Chichester Harbour Conservancy

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10th October 2012

CHICHESTER HARBOUR CONSERVANCY - PLANNING COMMITTEE

A meeting of the Conservancy's Planning Committee will be held at **11.15am** on **Monday 15th October 2012** at **County Hall, Chichester**.

Siún Cranny
Director

AGENDA

1. Apologies

2. Declaration of Interest

Members and officers are invited to make declarations of personal or prejudicial interests that they may have in relation to items on the agenda and are reminded to make declarations at any stage during the meeting if it then becomes apparent that this may be required when a particular item or issue is considered.

3. Minutes of the Committee meeting held on 10th September 2012 (page 1).

4. Urgent Matters

Items not on the agenda which the Chairman of the meeting agrees should be considered as a matter of urgency due to special circumstances (if members have any urgent matters they are asked to consult the Clerk before the meeting).

5. Development Control Applications

(i) To consider planning applications upon which the Conservancy has been consulted, which members have been notified of previously, and to make recommendations to the appropriate local planning authority (page 11).

(ii) To consider a planning application upon which the Conservancy has been consulted but which it was not possible to circulate to members for prior consultation, and to make recommendations to the appropriate local planning authority (page 17).

6. Development Control - Delegated Action

To note action taken by the Director, with the agreement of the Chairman, in submitting observations on planning applications upon which the Conservancy has been consulted by the local planning authorities, comments on which were required before the date of this meeting (page 31).

7. Appeal Decision - Ref: APP/L3815/D/12/2177899
Creek Cottage, Shore Road, Bosham, Chichester PO18 8QL

To note the Inspectors' decision in respect of the above Appeal (page 47)

8. Reports Back for Information – October to December 2011

To consider a report by Conservancy officers (page 49).

9. Working Group on Marine Sites in the Harbour

To note progress in this matter (if any).

Date of Next Meeting: The next meeting of the Committee will be held at **11.15am on Monday the 3rd December 2012**, at County Hall, Chichester.

Committee Members

Chichester DC:	Mr Graeme Barrett, Mr David Myers; Deputy: Mr John Connor
Hampshire CC:	Mr Tim Knight (ex officio as Vice-Chairman of the Conservancy), Mr Frank Pearce, Mr Alan Rice (Vice-Chairman); Deputies: Mrs Ann Buckley and Dr Ray Ellis
Havant BC:	Jackie Branson, Mr John Smith
West Sussex CC:	Mr Bill Acraman, Mr Mark Dunn, Mr Pieter Montyn (ex officio as Chairman of the Conservancy); Deputy: Mrs Louise Goldsmith
AC Cons' Members:	Mr Nick Fox, Mr Steven Schrier (Chairman); Deputy: Mr Peter Taylor
Local residents:	Mr Keith Martin
Farming/landowning:	Mr Simon Sprackling
Environmental:	Mr Steve Gilbert
Additional two reps:	Mr Michael Glanville, Mr Peter Henshaw

CHICHESTER HARBOUR CONSERVANCY

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held at County Hall, Chichester on 10th September 2012.

Present:

Mr Steven Schrier (Chairman)

Mr Bill Acraman	Mr Graeme Barrett	Jackie Branson
Mr Mark Dunn	Mr Nick Fox	Mr Peter Henshaw
Mr Tim Knight	Mr Keith Martin	Mr Pieter Montyn
Mr David Myers	Mr Alan Rice	Mr John Smith

Officers: Siún Cranny (Director), Nicky Horter (AONB Officer), Linda Park (Planning Officer) and Chris Punnett (Administrative Officer).

APOLOGIES

24. Apologies were received from Mr Steve Gilbert, Mr Michael Glanville and Mr Frank Pearce.

MINUTES

25. **Resolved** that the minutes of the meeting of the Committee held on 23rd July 2012 be approved as a correct record and signed by the Chairman.

DEVELOPMENT CONTROL APPLICATIONS

26. The Committee considered a report detailing the recommendations of the officers to the local planning authorities on Development Control applications, a copy of which is attached to the signed minutes. The Planning Officer presented the applications utilising a PowerPoint presentation to identify and describe the application and site.

SB/12/03208/FUL: Emsworth Yacht Harbour Thorney Road Southbourne Emsworth Hants PO10 8BW - additional parking for Emsworth Yacht Harbour

27. The Committee considered the information contained in the report, as detailed below:

"The application relates to the corner of an existing field directly to the east of Emsworth Yacht Harbour. The site lies within the rural area and Strategic Gap and the field is bounded by public footpaths on its south, west and north sides, and by Thorney Road to the east.

"The application proposes the provision of a parking area for 50 cars for the use of staff and visitors to Emsworth Yacht Harbour. The area would measure 26.4 metres by 43.2 metres and would be surfaced in a granular material, surrounded by a raised embankment on the east and north boundaries in order to sheild the cars from view from the north and

east. The west boundary onto the Yacht Harbour site is marked by tall fir trees and a timber pedestrian bridge would be installed across the existing ditch, while the southern boundary onto the Yacht Harbour entrance road is more open and is where the main vehicular entrance would be located. Currently there are deciduous trees on the southwest corner and further eastwards along this boundary, where they form lines of mature trees along both sides of the entrance road. The application states that both of these boundaries would be landscaped with indigenous shrubs and small trees of a type suitable for the marine location. The application form states that there are no trees on the development site itself.

"The applicant has submitted a statement in support of the application, which sets out the increase in activity and success of the Yacht Harbour in the last few years, including 4 new tenants within the large shipyard building (a chandlery, two shipwrights and a metal worker). The 'Deck Café' with 40 covers and new shower facilities have also attracted an increase in customers and visitors to the site, and the core marina berthing and boat storage business is more successful than ever with berthing at 95% capacity and storage ashore completely full over the winter period. This has increased local employment and the marina staff have doubled from 4 to 8 full-time employees over the last decade, while the tenants collectively employ between 35 and 40 people.

"The statement explains that this success has come at a cost in terms of demand for car parking, as the customers and various businesses have to compete for limited spaces, and that this is increasingly becoming an issue which threatens the sustainability of all the businesses. The applicant carried out a survey of annual bertholders and visitors and found that parking was the overwhelming negative issue identified on the site. The statement sets out the alternative options which were considered and explains that every area of the existing site is intensively used with demand exceeding their ability to meet it. Utilising the land bordering the entrance road has been considered, but this would result in a significant change in the appearance of the entry to the Yacht Harbour. The applicant has taken steps to promote other forms of transport but these are more popular in summer and are less likely to be chosen during the more congested Easter and autumn periods. The statement explains that the use of neighbouring land has been considered but the only available area is the field directly to the east. The corner to the north of the entrance road has been chosen as it directly abuts onto the boat storage area and is as far from Thorney Road as possible and is currently an unattractive site being overgrown and with spoil heaps from a previous drainage scheme. It is stated that as the land does not belong to the Yacht Harbour, any development would be temporary in nature and this could be reflected in the planning permission.

"A pre-application enquiry was submitted to the Council in summer 2011 for a change of use of the same part of the field to overflow boat storage and car parking. The Conservancy raised concerns about the visual intrusion and encroachment into the countryside and Strategic Gap and visibility from surrounding public footpaths, particularly given that no justification or mitigation measures had been presented at that time.

"Whilst we are disappointed that the applicants did not contact us prior to submitting this application, we do consider that the supporting statement sets out a clear need for the parking, which is supported by experience of the site itself. It also appears that the applicant has thought about possible alternatives, and we can see why the current site is considered to be the only realistic option to provide the needed parking. We remain concerned about the encroachment of the proposed parking area into the countryside and Strategic Gap and outside the well defined existing boundary of the Yacht Harbour. However, the Conservancy seeks to support the sustainable expansion of marine businesses; the evidence submitted is compelling and the proposed mitigation, if implemented properly, could significantly reduce the visual impact of the parking area.

"We would suggest that a temporary 3-year permission may be appropriate as this would allow the development to be reviewed and its impact properly considered once it has been implemented. The proposed embankments would help to shield the cars from view from the public footpath to the north and Thorney Road to the east; however, we would like to see planting also provided on the embankments to ensure that this feature fully screens the cars from view. The proposed additional shrub and tree planting on the south and west boundaries would help to soften the impacts from the public footpaths to the south and west although we would ask for details to be agreed and to include native species typical of the AONB. We would also suggest that a rubber 'honeycomb' surface for the car park, which allows the grass to grow through a webbed matting, may be more appropriate in this rural location than the proposed granular surface, and it may also aid future removal."

28. In considering this application the Committee expressed concern that this proposal, which intruded into farmland within the rural area, might in due course lead to an application for residential housing on the land. Members considered ways in which to prevent this, but discounted seeking seasonal use only as the facilities at the marina were used all year round. They also discounted seeking a linear form of car park, running north/south alongside the boundary with the marina, which by its shape would be less attractive for alternative purposes, as they were required to assess the application on its merits and not choose an alternative design. The suggestion that temporary permission be granted for an initial period of three years was rejected because it was considered that it would be unrealistic to imagine that renewal of the permission would be refused.

29. Members however confirmed their wish for:

(i) a permeable membrane for the car park surface such as the honeycomb proposed by the officers, to reduce the impact on the environment;
(ii) a minimum height for the proposed embankment in order to ensure that the vehicles are hidden from view;
(iii) restricting use of the area for car parking only, and a specific prohibition on the area being used for storage of any marine objects (including boats, trailers, trolleys etc);
(iv) enhanced planting on the borders of the site, with appropriate native species.

30. **Resolved** that Chichester District Council be advised that the Conservancy proposes no objection but asks that the following matters be negotiated if possible:-

- A minimum height for the proposed embankment in order to ensure that vehicles are hidden from view;
- Restricting use of the area for car parking only, and a specific prohibition on the area being used for storage of any marine objects (including boats, trailers, trolleys etc);
- Existing mature trees on the south and west boundaries be retained and managed;
- Proposed planting scheme details be agreed and to include planting on/adjacent to the proposed raised embankments as well as the south and west boundaries (and to be native species typical of the AONB);
- Parking surface details be agreed (we suggest a 'honeycomb' matting to allow grass to grow through, and to aid future removal)."

WW/12/01400/FUL (Amended Plans): Wyke House, Ellanore Lane, West Wittering, Chichester, West Sussex, PO20 8AN - replacement dwelling with detached garage/store

31. The Committee considered the information contained in the report, as detailed below:

"These were the Conservancy's comments on the original plans submitted under this application:-

"'Wyke House' is a large detached house fronting onto the Harbour on the eastern end of a cluster of dwellings which are located at the end of Ellanore Lane, within the rural area. The existing house appears to be the result of various extensions and alterations, including a large glazed addition at first floor level, and a false pitched roof across the entire building. It is finished in white painted render at ground floor level, with tile-hanging at first floor level and light coloured window frames below the false pitched roof, which is finished in plain tiles. There is a detached double garage within the frontage, which is a pre-fabricated building with a flat roof.

