatment Works capacity. [Chestnut Avenue neighbours have now withdrawn their objections after concerns alleviated by the agent, and the application is now permitted subject to S106 by CDC Planning Committee on 7 July.](#)
- 20/02675/OUTEIA) Outline Planning Application from Berkeley Strategic Land for 140 dwellings on the Lock land at Raughmere, north of Keepers Wood. We are liaising with Lavant PCC, local councillors & Goodwood etc.. Although Lavant has a Neighbourhood Plan “made” (adopted) over 2 years ago in 2018, according to the NPPF this is an inadequate defence because of the expiry of CDC’s Local Plan, and Berkeley has challenged the CDC Housing & Economic Land Availability Assessment (HELAA 2018/2020). SRA objection in line with the Inspectors ruling upholding refusal of the previous Taylor Wimpey application 12/03178/OUT; new SRA objection to EIA; note SCED now 12/03/2021. Over 200 objections now on the CDC Planning Portal, which now includes a Landscape and Visual Evidence and Impact Appraisal (LVE & IA) commissioned by CDC.
- 20/02824/OUT development of 165 houses in the strategic gap north of Madgwick Lane - it’s heartening that this was refused, however the developer has now lodged an appeal – [ref APP/L3815/W/21/3270721 to be held as a virtual event opening 3 August 2021 at 10.00am.](#)

Note that CDC blames COVID for not posting notices of new applications, and asks applicants to do so; and email alerts have been almost non-existent since February 2020 – except for the Raughmere Outline Application. So residents should inform neighbours themselves. Some alerts now apparent – [e.g. to people who have submitted a comment – though not routinely for applications in the vicinity.](#)

Otherwise the update to Summersdale Character Appraisal is stalled because CDC Conservation department has no time/resources to adopt this as “Supplementary Planning Guidance”, and CCC’s Neighbourhood Plan team are also too busy following a change of leadership – completion unlikely before 2022. Latest draft to be posted to SRA website, but probably too late to halt the ongoing assault on the Lavant Road (no 10 & 22A/24) and environs (Glenmar House).

We are progressing local listing of individual properties and groups, now submitted for Highland Rd (S side) and The Avenue (N side), though it is doubtful whether these will be progressed. [The SRA organised a team to produce a PLACE assessment as contribution 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 associated car parking and external works.	Objection (CCC 08/01/20 Strong Objection)	Over-development, high density, and adverse change to character
19/03191/REM (via Pegasus Group) 09/01/2020 SCED 12/02/20	Phase 2 Of The Westhampnett/North East Chichester SDL Land North East Of Graylingwell Park . Redrow Homes Ltd. Reserved matters for residential development comprising up to 200 no. dwellings, and vehicular access from the area known as 'Phase 4 of the Graylingwell Park development permission CC/16/03791/OUT	Commented (as agreed); footpath now re-routed closer to river, with green space intervening. CDC are challenging the housing mix Permitted; note S106 agreement to upgrade footpath 459 to a bridleway	In line with Chichester Society, suggested pedestrian / cycle way closer to the river. Also concern about the status of the land between the narrow northern end of the pedestrian/cycle way and Maplehurst Road that could be under threat in the future.
20/01164/REM (via MH Architects Ltd) 22/06/20 SCED 21/07/20; now 10/03/2021	Warrendell, Plainwood Close. DG Phillips Ltd. Reserved Matters for 21 new dwellings with associated vehicle access , pursuant to permission 98/02043/OUT issued in 2018. Revised drawings 8 Mar. with improved layout but still no section across lowest part.	Commented (as agreed); commented again CDC 7 July Permitted subject to S106	Quite attractive scheme, but missing detail: Plans, plots 7-8 & 9-10; Need site sections across centre; Woodland & shrubbery already cleared; CW Access inadequately presented
20/01590/DOM 25/06/2020 SCED 12/08/2020, changed to 01/03/21	30 Highland Road PO19 5QT Mr & Mrs P Rogerson. Ground and first floor rear extension and side porch. Amended plan with less bulk at rear 12/02/21	Objected (as agreed), & again at CCC Planning C'ttee. & CDC Planning C'ttee 9 June – decision deferred pending site visit	Closed gap between properties detracts from street scene, and side extension prevents access to rear (similar to 19/03203/DOM except single storey porch)
20/01897/FUL 28/07/2020 via Smith Simmons SCED 26/08/2020 – deferred to 24/09	Land to The Rear Of 24 And 22A Lavant Rd. PO19 5RG. Mr & Mrs Cunningham. Demolition of the existing dwelling at 22A Lavant Road and the construction of 4 no. dwellings and associated works. Plots 3 & 4 now 3BR instead of 4	Objected (as agreed), also Chi Soc CCC, & concerned neighbours. Deferred at Planning Meeting 07/04 pending further mitigation. CDC 7 July Permitted subject to S106	Over-development, with extra house in the rear garden of no 24, attractive 1930's Tudorbethan house. Revised in response to CDC comment on bedrooms mix. Chestnut Avenue neighbours have now withdrawn their objections.