The house is visible from the Harbour although it is framed by mature trees which screen parts of the building from this perspective. The south elevation is visible from the public footpath along Ellanore Lane, in intermittent views through the hedgerow and trees which line the eastern boundary of the Lane. The clearest view of the property is obtained from the foreshore footpath which runs directly past the north boundary of the garden, as only a low post and rail fence forms the boundary with the footpath and therefore there are clear and close views of the building across the garden from this section of the footpath.

The applicant contacted Conservancy officers at the pre-application stage for feedback on plans for a very large 'Georgian' style dwelling with a large pitched roof. We raised concerns regarding the scale, symmetry and 'grand' appearance of the dwelling, and suggested that the bulk and dominance of the building would need to be reduced, including in particular a reduction in height of the roof, a reduction in the number and size of dormer windows, a reduction in the amount of glazing and a change to the balcony balustrade from ornate stone to simpler timber posts. Further plans were submitted showing a reduced height and the omission of dormers. These plans were an improvement but we asked for further changes and information including comparative silhouettes for the side elevations as well as the Harbour-facing elevation. We also raised concern over the proposal to use render across the entire elevations, suggesting that brick would have a more natural, recessive appearance. We commented that views from the foreshore footpath and Ellanore Lane footpath would need to be taken into account as well as views from the Harbour.

This application shows a further revised scheme, with the roof lowered further so that it now sits within parapet walls and is 1.7 metres higher than the existing roof, and with all dormers ommitted and replaced by rooflights. The northwest (Harbour-facing) elevation would have a symmetrical appearance with large Georgian style windows and french doors, with a balcony above a tapered bay feature in the centre of the elevation. A comparative silhouette shows that this elevation would be higher but slightly narrower than the existing house. The proposed side elevations would be approximately 14.5 metres deep, compared with the deepest side elevation on the existing building which is approximately 9.2 metres deep. The proposed front (south) elevation would have a central gable feature, which has been increased in width in comparison with pre-application plans so that it now includes more windows and a wider porch with four columns forming a portico feature. It is also proposed to replace the existing detached double garage with a triple detached garage/store within the frontage, which would have a pitched roof inside parapet walls to reflect the design of the proposed house.

The supporting statement calculates that the increase to the harbour-facing silhouette would be well within the recommended maximum increase of 25% as set out in the AONB Design Guidelines for New Dwellings and Extensions, although no comparative silhouettes for the side elevations have been submitted as requested, and the increase to these is likely to be over the recommended limit. The proposed increase in footprint would be approximately 81% to the main house, and 94% in total when including the existing and proposed garage. Having viewed the site from the public footpaths since pre-application discussions, it has become apparent that while the surrounding trees help to frame and screen parts of the building in views from the Harbour and therefore the proposed side elevations are unlikely to be visible from this perspective, the building is completely exposed as viewed from the foreshore footpath and there are also views from Ellanore Lane to the southwest across the fields. As such, the proposed increase in footprint and depth of the dwelling and also the proposed much larger detached garage/store are likely to have significant impacts in these views.

Whilst we acknowledge the improvements and efforts which have been made as a result of pre-application discussions in terms of a reduction in height and bulk of the roof, softening the design of the balcony and a change from render to brickwork for the elevations; we are concerned about the overall scale and footprint of the proposed dwelling and its grand appearance (which has been increased to an extent through the increase in size of the gable feature on the front elevation), which in our view would result in an unduly dominant building with a 'block like' appearance and would therefore detract from the rural character of this part of the AONB. We are also concerned that the proposed garage would be much larger than the existing building and would create a further intrusion into the landscape in the intermittent views from Ellanore Lane. In our view the overall scale, bulk and footprint of the proposals would need to be significantly reduced in order to avoid an overly dominant building and detrimental impact on the rural character of this part of the AONB. Recommend refuse."

"The applicants arranged a meeting with Conservancy officers to discuss our concerns and an amended scheme was subsequently submitted for informal comments which showed a reduction in depth of the main dwelling from 14.5 metres to 13.1 metres, and an amended roof form removing the parapet feature and reverting to a more traditional pitched roof. However, the building showed an increase in ridge height of 0.5 metres (to 8.65 metres, but with the rear wing roofs slightly stepped down from the main ridge).

"The front porch/portico feature was also simplified and the pediment roof lowered in height, and the applicant agreed to finish the window surrounds in brick rather than stone. Finally the triple garage was reduced in height and footprint. Conservancy officers welcomed the various changes but felt that the limited reduction in depth was not sufficient to make a significant difference to the overall impact of the dwelling in the AONB landscape, particularly when considered in combination with the increased ridge height of the building, which we felt would still result in a dominant building in the landscape due to its bulk and massing in this exposed, rural setting within the AONB. We considered that a significant change to the overall design to break up its massing, as suggested at the meeting, along with a greater reduction in depth of the dwelling would be required to fully address our concerns, and we also questioned whether the garage could be further reduced in height.

"The current application has reverted back to the original depth of 14.5 metres, which would result in an increase in footprint over the existing dwelling of 81% (as per the original plans under this application). The height appears to have been slightly reduced from the previous plans but is still 0.4-0.5 metres higher than the original application in order to fit an additional floor of accommodation within the roof (although no second floor plans have been submitted). The other changes remain as per the previous plans, except the garage which has been further reduced in height to approximately 4.3 metres to the ridge.

"As we commented previously, we welcome the various changes to the design including the removal of the parapet and return to a more traditional roof form, the reduction of the portico and pediment, and the reduction in size of the garage; however, we remain concerned about the increase in bulk and unrelieved massing of the proposed dwelling in comparison with the existing building. Our concern is supported by the fact that the increase in footprint and side silhouettes/profiles would significantly exceed the recommended maximum increases of 50% and 25% respectively.

"The applicant has included details of proposed planting as suggested during discussions which would help to soften the impacts of the building. This includes low level shrub planting to the harbour-side garden; holm oaks and native species planted along the southern boundary to screen views of the house from Ellanore Lane, and trees planted alongside Ellanore Lane in the field to the south of the site (in the applicant's ownership) to provide additional visual screening of the site.

"We welcome the proposed planting which would help to soften the impact of the building. However, it would take many years to establish the planting to a level which would make a significant difference to the main public views of the building, and in particular views from the coastal footpath/harbour are not likely to substantially change as the planting would be low level (as understandably the owners will wish to retain their harbour views).

"The application now includes helpful photomontages which show existing and proposed views from Ellanore Lane, the harbour, and the coastal footpath. However, these do not convince us that the proposed dwelling would not appear overly dominant in this exposed, rural position, due to the proposed increase in height and footprint/depth. In particular, the montage depicting the proposed view from Ellanore Lane shows that the depth of the building would be perceptable and the dwelling would read as a very large unrelieved 'block'.

"Overall, the only concern which has been fully addressed is the reduced size and height of the garage, which in combination with the proposed planting close to this building, would help to ensure that the increase in size over the existing garage has a limited impact as viewed across the open fields from Ellanore Lane. However, the changes to the main house have not addressed our concerns regarding the excessive bulk and 'block like' appearance of the proposed building given that the footprint remains the same and the overall height has been slightly increased."

32. The Committee noted the only minor changes that the applicant had made following discussions with the Conservancy. Members concurred with the officers' view that the revised proposals, which resulted in an 81% increase in size over the existing dwelling, conflicted with the Conservancy's planning guidelines. The design of the proposed dwelling, which was very substantial and imposing, was also felt to be unsuited to a harbour-side residence, being urban in character. This was even more unacceptable because the dwelling was sited in a very exposed location, with extensive public views from both adjacent footpaths and the water.

33. **Resolved** that Chichester District Council be advised that the Conservancy recommends that the application be refused.

WI/12/02629/FUL: Sea Urchin, Spinney Lane, Itchenor, Chichester, West Sussex, PO20 7DJ - proposed replacement two storey green oak framed dwelling with single storey ancillary/ garage/ utility and living room

34. The Committee considered the information contained in the report, as detailed below:

"Sea Urchin is located on Spinney Lane in Itchenor. The site is not visible from nearby public footpaths due to its location and the presence of trees to the south of the site; however it is on a prominent corner plot on Spinney Lane, which forms a key part of the character of Itchenor as a whole and therefore the AONB. The existing building is a two-storey dwelling that is visible from three sides (north, south and west) due to its corner location and position on raised ground. It is set at a slight angle on the site and there are various mature trees around the edge of the site. The existing building is a nondescript 1960s/70s design finished in brick with tile hanging and a tiled roof with white framed windows and an integral garage.

"The applicant had submitted a pre-application enquiry to the Council for a replacement dwelling substantially larger than the existing building. Conservancy officers were consulted and responded with concerns about the increase in size and bulk of the proposed dwelling, especially on the side elevation which is visible in an elevated position from Spinney Lane. We noted the lack of comparative silhouettes and site layout plans and raised concerns over the possible use of solar panels on the proposed, higher roof of the new dwelling. The proposals have not changed since the pre-application enquiry and no comparative silhouettes or solar panel details have been submitted.

"The proposal is to demolish the existing dwelling and construct an oak framed dwelling over 2 metres higher than the existing building to provide additional accommodation within the roof; with two substantial projecting wings to the north and south of the main building. The north wing would consist of a guest bedroom, garage and utility rooms whilst the south wing would be a living room. The materials proposed are stone and flint, timber weatherboarding left to weather naturally, clay tiles, and aluminium clad timber windows and doors. Several rooflights are proposed on the various roofs. The south elevation would include large areas of glazing on the main building with a glass roofed veranda above, and the projecting element on this elevation would have entirely glazed elevations with a clay tiled roof.

"Whilst the natural materials and design proposed are considered to be sympathetic to the AONB, the main concern remains the increase in size and bulk of the building. While no comparative silhouettes have been provided, we have calculated that the the increase to the silhouettes and footprint would be substantial and would significantly exceed the recommended maximums set out in the AONB Design Guidelines, in particular on the east/west elevations, where there would be over 100% increase (the west elevation being clearly visible from the Lane). We are particularly concerned that the north wing which would project significantly further towards Spinney Lane, when viewed in comination with the increased height and bulk of the dwelling overall, would substantially increase the visual impact compared with the existing building, to the detriment of the spacious, rural character of Spinney Lane. The applicant argues that there are larger properties permitted on Spinney Lane and that therefore this application should be seen in this context.

"There are various properties on Spinney Lane which, due to their excessive size and suburban designs/materials are detrimental to the natural beauty of the AONB. It was due to examples such as these that the AONB Design Guidelines introduced recommended maximum increases to the silhouette and footprint of a dwelling to try to ensure that this harm is not repeated across the AONB. As such, we do not consider that other selected properties on Spinney Lane provide a reason for permitting further excessively large dwellings. In this instance the site is unusually prominent/exposed within the Lane due to its elevated corner position and the excessive increase in size over the existing dwelling is a material consideration.

"The proposal seeks to remove four trees (three to enable development, one due to its poor condition), and also seeks to plant more trees along the north and west boundaries; however, this would not be sufficient to overcome our concerns with the overall scale and bulk of the proposed dwelling.

"There are still no details about the possible solar thermal panels, their location and the location of other possible renewable energy products referred to in the supporting statement (air source heat pumps). The placement of solar thermal or pv panels on the south roof slope would increase the visual impact of the building and would be better placed on the eastern roof slope of the south extension.

"We are disappointed that there have been no attempts to address the concerns we raised at the pre-application stage and have no option but to recommend that the application be refused on the grounds of the excessive increase in scale and bulk having a detrimental impact on the AONB."

35. The Committee concurred with the officers' view that the revised proposals, for a new dwelling much increased in size over the existing dwelling, conflicted with the Conservancy's planning guidelines. However, members considered the design and materials of the proposed property sympathetic to the location, and noted that the dwelling itself would not be visible from public footpaths or the water. Members indicated that they would welcome a reduction in the proposed ridge height, particularly as the site is in an elevated position, but as the dwelling would not be visible in the wider landscape agreed that no objection should be made provided certain aspects were protected by Condition.

36. **Resolved** that Chichester District Council be advised that the Conservancy proposes no objection but asks that the following matters be negotiated if possible:-

37.
- the ridge height of the main two-storey element be reduced;
- the materials and finishes indicated in the application to be used;
- control of the installation of solar panels, or air source heat pumps, either now or in the future;
- retention of existing planting and enhancement where appropriate to reduce the impact of the enlarged dwelling on this elevated site.

SDF PROGRAMME

(i) 2012/13 Current Position

38. The Committee noted a paper detailing grants made during the current year and those applications to be considered or expected, a copy of which is attached to the signed minutes.

Applications (copies attached to the signed minutes)

(ii) Application no. 12-08; Apuldram Centre Wildlife Pond and Sensory Gardens

39. The Committee recognised the good work of the Apuldram Centre, and concluded that creation of the pond and gardens would enhance the environment of the site, which was visited by the public, and provide further learning opportunities for clients of the Centre.

40. **Resolved** that SDF grant of £3000 be awarded.

(iii) Application no. 12-09; Tuppenny Barn Education Centre Phase 3

41. The Committee noted the continuing development of the Education Centre, and was advised by a local member that it was well regarded by visitors and the public at large, and extremely well patronised for educational purposes.

42. The AONB Officer undertook to clarify the volunteer time/value listed in the project accounts detailed in the application.

43. **Resolved** that SDF grant of £5000 be awarded.

DEVELOPMENT CONTROL - DELEGATED ACTION

44. The Committee noted a report on action taken by the Director under delegated powers, with the agreement of the Chairman and following consultation with the Planning Committee Sub-Group, in making recommendations on behalf of the Conservancy on planning applications to Havant Borough and Chichester District Councils, a copy of which is attached to the signed minutes.

45. **Resolved** that the action taken under delegated powers be noted.

APPEAL DECISION - REF: APP/L3815/D/12/2177177 - CHERRY TREES, THORNEY ROAD, EMSWORTH, WEST SUSSEX PO10 8BN

46. The Committee noted the Inspector's decision in this matter, which reflected the views expressed by the Conservancy on the original application for planning permission.

WORKING GROUP ON MARINE SITES IN THE HARBOUR

47. The Chairman reported that one meeting of the Working Group had been held, and that another was planned for the very near future. A full report would be made in due course.

The meeting started at 11.15am and ended at 12.49pm.

Chairman

Next Meeting: The next meeting of the Committee will commence at **11.15am** on **Monday the 15th October 2012,** at County Hall, Chichester.

Agenda item no. 5

CHICHESTER HARBOUR CONSERVANCY

PLANNING COMMITTEE – 15th OCTOBER 2012

REPORT BY CONSERVANCY OFFICERS

DEVELOPMENT CONTROL APPLICATIONS

APP/12/00911

EMSWORTH SAILING CLUB, 55 BATH ROAD, EMSWORTH, PO10 7ES.

GROUND FLOOR EXTENSION TO CREATE OUTDOOR WET BAR; NEW OUTDOOR DECK AT FIRST FLOOR; NEW EXTERNAL STAIRCASE; NEW EXTERNAL KITCHEN FLUE. RECONSTRUCTION OF EXISTING WORKSHOP/ STORE TO EXTEND CHANGING ROOMS. CONSTRUCTION OF NEW STORE ROOM BUILDING

PLANNING POLICY FRAMEWORK

NPPF paragraphs 14 and 115; CS11, CS12, CS16, DM8, DM9: Havant Core Strategy 2011. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policy B3. Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions.

CONSERVANCY OFFICERS' COMMENTS

The sailing club building is situated at the end of Bath Road, overlooking the harbour and is visible from the foreshore footpath between Emsworth and Langstone and from the water. The existing sailing club buildings are an assortment of different elements which have been added to over time. The site lies within the Emsworth Conservation Area and the AONB. The application seeks permission for a ground floor extension to the southwest corner to 'square off' the existing building footprint, which would provide an 'outdoor wet bar' with an expanded outdoor deck above, with new external stairs. Various internal improvements, re-building works and other minor alterations are proposed, including new timber doors leading onto the expanded deck at first floor level. It is also proposed to extend the men's and women's changing room building and to erect a new storage shed to the north of the swimming pool.

Conservancy officers were approached on two occassions prior to submitting the application, where the design, materials and glazed elements were discussed and suggestions were made to help ensure that the extensions would not have a detrimental impact in this exposed location on the harbour.

The proposed ground floor extension would be finished in brick to match the existing ground floor on the harbour elevation, with dark window frames also to match existing. The first floor, which is set back beyond the proposed expanded outdoor deck, would be painted in an off-white render (two-thirds of this element are already painted white). The balustrade to the expanded outdoor deck would be glass with timber supporting posts and railings, with the new external stairs in timber. Small areas of the existing north and west elevations would be painted in order to tie the building together visually. The storage shed would be a structure of modest height with a mono-pitched roof and elevations clad in natural timber. A galvanised pipe rack for inflatable tenders would be attached to the north side of the proposed shed.

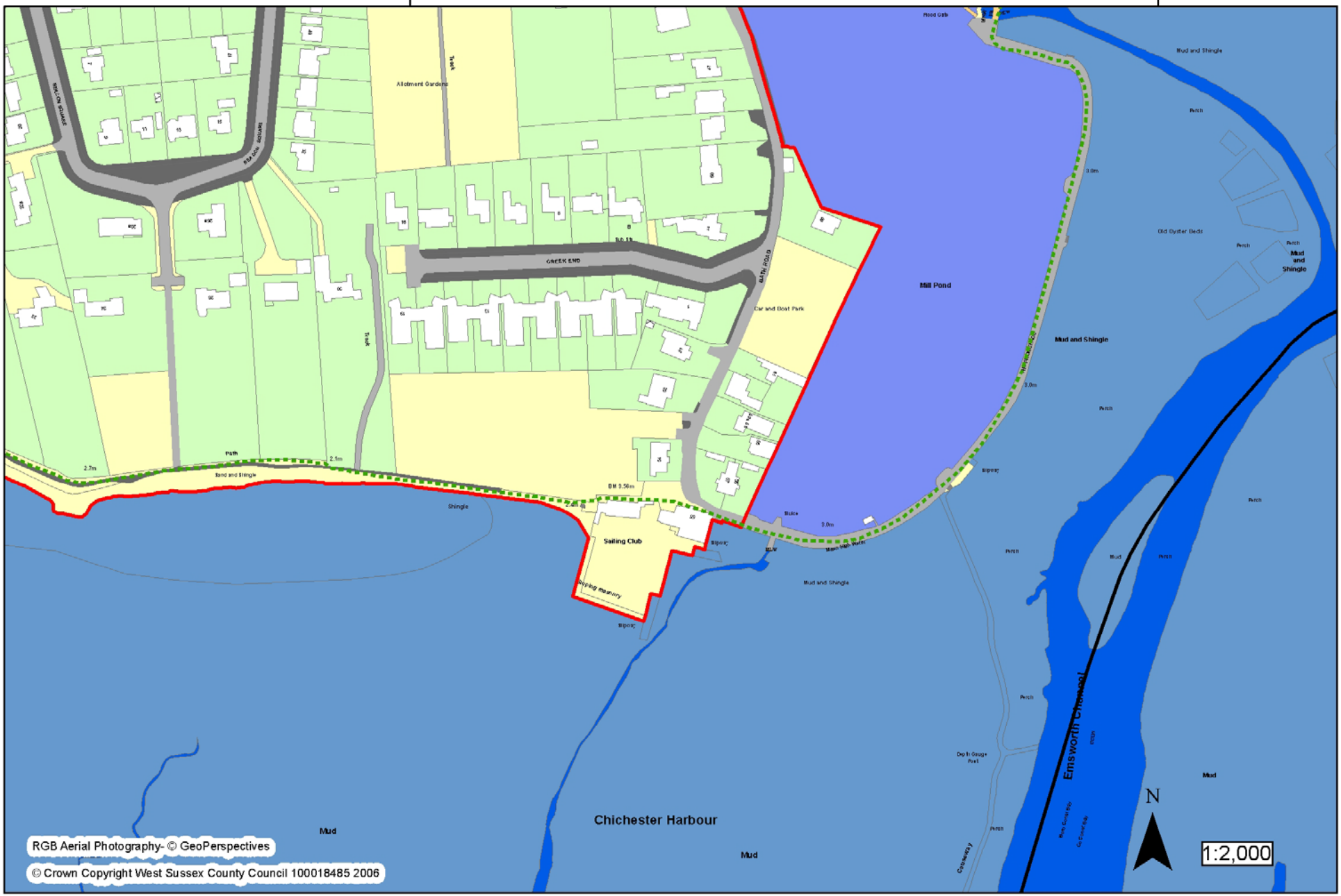
The proposed extensions, including their design, materials and extent of glazing, accord with the pre-application discussions. The extent of glazing has been significantly reduced since original discussions so that it is more proportionate to the building, and the previously proposed first floor extensions have been ommitted from the scheme which has significantly reduced the increase in bulk. Overall we consider that the proposed extensions would not make the building significantly more intrusive in the landscape, as the main enlargement would be at ground floor level in brickwork to match the existing building. The proposed balcony balustrade glass would be broken up with the use of timber posts and railings which should prevent it appearing incongruous or detracting from the appearance of the building. The proposed alterations to the changing rooms are modest and the proposed shed would be positioned in a discreet location in between existing buildings/structures and would therefore not be noticeable from the wider AONB. The various improvements and alterations should result in a building which is more coherent in appearance and therefore would conserve the character and appearance of the Conservation Area and AONB. The proposals would also provide improved facilities for the existing sailing club of benefit to existing and future members.