SUMMERSDALE RESIDENTS ASSOCIATION – Planning Report

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20/02675/OUTEIA 20/10/2020 WYG-Southampton SCED 25/11/2020, extended to 12/03/2021	Berkeley Strategic Land Ltd. Field South of Raughmere Drive Lavant Outline Application with all matters reserved (except for access) for the development of 140 dwellings, public open space, landscaping, parking and associated works.	Strong objection, likewise CCC; and again to EIA	Tony D: Key factors are: * The area is not designated for housing in the Local Plan, * Nor is it so designated in the new Local Plan Review * It is under an active flight path to and from Goodwood Aerodrome. * It substantially reduces the gap between two settlements.
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 lodged	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
20/02905/REM 30/11/2020 via Foddy Consult SCED 06/01/2022	Graylingwell SDA, Barnfield Drive, NE. Application for approval of updated Reserved Matters in respect of 117 new dwellings on land at Phase 9a, Graylingwell Park, pursuant to Outline Planning Permission CC/14/01018/OUT	None Permitted	ChiSoc (objection): no attempt to show / develop character in the detailed design. ... a remarkably bleak proposal The 3-storey flats are given undue prominence with 45deg pitched roofs. The existing field hedgerow tree lines have been swept away. Lack of connectivity with adjoining residential areas. Claimed Sustainability standard doesn't seem to be borne out by the just ticking of current CDC requirements .
CC/20/03127/REM 09/12/2020 Via Foddy Consult SCED 08/01/2021	Phase 4 Former Graylingwell Hospital College Lane Chichester PO19 6PQ Reserved matters of scale, appearance and internal layout pursuant to outline permission 14/01018/OUT for 17 no. approved undeveloped dwellings within Phase 4B. Alternative details to those approved under 15/02506/REM	None Permitted	ChiSoc (no comment): This is a reduction in size of the dwellings permitted under CC/15/02506/REM .
20/03325/PLD 19/12/2020 Via Mr Paul Quantrill Architectural Services SCED 26/01/2021	18 Graffham Close PO19 5AW Mr Steve Jolly Single storey rear/side extension	None	Modest ground-floor extension in S/SE corner of property between Graffham Close and The Drive