RECOMMENDATIONS

Propose no objection but ask that the following matters be negotiated if possible:-

- The rendered elements be limited to those elements shown in the application details.

Emsworth Sailing Club



BO/12/02464/DOM (AMENDED PLANS)

WINDMILL HOUSE, WINDMILL FIELD, BOSHAM, CHICHESTER, PO18 8LH

TWO STOREY SIDE EXTENSION, REPLACEMENT SUN ROOM, INTERNAL AND EXTERNAL ALTERATIONS AND REFURBISHMENT

PLANNING POLICY FRAMEWORK

NPPF paragraphs 14 and 115; RE4, BE11, BE12: Adopted Chichester District Local Plan 1999. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policy B3. Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions.

CONSERVANCY OFFICERS' COMMENTS

These were the Conservancy's comments on the original plans submitted under this application:-

"Windmill House is a detached harbour fronting house at the north end of Windmill Field in Bosham. Its west and north boundaries meet the shoreline and the building is therefore highly visible from the water and Chidham Peninsula, set against a treed backdrop in a rural setting just to the west of the Settlement Policy Area boundary. A public footpath runs along the shoreline directly past the west and north boundaries of the property, and also along the east boundary of the property. Several other detached houses in the area have been extended or replaced in recent years. The existing building is a two storey house with brick on the ground floor and orange tile-hanging on the first floor. The house has white PVC windows throughout and a flat roofed conservatory on the rear elevation facing the harbour.

The proposal is to erect a two-storey side extension along the whole northern elevation, a larger conservatory on the west (harbour-facing) elevation, and a porch and new catslide roof with dormer on the east (front) elevation. The two-storey side extension would be 13.6 metres deep and would have a barn-hipped roof on the west elevation and would match the height of the existing building. It would have a row of 4 full-height glass panels at both ground and first floor level, with a small projecting timber balcony. The north elevation would have a projecting bay window at first floor level with glazing bars to match the main house. The application states that the owner was keen to pursue a New England style recladding of the house, but has deferred to the advice of the AONB Design Guidelines for New Dwellings and Extensions, and therefore proposes tile-hanging to the first floor of the extension and brick at ground floor level. The small areas of remaining brickwork to the existing house will be rendered in a biscuit/natural colour, and windows/glazed doors will be a muted grey/blue painted timber or aluminium, with matching fascias and soffits. The existing roof would be re-roofed in clay tiles.

The changes to the east (front) elevation, including the new porch and catslide roof element would be of a sympathetic design and would not be visible from the wider landscape or public footpath, due to high hedge screening to part of the north and the whole of the eastern boundary. The proposed new sun room facing the Harbour would not be substantially larger than the existing one and with the use of darker frames and a more sympathetic design and materials, would be an improvement in terms of its impact in the wider landscape.

We are concerned about the bulk and dominance of the proposed two-storey side extension due to its size and design. The applicant has referred to the AONB Design Guidelines for New Dwellings and Extensions regarding maximum increases to the silhouette and footprint which are likely to be acceptable, and states that the proposals would result in an increase of 49% in footprint and 23% in silhouette and that therefore these increases meet the guidelines. We note however that the silhouette figure is calculated by averaging the increase to both the north and west elevations. The actual increase to the west (harbour-facing) elevation would be approximately 46%, while

there would be no significant increase to the north (also harbour-facing) elevation given that the extension would bring the building forward only from this perspective.

The proposed extension would be in the most exposed part of the site, visible for significant distances as well as in close and elevated views from the public footpath on 2 sides. We are concerned that the forward projection both westwards and northwards, in combination with the scale and full height of the extension, and the design with a higher eaves than the existing building and a large area of glass on the west elevation, would make the extension a very dominant and intrusive feature in this exposed position within the rural landscape. We acknowledge that the balcony feature would help to an extent to reduce the impact of the 8 glazed panels; however, these would still be very noticeable in this position, particularly as they would be coming forward towards the Harbour and would be higher and larger than the windows in the existing first floor of the building. We would suggest that the extension should be re-designed to be subservient to the existing house (e.g. with a lower ridge height and eaves) and that the extent of glazing should be reduced and re-designed to relate better to the existing house, as is the case for the proposed north and east elevations. This would also help to reduce the 46% increase to the western harbour-facing elevation so that it falls closer to the recommended maximum of 25%. There may be more scope for an extension of this size to the eastern side of the existing house which would be much less exposed to view and therefore would have less impact on the AONB. Recommend refuse."

Revised plans have been submitted which show the two-storey extension reduced in width and height on the west elevation. This results in the roof ridge being set down from the main roof ridge, and the proposed glazed elements and balcony being reduced in width. The extension has been increased in depth on the north elevation so that it extends eastwards from the front elevation, which would result in an increase to the north elevation profile as well as the west. However, the increases to both elevations are not considered to be excessive and the west elevation has been reduced to a proportionate increase and a more sympathetic design which would be less dominant and intrusive in wider views. As such, the revised plans are considered to overcome our previous objection. We would ask that a schedule or samples of materials be agreed prior to construction, and for the proposed planting scheme details to be agreed and implemented.

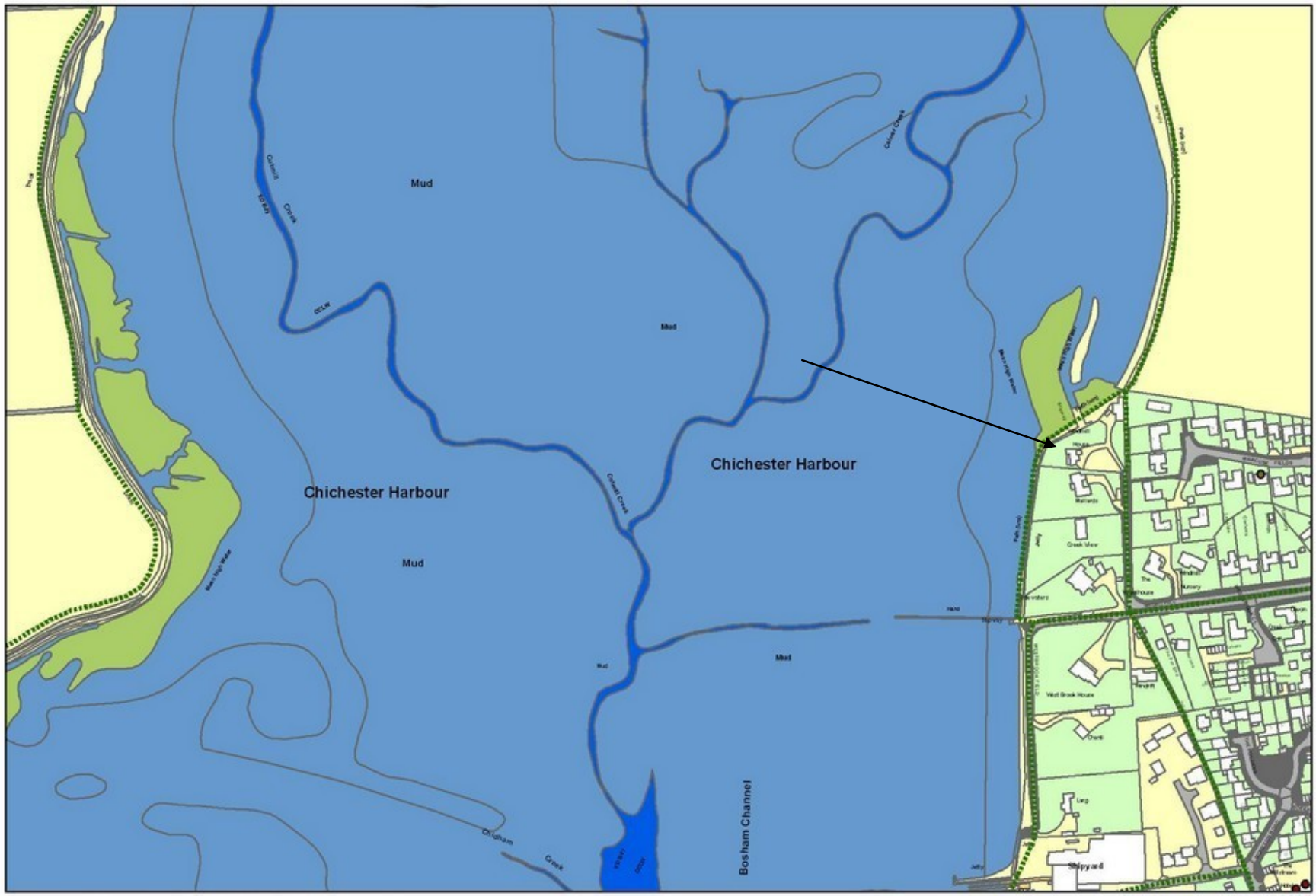
RECOMMENDATIONS

Propose no objection but ask that the following matters be negotiated if possible:-

• Proposed planting details be agreed and implemented;

• Schedule/samples of materials be agreed prior to construction (to include window frames and balcony balustrade).

Windmill House, Windmill Field


Mud
Chichester Harbour
Chichester Harbour
Mud
Mud
Mud
Bosham Channel
Oldham Creek
Colbert Creek
Colbert Creek
Bosham Channel
Creek View
Wallards
West Brook House
Shipyard
Jetty
Jetty
Jetty

APP/12/00966

LAND NORTH OF GOLDRING CLOSE AND MY LORDS LANE, EAST OF ST MARGARETS ROAD AND SOUTH OF BEECH GROVE AND HAWTHORNE GROVE, HAYLING ISLAND

OUTLINE APPLICATION FOR 131 OPEN MARKET AND AFFORDABLE DWELLINGS COMPRISING 10 NO. 1-BED FLATS, 1 NO. 2-BED FLATS, 48 NO. 2-BED HOUSES, 49 NO. 3-BED HOUSES, 20 NO. 4-BED HOUSES; PUBLIC OPEN SPACE; CAR PARKING; NEW VEHICULAR ACCESS FROM BEECH GROVE/HAWTHORNE GROVE INCLUDING DEMOLITION OF 1 HAWTHORNE GROVE; NEW PEDESTRIAN AND CYCLE ACCESS FROM ST MARGARETS ROAD INCLUDING DEMOLITION OF 23 ST MARGARETS ROAD.

PLANNING POLICY FRAMEWORK

NPPF paragraphs 14 and 115; CS11, CS12, CS16, CS17, DM8, DM9: Havant Core Strategy 2011. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policies B1, B2 B3. Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions.

CONSERVANCY OFFICERS' COMMENTS

The application seeks outline permission for the erection of 131 dwellings on 2 fields immediately adjacent to the AONB on Hayling Island, some 200 metres west of the Mengham Rythe inlet of Chichester Harbour.

The boundary of the AONB runs along the eastern boundary of the site (this is a public footpath, which also cuts across the middle and part of the west boundary of the site). The site is currently used as pony paddocks and is bounded by hedgerows. It forms part of an undeveloped gap between Goldring Close and Beech Grove which contributes to the rural setting of the AONB by limiting the impact of the built settlement in views from the AONB. The site lies outside the identified development boundary (urban area) and its development is therefore contrary to the principles of Core Strategy Policy CS17. However, the southern field of the two fields the subject of this application was identified as a 'reserve housing site' in the previous Local Plan (2005), to accommodate some 85 dwellings. This policy stated that 'the existing tree cover and the hedge along the northern and eastern boundaries of the site, respectively, would need to be strengthened to prevent the development having an unacceptable effect on the setting of the Chichester Harbour Area of Outstanding Natural Beauty.'

The Chichester Harbour AONB Landscape Character Assessment (2005) identifies key issues and sensitivity to change for character area F1 'South Hayling.' It identifies the sensitivity of the landscape as moderate to high and points out that the most sensitive parts are the edges to the minor inlets of Cockle Creek and Mengham Rythe. The Councils 'Landscape Character Assessment Sensitivity Report' (2007) classifies Landscape Character Area (LCA) 31 (Central Hayling Plain), within which site UE16 is located, as having medium-high sensitivity. It points out that this area provides a strong rural hinterland to the north of the settlement and limits the urban influence of the settlement on both harbours. It notes the strong level of intervisibility with the harbours and the wider landscape beyond and therefore concludes that the area has high sensitivity in terms of the wider landscape.

We are concerned that development of this site for 131 dwellings would erode the rural setting of the AONB given the open, rural hinterland character of the area and the views which are obtainable from the water and from the public footpath running along the boundary of the site. There would be glimpsed views of the development from the eastern boundary footpath (AONB boundary), and clear views from the junction with the footpath running across the site. There are also views of the site from the head of Mengham Rythe itself. The Landscape and Visual Impact Assessment submitted with the

application underplays the impacts on these views and relies heavily on the retention and supplementation of the eastern boundary planting. While this would help to limit impacts, it would not entirely shield views of the development as suggested. The submitted 'site sections' show an indicative appearance of the development from within the site, but ignore the proposed appearance as viewed from the AONB. The proposed development, due to its scale, would significantly change the character of the area by infilling an undeveloped gap between Gable Head and Mengham, which would inevitably erode the rural setting of the AONB. As such, it would fail to conserve and enhance the special qualities of the AONB as required by Core Strategy Policy CS12 and paragraph 115 of the National Planning Policy Framework. We therefore disagree with the conclusion that 'the development of the proposal site for residential use will compliment surrounding urban land use on three sides without detrimentally affecting the open countryside to the east' and that 'particularly sensitive receptors such as the Chichester Harbour AONB and the surrounding footpaths will not be affected.'

The site is also only 210 metres away from the head of Mengham Rythe ('My Lords Pond') which is subject to various international nature conservation designations (SPA, SAC, Ramsar) and access to the harbour by foot could be easily achieved by future residents of the 131 proposed houses. Emerging evidence from the Solent Disturbance and Mitigation Project (SDMP) has identified that the majority of walkers using the Harbour footpaths have come from within 1 km. Therefore, evidence suggests that a development of this scale in this location is likely to lead to increased levels of recreational disturbance where residents of the proposed development are afforded easy access to sensitive areas for feeding and roosting birds within the intertidal areas. Given the close proximity to the designated sites, it is highly unlikely that a mitigation package will be effective. Phase III of the SDMP project outlining an avoidance and mitigation strategy will be published in early 2013. In the absence of this strategy, we would draw attention to recent comments on housing developments close to the harbour by Natural England, which stated that *'Research shows that the majority of walkers on the site have come from within 1km. Within this zone it may not be possible to mitigate for recreational impact.'*

Of further concern is the proximity of site UE16 to fields directly to the east which have recently been recorded as being used as refuge areas for Brent Geese. Therefore, development of site UE16 is likely to lead to a direct impact through increased disturbance of the refuge areas. There is also recorded use of the site itself by Brent Geese between 1980 and 2004, however, subdivision and use for horse grazing over the last 10-15 years has reduced its suitability. The application includes an assessment of impacts of Brent Geese and Waders, however, we would question some of the statements made and would disagree with the conclusion of "no likely significant effect". Furthermore, the proposed mitigation put forward, which includes on-site interpretation, a residents pack and a dog control order, is untested and unsecured. The results of Phase III of the Solent Disturbance and Mitigation Project will provide the evidence needed for effective mitigation measures. Without this evidence base, we consider that it would be too much of a risk to the designated sites to grant permission for this development based on the proposed mitigation measures, particularly given the scale and close proximity to the designated sites.

A further issue relates to waste water disposal from the development. We would seek confirmation that the development would not place an unacceptable burden on the Waste Water Treatment Works and therefore that it would not have an impact on water quality of Chichester Harbour and the designated nature conservation sites due to insufficient capacity.

Overall, this development would be detrimental to the rural setting of the AONB by in-filling one of the few remaining undeveloped gaps in South Hayling, and would be likely to be detrimental to nature conservation interests through increased recreational disturbance in Chichester Harbour, as well to nearby fields used by Brent Geese and Waders. Given the above impacts, we have no option but to object to the application. We

consider that such a large housing site, which is substantially larger than the site put forward under the previous Local Plan, should be considered through the Council's Allocations Consultation process. This would accord with the Council's 'Planning Policy Position on Speculative Planning Proposals' which states that *'As progress towards the Council's Allocations Plan is well underway with a commitment to embracing local views and involvement, it would be inappropriate to prematurely consider proposals which would thereby remove the opportunity for local input in the decision-making process. Granting planning permission on an ad-hoc basis as opposed to development properly being planned through the Local Plan/LDF system would also fail to consider accurately the cumulative impacts of sites and would make it difficult to secure appropriate development contributions and/or highway improvements. Whilst the draft NPPF advocates a presumption in favour of sustainable development, allowing unallocated sites on an ad-hoc basis could result in less sustainable or locally supported sites being permitted. Importantly it will also result in the credibility of the plan-led system being undermined contrary to the first core planning principle of the draft NPPF that 'planning should be genuinely plan led'.'* We note that this site was one of the 'least favourites' as voted by the local community during the Informal Allocations Consultation of summer 2012.

For all of the above reasons, we recommend that this application is refused.

RECOMMENDATIONS

Propose recommend refuse.

Land north of Goldring Close and My Lords Lane



APP/11/00955 (AMENDED PLANS)

YACHT HAVEN DEVELOPMENT SITE, COPSE LANE, HAYLING ISLAND. PO11 0RH

CONSTRUCTION OF 6 DETACHED HOUSES, DETACHED MARINE OFFICE, DETACHED BOAT STORAGE BUILDING WITH HARDSTANDING FOR 6 BOATS, PONTOON FOR 12 BERTHS, 8 LOCKERS FOR EQUIPMENT STORAGE, IMPROVEMENTS TO SLIPWAY AND COASTAL FOOTPATH AND THE CREATION OF ONE AREA OF COASTAL MEADOW AND ONE AREA OF CONSERVATION GRASSLAND.

PLANNING POLICY FRAMEWORK

NPPF paras 14, 22, 115. Havant Core Strategy Policies CS1, CS2, CS11, CS12, CS16, CS17, DM3, DM8, DM9. Chichester Harbour AONB Management Plan 2009-2014: BD1, BD2, BD3: Appendix 3: Policies B1, B3, B7, B8, D1, D2, E1, E2, E4, E6,7,8,9.

CONSERVANCY OFFICERS' COMMENTS

These were the Conservancy's comments on the original scheme submitted under this application:-

*"**The site and surroundings***

'Yacht Haven' is a former boatyard located on the north side of Mill Rythe, Hayling Island. Mill Rythe has a wide opening to the main harbour channel, but rapidly narrows and becomes more enclosed and sheltered in character as it splits into two separate arms. At low tide it comprises mudflats and saltmarsh carved by tiny narrow channels. From records it appears that there was a working boaryard at the site until the early 1980s, which included a pontoon with 20 berths and a further 6 mud berths along the shoreline.

Yacht Haven has a varied history of uses since the 1980s following a fire, and the remaining buildings and site area have been used for various unauthorised purposes including landfill, industrial uses (including anti-fouling paint testing which is believed to be a source of pollution on the site), and a scrap yard/builders yard.

The site lies in an exposed position on the edge of the harbour and AONB (the boundary of which runs along the shoreline and includes a significant part of the site). The southern parts of the site including the main metal shed and mud berth are currently visible from several kilometres away, including from the main harbour channel to the southeast. Trees, copses and hedgerows merge together in places to give the impression of a partly wooded shoreline, which provides the setting for the site and a scatter of harbourside houses running eastwards from the site, of varied designs set in large gardens, the buildings themselves being set back some distance from the waters edge. The overall character of the area is rural and highly tranquil, and the only remaining buildings on the site are fairly small-scale metal sheds. Although the site is in a highly neglected state including dilapidated buildings and scrap materials, its overall impact as viewed from the AONB and in wider views is relatively low key, with the large detached houses running eastwards from the site having a greater visual impact as viewed from the water. There are clearer views into the site from the public footpath which runs through the site along the shoreline, although most of the buildings are set back in the northern part of the site.

The intertidal area which forms part of the site is covered by various nature conservation designations including a Ramsar Wetlands Site of International Importance, a Special Protection Area (SPA) for wild birds, Special Area of Conservation (SAC) and a Site of Special Scientific Interest (SSSI). An open area of unimproved grassland in the western part of the site forms part of a designated Site of Importance for Nature Conservation

(SINC). 'Verner Common' is a small headland located between the two arms of Mill Rythe and forms an important roost for Waders and Brent Geese, along with the 'Gutner Point', the headland to the northeastern edge of the inlet. Mill Rythe Holiday Village and Hayling Yacht Company are situated on the southern side of Mill Rythe beyond Verner Common.

The AONB Landscape Charcter Assessment (2005) notes that despite the boatyards and industrial sheds at Yachthaven, Mill Rythe retains a largely undeveloped character, and that the sensitivity of the landscape to development and change is high due to this character and openness. It is particularly sensitive to further development on the adjacent coastal edge. One of the main planning and land management guidelines is therefore to conserve this character.

Planning history

In 1996, two planning permissions were granted to redevelop the site (93/50888/2 and 94/50888/3). This comprised 6 houses in the northeastern part of the site in two rows of three, a replacement pontoon with 19 moorings, a replacement slipway, and the erection of a mast and sail store in connection with a boat compound and trailer/car parking area. The Conservancy had reluctantly accepted the proposal for 6 houses to help ensure that the on-going enforcement problems and the unsightly buildings, materials and activities would be removed, subject to retaining the existing open areas on the site.