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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	None – continues adjacent trend to the south; the existing bungalow may be a likely future candidate	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
20/03342/FUL 22/12/2020 Via Smith Simmons SCED 28/01/2021	10 Lavant Road Chichester PO19 5RQ Demolition of 3 no. flats and associated garages and erection of 6 no. flats and 1 no. 3-bed dwelling and associated works (Variation of condition 2 or permission CC/19/00181/FUL - alterations to fenestration and roof including lowering the eaves, increase to the rear footprint and provision of 2 no. bedrooms in the roofspace.); latter now dropped, along with basement storage	Objected, but development underway pending decision on compromise scheme Permitted with S106, but see new 21/01354/FUL for alternative house	While there is little change to the front elevation as viewed from the road, the wider fenestration at the rear may impact more on properties on The Lane. And they've raised the roof! New scheme drops roof and reduces width at rear
21/00307/DOM 09/02/2021 Via PH Design SCED 03/03/2021	Squirrels 40A Brandy Hole Lane PO19 5RY. Mr & Mrs P. Austin Single storey rear extension.	None Permitted	Replaces 20/02988/PLD? Ground floor extension at rear – no impact on street scene
20/03299/DOM 09/02/2021 Via Giles Pearce Ltd SCED 09/03/2021	34 Broyle Road PO19 6BA Ms Hazel Smyth Single storey rear extension and detached double garage to the rear.	None Permitted	Just N of old Infirmary – not in Summersdale. Infill extension with no impact on street scene, garage to match no 32
21/00693/DOM 03/03/2021 via herself SCED 31/03/2021	30 Highland Road, PO19 5QT Mrs Edith Rogerson Garden summerhouse; resubmission of withdrawn application 20/01005/DOM.	None (as before)	Summerhouse already in place, but roof to be replaced. Covering letter indicates that dimensions and distance to boundary may fall outside permitted development rules
21/00628/DOM 12/03/2021 Via AP Architectural SCED 12/04/2021	54 Highland Road PO19 5QS Mr and Mrs Alan Easthill Single storey rear and side extension and internal alterations. Depth to be reduced from 4m to 3m?	None Permitted	Similar depth to no 48, but impacts neighbours at no 52 & 56. No 52 has a fairly recent single storey rear extension.
21/00709/DOM 15/03/2021 Via SDA Planning Ltd SCED 06/04/2021	Mr and Mrs Martin 24 Plainwood Close PO19 5YB Erection of rear conservatory.	None	Little impact on neighbours
CC/21/00830/DOM 25/03/2021 via Angus Eitel, 50.8 Architect. + Interiors SCED 16/04/2021	Old Orchard Place Rew Lane PO19 5QH Mr & Mrs Grove & Jill Shaw Two storey extension to north, single storey extension to south west, roof alterations including new dormers, alterations to east and west elevations, new detached garage	None; note Chic-Soc objection Withdrawn	Large plot adjoining Hackett's Rew, possibly intruding. Main extension replaces existing garage & car-port. Impact on N side property Chailey?

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21/00964/DOM 06/04/2021 Via Corinthian Architectural Design SCED 6 May	78 Winterbourne Road PO19 6PB. Mr & Miss A & F Davey & Duarte Proposed single-storey side annex extension, replacement of rear conservatory with single-story extension of same footprint.	None Permitted	Chi-Soc: a new extension type as seen on AirBnB, the independent access 1 bed flatlet. I feel this is over- development that overwhelms the original estate terrace, but it is in similar modern style
21/00713/FUL 16/04/2021 via Richard Meynell Ltd SCED 20/05/2021	Martins Farm Graylingwell Hospital College Lane PO19 6PQ Mr And Mrs Morris Replacement dwelling. Temporary mobile on-site accommodation	None; Chi-Soc supports. Withdrawn	Replacement retains some features (flint etc.) of seriously deteriorated original farmhouse. See separate application for replacement vehicular access
	Recent Applications	Suggested Response	
	Week 19/2021 (weeks 18, 20, 21 & 22 none)		
21/01242/DOM 30/04/2021 via AMdesign Architects SCED 26/05/2021	157 Broyle Road, PO19 6BQ. Carol & Simon Henshall. Single storey rear extensions and internal alterations.	None	Large plot, no impact on street scene or neighbours
	Week 23 (week 24 none)		
21/01354/FUL 28/05/2021 via Smith Simmonds SCED 28/06/2021	10 Lavant Road PO19 5RQ Mr & Mrs S Ogilive. Construction of 1 no. dwelling, detached garage and associated works (alternative to planning permission CC/19/00181/FUL)	Objected as agreed, as did CCC & Chi-Soc	New proposal is for a self-build house of contemporary design - out of character, but not apparent from street view
	Week 25 (week 26 none)		
CC/21/01788/DOM 14/06/2021 via Sussex Building Consultancy Ltd SCED 12/07/2021	The Oaks 18B Lavant Road PO19 5RG Mr and Mrs D Ingram 1 no. detached double carport.	None	Car port at front RHS approached by existing gravelled drive, screened by new hedge. Nearby properties set a precedent

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