There were several attempts to renew the 1996 permissions or apply for variants of these between 2000 and 2001, all of which were 'not proceeded with'. In 2004, permission was sought for 9 dwellings on the site (04/50888/012). The Conservancy objected on the grounds of the cumulative impact of the new dwellings when viewed together with existing development being highly detrimental to the special quality of the AONB. We had also commented that additional numbers of people would be likely to increase disturbance to wintering birds and important roosting sites. This application was also 'not proceeded with'.

The applicant arranged a meeting with Conservancy officers in January 2011 where the main issues of concern were raised and discussed.

The application

The current application seeks permission for the erection of 6 houses within the northern part of the site set in two rows of three, and for a marine-related element comprising a new pontoon with 19 berths, a marine office and a small boatyard with a detached building providing 6 boatshed units and a large boat storage area including a boat cradle. The proposals would also involve the reinstatement of a slipway, improvements to the sea defences and coastal footpath, and the 'creation of a nature reserve'.

The 6 houses would be two-stories high, of the 'art deco' style with flat roofs, in a mix of timber cladding, render in an 'earthy tone' and local stone. Four of the dwellings would be of similar design, with the two on the western side being larger, with longer side elevations and the house on the southwest corner having a curved corner feature with a canopy and mast structure above. Five of the houses would have a detached flat roofed double garage on the northern side of the main building.

The marine office would be sited close to the water and used to manage the pontoon berths. It would be of a relatively small scale with timber elevations and a simple pitched slate roof. To the northwest of this, the proposed boat sheds would be constructed from green profiled metal cladding and would be laid out in a dog-leg shape with a mono-pitched roof and roller shutter doors. This would be surrounded by a hard-surfaced area for boat storage, repairs and maintenance, used by Hayling Yacht Company as an overflow from their existing site on the south side of the inlet. The application includes a 'Business Plan' which states that Hayling Yacht Company would manage the moorings

and use the site as a satellite storage and minor repair yard and 'multihull centre', as it is stated that there is a demand for further facilities to enhance the service they offer at their existing site, and multihulls have a shallow draft well-suited to the site. A 'Business Case' has been included which comprises a table of predicted expenditure and income for the various proposed construction works and operational uses for the whole site.

The application stresses that the site would be cleared of dangerous structures and polluting materials, and that the balancing pond would be reinstated as a 'scrape' to provide an open area of natural habitat in the area to the south of the proposed houses; and that the sea defences and public footpath would be repaired to an environmentally acceptable standard. The site would be soft-landscaped and the area of Coastal Meadow and Conservation Grassland to the west (part of the designated SINC) would be subject to a management plan. The new sea defences would comprise rock armour or 'rip rap' to the eastern section, vertical metal sheet piles for the central boatyard section and 'willow spilling' for the western section adjacent to the SINC.

The main issues for consideration by the Conservancy are the principle of residential and marine-related development on this site (including any loss of marine-related floorspace); and the visual, landscape and environmental impacts of the proposal in this very sensitive location on the edge of (and partly within) the AONB.

Principle of housing development on the site

The site lies outside the urban area as defined in the Havant Core Strategy and therefore the principle of residential development is contrary to Policy CS17 which states that development in the non-urban areas will only be permitted if it is consistent with the policies for the countryside set out in national policy. PPS7 states that local planning authorities should strictly control new house building in the countryside away from established settlements or from areas allocated for housing in development plans. Isolated new houses in the countryside will require special justification for planning permission to be granted, and particular regard should be had to areas that have been statutorily designated for their landscape, wildlife or historic qualities where greater priority should be given to restraint of potentially damaging development. AONBs are confirmed as having the highest status of protection in relation to landscape and scenic beauty, and the conservation of the natural beauty should therefore be given great weight in development control decisions. Similarly, Section 85 of the Countryside and Rights of Way (CRoW) Act 2000 placed a duty on all relevant authorities to have regard to the purposes of designation of the AONB (to conserve and enhance natural beauty).

The supporting statement argues that the proposed development of 6 houses is comparible to that permitted in 1996 and is the least necessary to cover the high cost of clearing and restoring the site and make the constructiuon of the boat yard viable. It also states that such housing is the only low-density development with a sufficiently high value to pay for the required reinstatement works. This argument is only supported by the 'Business Case Summary' which shows a number of figures but is not supported by any evidence or further information. As such, this does not constitue the 'special justification' as required by national policy for new dwellings in an isolated countryside location. The 1996 permission holds limited weight in our view given the length of time passed and the subsequent changes in policy and legislation which now afford more protection to AONBs and European designated sites. Notwithstanding this, we have serious concerns regarding the visual impacts of the proposed dwellings due to their density, location and design, as discussed below.

The application argues that PPS3 requires local authorities to make effective use of land by re-using previously developed sites. However, PPS3 does clearly state that there is no presumption that land that is previously developed is necessarily suitable for housing development, nor that the whole of the curtilage should be developed. It goes on to state that there is also no presumption that planning permission should be granted because of a previous approval, particularly if the original permission did not deliver the

policy objectives of the current PPS3. The houses would not meet the policy objectives of paragraph 69 as they would not achieve a good mix of accommodation, would be in an unsustainable location remote from local amenities and facilities, and would undermine the wider policy objectives of national and development plan policy designed to protect the countryside and the AONB from damaging development.

Principle of the marine-related element

The site benefits from 26 moorings licences which have lapsed, but have effectively been 'kept on hold' for the site by the Conservancy. These comprised 20 moorings on the previous pontoon (which no longer exists), and 6 mudberths along the shoreline in front of the site. The proposals would utilise 19 of these licences on the proposed new pontoon, leaving a balance of 7 remaining. The Conservancy has a policy to support in principle the replacement of existing moorings with marina berths, particularly where this results in the removal of swinging moorings from the Harbour channels, thereby reducing congestion and improving navigation, subject to there being no overall increase in the number of vessels (the Conservancy maintains a moratorium on additional moorings in the Harbour). However, in this case, despite the suggestions in the application, the proposals involve the implementation of existing moorings licences in a similar position to their previous ones. Given that licences exist for 26 moorings and the proposal would re-establish 19 of these, there would be no net increase in the total number of moorings licences (rather a reduction of 7). However, the proposals are likely to have a significant impact on the designated site. The compensation proposed is considered inadequate and we would therefore be seeking the wasting of all or a proportion of the remaining 7, plus other mitigation measures. Catamarans with potentially larger footprints are a further factor which may require greater mitigation than that put forward under the current application.

The Conservancy is supportive in principle of marine-related enterprises subject to there being no detrimental impacts on the landscape or nature conservation interests of the Harbour. The aim to retain such uses is reflected in planning guideline D1 of the AONB Management Plan which seeks to safeguard waterside sites for marine uses and water related facilities in the interest of maintaining the health of the local economy and the infrastructure upon which Chichester Harbour thrives as a recreational boating Harbour. The Conservancy's policy advises that when a site has been vacant for a long period of time and it can be demonstrated through marketing, for at least a year, that a marine facility is no longer viable, a mixed use retaining some marine use and alternative employment uses will be considered provided these can be accommodated without harming the special qualities of the area, and which are capable of reversion to marine industrial use at a later stage. This approach is reflected in Core Strategy Policies CS2 which seeks to safeguard existing marine businesses located on waterfront locations from non-marine related employment and other uses, and DM3 which seeks to safeguard employment floorspace and requires an exhaustive marketing process to be demonstrated for a change of use from B use class to non-B use class. Government Policy in PPS7 supports this approach by advising that the re-use of sites within the rural area for economic development purposes should be considered in preference to residential development.

The application states that as the site has been under-used since the planning permissions of 1996, it is not necessary in this case to provide 18 months evidence of sales particulars. We do not agree with this conclusion and would expect in the first instance to see further information relating to the previous boatyard / industrial use of the site (pre-1980s) and the extent of these, so that the proposed marine-related element can be properly compared with the previous boatyard use. In the absense of evidence to the contrary, it seems likely that the current proposal would result in an overall loss of marine-related floorspace given that a large proportion of the site is now given over to housing which cannot be supported under current policy without special justification.

However, while supportive in principle of a marine use for the site given its waterside location and boatyard history, we do have concerns regarding the long-term viability of the proposed marine-element as put forward under this application. The 'Business Case' table of figures appears to show that even after 20 years of operation, the site would have made a loss of £299,500. Even if this is supposed to show a profit rather than a loss, it does not give confidence about the long-term viability of the proposed uses going into the future and as stated earlier, the figures are not supported by any evidence. The short statement from Hayling Yacht Company briefly explaining the proposed use lacks detail and supporting information – for example, it talks of renting the proposed boatsheds to marine-related trades, however, no approach for interest in the units appears to have been made to support this statement. There is also no evidence that any potential conflicts between the residential and marine element, and ways of addressing these, have been considered. Overall, the marine-element of the scheme appears to lack proper consideration of the practical issues.

Landscape impacts

The supporting statement argues that 'the measures to enhance the ecology and biodiversity of the site that are proposed, together with the de-contaminatrion and visual improvements, offer significant benefits to the setting of the AONB, to the local community and to the Borough as a whole'. The existing site has been seriously neglected for many years and therefore it is acknowledged that it currently has a negative impact on the character of the area. However, the existing site and buildings have a low key appearance in the wider AONB landscape and the history of neglect should not undermine the high standard for development set by Part IV, Section 85 of the Countryside and Rights of Way (CRoW) Act 2000, which requires both the conservation and the enhancement of AONB landscapes, and is reflected in PPS7 and Core Strategy Policy CS12. The application refers to the 'presumption in favour of sustainable development' put forward in the draft National Planning Policy Framework, however, this has little weight given that this is guidance which is yet to be finalised.

As described above, the site has a rural, tranquil character with a wooded backdrop, and lies in a very exposed position visible for some distance from the wider AONB landscape. As such, any new buildings are likely to present a significant visual intrusion into this rural landscape. We are very concerned that 6 large and visually striking houses are not in keeping with the pattern of nearby development on Woodgaston Lane, which comprises a single row of spaciously arranged houses in large plots, set back some distance from the Harbour. The proposed houses would create a 'block' of development in an environment currently dominated by natural landscape and trees. The row of 3 houses nearest the Harbour would be sited significantly further south than the adjacent dwellings ('Yachthaven' and 'Rhu House') and would therefore create an obvious intrusion into the harbourside landscape which would be perceptible from various public viewpoints including the foreshore footpath and the water. The use of muted colours and planting would not be sufficient to mitigate the impact of 6 dwellings of this size and height in this exposed location. It would also appear that the proposed houses are significantly larger than those approved under the 1996 permission.

The proposed marine-related buildings would have a less significant visual impact than the housing element due to their smaller scale, although the proposed green profiled metal boatshed building would be a very large structure which would be significantly higher than the existing buildings on the site. When taken together with the proposed new pontoon, changes to the sea defences, new areas of hardsurfacing, stored boats (including large boat cradle structure), the marine-element would inevitably have a significant visual impact in comparison with the site as it now exists. The proposed alterations to the sea defences raise concerns relating to both the landscape and nature conservation impacts of larger rock armour defences taking up a greater area of intertidal habitat, and vertical metal sheets which are likely to have a hard, industrial appearance.

The submitted Visual Impact Assessment Report ignores the nearer views from the public foreshore footpath and the water to the south, and underplays the significance of the impacts in wider views from the harbour, despite the comments of Conservancy officers prior to the submission of the application.

Overall, the form and scale of the residential and marine-related proposals in combination would create a significantly 'hard edge' to this part of the harbour shoreline, and in particular, the housing would create a block of development with imposing individual designs which would be more appropriate within an urban area, rather than in relation to the sensitive rural character of the site in which they would sit. As such, we consider that the scheme would fail to conserve and enhance the natural beauty and setting of the AONB as required by Core Strategy and National Policy and Section 85 of the Countryside and Rights of Way Act 2000.

Ecological impacts

Due to the relative inactivity on the site since the 1980s, it has been 'reclaimed by nature' to an extent. It is certainly the case that the north part of Mill Rythe has a highly tranquil feel and is one of the most undisturbed inlets in Chichester Harbour (the lack of easy public access contributes to its undisturbed nature). The site lies adjacent to and partly within various designated sites for nature conservation including seagrass beds, and very close to important roosts for waders and Brent Geese who take advantage of this undisturbed character.

We have concerns over the approach taken in assessing the impact upon nature conservation interests. Notably, many of the conclusions made in the ecological assessment underplay the significance of the European site, which leads to underestimating the potential impacts and subsequent mitigation needs.

The ecological report dated April 2011 concludes that there will be no direct impact on the European designated site from the proposals; however, the new pontoon and slipway would both be clearly within the designated site and therefore would have potentially significant impacts. There is no clear indication of the extent of designated intertidal habitat that will be lost, damaged or degraded by this proposal, but it is clearly not the 'no net loss' concluded in the report. In addition to the damage from construction of facilities, direct impacts upon designated habitats including seagrass beds through mechanical damage from manuevering boats in the shallow water of the channel is likely. The assessment states that no dredging will need to be undertaken, but other documents mention 'bottom levelling' which could constitute a capital dredge and would be difficult to achieve without significant adverse impacts.

The bird survey work submitted misses key timings which are important for understanding potential impacts on bird populations from increased activity, missing the key midwinter and autunm passage period. The Gutner point/Verner Common sites are key wader roosts (holding 33-45% of the harbour population for 4 species of roosting birds) both in the over winter and passage period. For some species (Curlew, Redshank, Whimbrel, Greenshank) July/August/September are the peak months (this distinction is noted within the SPA designation), and the Gutner/Verner is particularly important. This means there is no seasonal separation between the likely peak activity and important period for the roosting birds. Furthermore, the proposed activity 2.5 hours either side of high tide is also when the roost will be utilised by birds. Any increase in this currently undisturbed part of the harbour could significantly affect the important roosts , a limited attempt have been made to investigate the effect of boats on the roost sites, but does not address other key points including potential disturbance from terrestrial activities including the occupants of the new dwellings, berth holders, works within the boatyard (working on and storing up to 150 boats), the launching slip and any access to the site from the general public.

The additional information posted onto the Council's website at a later stage doesn't address these concerns but demonstrates that there would be an even greater impact on the SPA/SAC from the proposed slipway, pontoons and sea defences. Furthermore, the additional assessments continue to underplay the importance of the site and surroundings and make incorrect analysis of bird populations, for example by failing to acknowledge the high proportion of the overall population which use the immediate area, and therefore the importance of this. Some of the assessments acknowledge a direct loss of intertidal habitat from the proposals but miss the principle of 'no net loss', attempting to base the concluded 'insignificant' impacts on an incorrect assessment of the quality of the habitat.

Overall we would question the statements and conclusions, which fail to demonstrate that there would not be adverse impacts on the nature conservation interests of the designated sites and important roosts within Mill Rythe. Furthermore, the majority of the mitigation put forward is unrealistic and difficult to enforce. We would support the comments of Natural England in their letter dated 12th January 2012 which raises an objection on the grounds of insufficient information to fully and properly assess the impacts of the proposals.

Conclusion

The proposed residential element of the scheme is in fundamental conflict with development plan policy and would have a detrimental impact on this rural part of the AONB. Insufficient justification has been put forward for this element and we are not satisfied that the site has been properly considered for sole marine-related or other employment uses of an appropriate scale and character to the site. Notwithstanding this, the boatyard element, while supportable in principle, has not been thought through properly or demonstrated to be viable in the long-term, and there is a lack of information regarding the previous boatyard use to enable a proper comparison with the current proposals. There are also concerns regarding the impact of the large boatsheds, the works to the sea wall and the installation of a new slipway and pontoon and the proposed boatyard area, when viewed in combination with the residential element, which overall would create a 'hard edge' to the existing shoreline and a dominant, urban form of development which would seriously detract from the natural beauty and setting of the AONB. Finally, the proposals would be likely to have significant direct impacts on the intertidal area which is of international importance, and would also be likely to result in disturbance to internationally important bird populations, including two key roost areas. Overall the application fails to demonstrate that there would be no harmful impacts and given the above points, the Conservancy has no option but to strongly object to the application. Recommend refuse."

The application has not been determined by the Council and a set of revised plans have now been submitted, showing various changes to the marine-related element of the scheme, including a reduction in size of the pontoon from 19 to 12 berths, a reduction in size of the proposed hardsurfaced boatyard area, with the retention of the two proposed marine-related buildings, including the office (which would now be a larger building including 8 lockable stores to the rear) and the proposed boatshed building, which would now be a rectangular rather than dog-leg shape but would remain of a similar design and materials, similarly with 6 bays for storing boats. There are no supporting statements or explanation of the changes apart from a drawing schedule which states that the changes show the reduction of the boat yard 'from commercial on to that used principally by residents'.

A revised list of estimated expenditure and income ('Business Case Summary') has also been submitted, which shows a rental income from letting the pontoons and boat storage (the layout plan is annotated to indicate that the pontoon would comprise 6 berths for house residents and 6 for non-residents). It also appears from the amended layout plan that the previously proposed sea defences have been largely removed from the scheme and are now limited to the repositioning of a small section of concrete sea

defence to the side of the slipway, and the improvement of the existing slipway. Otherwise the annotations on the plan incidate that the sea defence works would be limited to 'clean up of existing bank and foreshore and removal of rubble/rubbish/tarmac, stabilise footpath'. However, there are no further details of the proposed slipway or concrete sea defence works. The 6 proposed houses remain the same as the previous scheme submitted under this application.

Our concerns regarding the principle of housing on this site remain, and are supported by paragraph 55 of the National Planning Policy Framework (NPPF) which advises that isolated homes in the countryside should be avoided. Paragraph 115 of the NPPF underlines the importance of nationally protected landscapes such as AONBs and confirms that they have the highest status of protection in relation to landscape and scenic beauty. The restraint which should be exercised in relation to potentially damaging development affecting AONBs is highlighted in paragraph 14, footnote 9 of the NPPF. Core Strategy policies CS12 and CS17 reflect this approach, and our previous comments regarding the detrimental impact of 6 very large and imposing houses in this very sensitive, exposed location remain as this element of the scheme has not been altered.

Furthermore, the site has still not been marketed for marine-related or other employment uses and therefore the proposed housing remains unjustified development within the rural area, in conflict with Core Strategy Policies CS17, CS12, and employment policies CS2 and DM3 (which accord with paragraph 22 of the NPPF which states that applications for alternative uses should be treated on their merits ‘where there is no reasonable prospect of a site being used for the allocated employment use’).

Regarding the proposed marine-related element, it is unclear how the buildings and pontoon would be operated and whether they would provide any serious form of employment use (the drawing schedule indicates that these elements would be principally used by residents; however, the 'Business Case Summary' includes a rental income from the buildings as well as the pontoon). We are keen to see some form of marine-employment use re-established on the site given its history and waterside location, and we consider that any such use should be for the wider benefit, rather than limited to use by the residents of the 6 proposed houses. However, there is a lack of information to explain this element of the scheme and therefore again it has not been demonstrated that this would be a viable marine-related operation that would be sustainable in the long-term. If the site is given over to a predominantly residential development, any marine-employment use is unlikely to be sustainable in the long term as it is likely to be ‘token’ and would be under pressure for a change-of-use in the future. Once a marine-employment use is lost to residential development, it is very unlikely to ever be re-established. The gradual loss of traditional marine-sites around the harbour is a very serious concern for the Conservancy as we see continuing pressure for the redevelopment of marine-employment sites with residential development. However, at the same time we are seeing evidence of demand for marine-related floorspace or buildings/units through the expansion of other sites around the harbour and therefore we still consider that the various options for marine or other employment uses should be explored for this site.

The reduction in size of the pontoon and the omission of some of the previously proposed sea defence works from the scheme would be likely to help to reduce the direct ecological impacts on the designated site in comparison with the previous scheme; however, the applicant has not carried out any further work to address the concerns previously raised with the ecological assessments (these concerns were raised by Natural England and the RSPB as well as the Conservancy). These assessments, including an assessment of increased recreational disturbance arising from the proposed site uses, should be revised to relate to the amended scheme, which appears to be materially different from the original one in terms of its scale and proposed use.

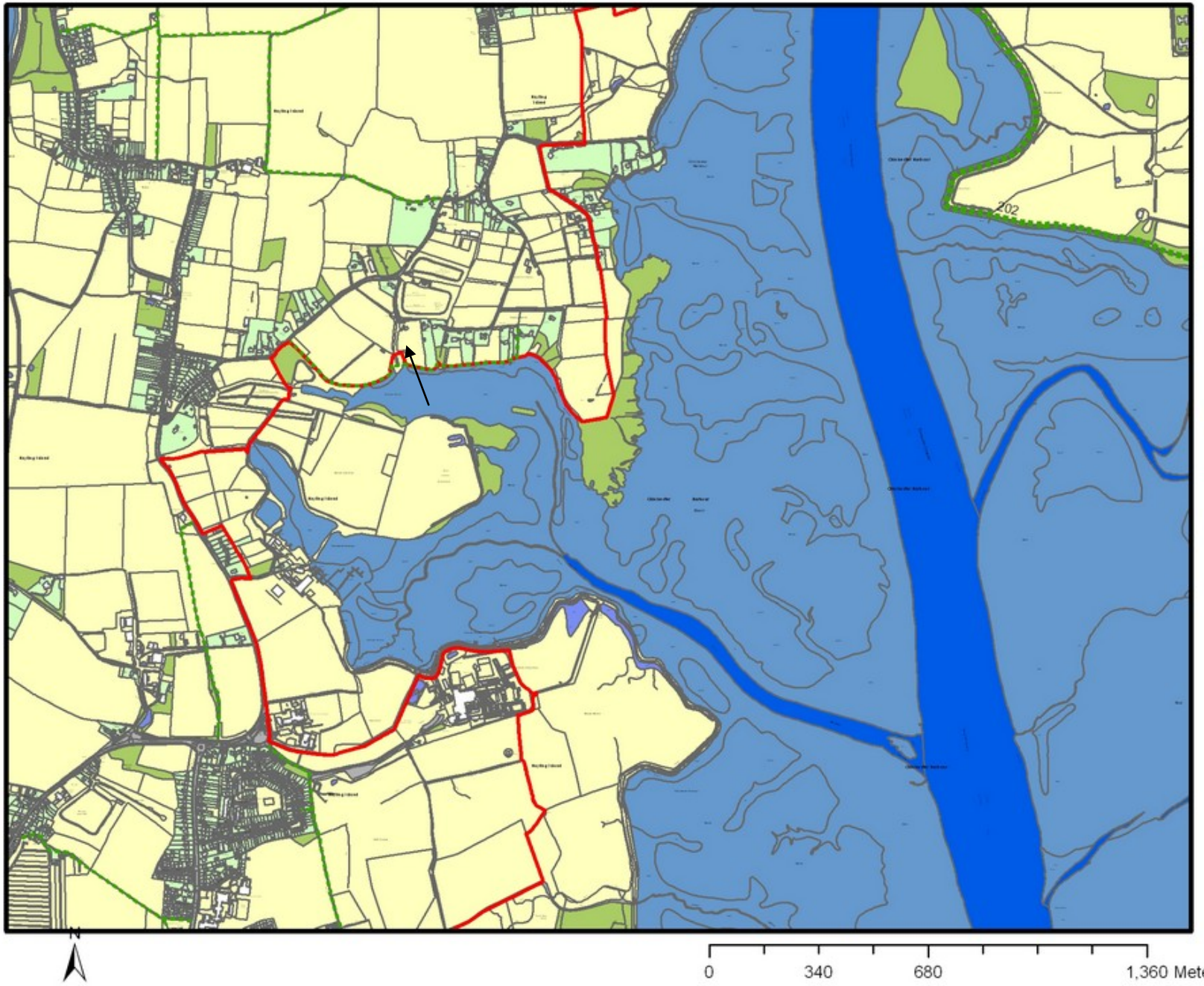
For example, the applicant has not carried out any revised calculations of mud-take from the new pontoon and berths and slipway/sea defence works, or set out any proposed compensation to off-set these impacts (these elements would inevitably have an impact on the designated site given that there have not been any berths or pontoon structures operating at the site for some time).

Overall, the revised proposals lack information and explanation to support them and our previous concerns largely remain. We therefore have no option but to maintain our objection to the application.

RECOMMENDATIONS

Propose recommend refuse.

Yachthaven



CHICHESTER HARBOUR CONSERVANCY

PLANNING COMMITTEE – 15th OCTOBER 2012

REPORT BY CONSERVANCY OFFICERS

DEVELOPMENT CONTROL APPLICATIONS DETERMINED UNDER MEMBERS DELEGATED POWERS

SB/12/03576/DOM - STONEHAVEN, PRINSTED LANE, PRINSTED, EMSWORTH, HAMPSHIRE, PO10 8HS - PROPOSED GROUND FLOOR SIDE EXTENSION. ADDITIONAL DORMERS TO FRONT AND REAR ELEVATIONS

PLANNING POLICY FRAMEWORK

NPPF paragraphs 14 and 115; RE4, BE11, BE12: Adopted Chichester District Local Plan 1999. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policy B3. Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions.

CHICHESTER HARBOUR CONSERVANCY'S COMMENTS

These were the Conservancy's comments on the previous application, ref: 12/0153/DOM:

"'Stonehaven' is a detached chalet-style house at the southern end of Prinsted, with a plot extending to the foreshore footpath. There are clear views of the property from the foreshore footpath and water. The Conservancy previously raised no objection to an application (SB/11/02535/DOM refers) for the addition of modest dormers, replacement windows and a single-storey extension. This application was refused by the District Council on the grounds of overlooking to a neighbouring property to the west.

The current application seeks permission for dormers and a single-storey extension as previously, but with additional proposed extensions including a conservatory to the east side, larger dormer extensions to the eastern roofslopes (including a central gable with a large window) and solar panels above the dormer to the main eastern roofslope.

We are concerned that the proposed dormers to the eastern roofs would be overdominant features on the existing roof and would be very exposed to view from the foreshore footpath and water. The effect of the additional bulk and glass proposed, in combination with the proposed solar panels also in this highly exposed position, would be detrimental to the AONB in views from the footpath and water. Recommend refuse."

The application was refused by the Council on similar grounds.

The current application is only for the single-storey extension, which we had no objection to, and two dormer windows, one on the front and one on the rear. The rest of the dormers would remain as existing, and the glazed gable element and solar panels have been removed from the proposals. As the proposed dormer on the rear would match the existing dormer in size and material, it would not add to the intrusiveness of the building in wider views and therefore the proposal would overcome our previous objection.

DATE CONSIDERED

09/10/12

CONSIDERED BY

Chichester Harbour Conservancy Committees under delegated powers.

RECOMMENDATION

The Local Planning Authority is advised that the Conservancy has no objection to this application.

WW/12/03619/DOM

GALLICANTUS, ROMAN LANDING, WEST WITTERING, CHICHESTER, WEST SUSSEX, PO20 8AL

ERECTION OF SINGLE AND TWO STOREY EXTENSION AT REAR (EAST AND NORTH) SIDE OF HOUSE, NEW FRONT ENTRANCE ASSOCIATED ALTERATIONS. REPLACEMENT OF FLAT ROOF OVER GARAGE WITH PITCHED.

PLANNING POLICY FRAMEWORK

NPPF paragraphs 14 and 115; RE4, BE11, BE12: Adopted Chichester District Local Plan 1999. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policy B3. Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions.

CHICHESTER HARBOUR CONSERVANCY'S COMMENTS

'Gallicantus' is situated on the eastern edge of the Roman Landing estate, backing onto allotments. The house lies within the defined settlement boundary for West Wittering and is a white rendered two-storey house of attractive design with a clay tiled pitched roof. It fronts onto the private part of Roman Landing and the nearest public footpath runs along Ellanore Lane to the east of the allotments.

This application seeks permission for a single-storey and two-storey rear extension, and alterations to the front of the house and garage. The biggest element would be the proposed two-storey rear extension, which would extend the existing rear gable element by approximately 8.6 metres at an increased height and width. The height of the two-storey extension would exceed the height of the main roof by about 0.3 metres.

There are no views of the property from the wider AONB landscape other than glimpsed views of the rear elevation across the allotments from the footpath along Ellanore Lane to the east.

We note the substantial size and increase height of the proposed two-storey extension, which would be visible across the allotments in the glimpsed views from Ellanore Lane. In order to reduce the prominence of the new larger and higher gable in these views, we would recommend that the gable is finished in timber cladding as per the existing gable, as this would help to avoid the proposed extension being overly intrusive in these views.

DATE CONSIDERED

09/12/12

CONSIDERED BY

Chichester Harbour Conservancy Committees under delegated powers.

RECOMMENDATION

The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:-

- Retention of boundary planting;
- Rear gable be finished in timber cladding to reduce its prominence in views from the footpath to the east.

SB/12/03589/FUL

ROSEVALE, COT LANE, CHIDHAM, CHICHESTER, WEST SUSSEX, PO18 8SP

DEMOLITION OF A DETACHED DWELLING AND GARAGE AND REPLACING WITH A NEW DETACHED DWELLING AND GARAGE

PLANNING POLICY FRAMEWORK

NPPF paragraphs 14 and 115; RE1, RE4, H12, C1: Adopted Chichester District Local Plan 1999. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policies B2, B3. Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions.

CHICHESTER HARBOUR CONSERVANCY'S COMMENTS

'Rosevale' is situated on the west side of Cot Lane, within the rural area, surrounded by countryside including the community woodland/open space 'Maybush Copse' to the north and west, and agricultural fields to the south. There are a few other dwellings in the immediate vicinity but the site lies to the south of the Settlement boundary and retains a rural character with views towards the harbour channel across the open fields to the south.

The existing dwelling is a modest brick bungalow with a concrete tiled roof set in the northern part of its plot with an attached flat roofed garage adjacent to the boundary, with mature shrubs and trees along the southern boundary with the agricultural fields.

The application proposes demolition of the existing dwelling and the erection of a replacement chalet-style dwelling with a barn hipped roof and pitched roof dormers. It would have an L-shaped footprint in the same approximate position as the existing building with only a modest increase over the existing footprint. Materials would be clay tiles to the roof, tile-hanging to the first floor elements, and render with a brick plinth to the ground floor. Windows would be stained timber, and would include glazed doors on the south elevation at first floor to provide a balcony to the master bedroom.

The proposed new dwelling would be of a sympathetic design which would reflect traditional materials and styles found in Chidham and the immediate area. The proposed dwelling, while larger than the existing building, would not be excessively large and would have vertically subdivided windows which would be proportionate to the building. The dwelling would benefit from harbour views through the gaps in the trees along the southern boundary of the garden, and by the same token, there would be distant views of the new dwelling from the harbour and public footpath to the south. However, we note the proposed use of natural materials including stained timber windows, which should ensure that the new dwelling does not result in an intrusive feature in the landscape given its sympathetic scale and design. Overall, subject to the retention of the existing boundary planting, the proposed dwelling is not considered to have a detrimental impact on the wider AONB landscape.

DATE CONSIDERED

09/10/12

CONSIDERED BY

Chichester Harbour Conservancy Committees under delegated powers.

RECOMMENDATION

The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:-

- Schedule/samples of materials to be agreed prior to construction;
- Retention of boundary planting (particularly to the southern boundary).

BO/12/03560/DOM

QUIET WATERS, BOSHAM HOE, BOSHAM, CHICHESTER, PO18 8ES

DEMOLITION OF FIRST FLOOR SIDE ADDITION AND DETACHED GARAGE. ERECTION OF REPLACEMENT SIDE ADDITION AND DETACHED GARAGE. EXTENSION OF FIRST FLOOR FOOTPRINT TO REAR. EXTERIOR REMODEL OF EXISTING

PLANNING POLICY FRAMEWORK

NPPF paragraphs 14 and 115; RE4, BE11, BE12: Adopted Chichester District Local Plan 1999. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policy B3. Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions.

CHICHESTER HARBOUR CONSERVANCY'S COMMENTS

These were the Conservancy's comments on the previous application (BO/12/00757/DOM):-

"Quiet Waters is a detached two-storey dwelling on the south side of Furzefield Creek. It is a 1970s building with brick elevations, large windows with white window frames and a tiled roof. The house has a flat roofed terrace and first floor conservatory to its west side and a flat roofed single storey element projecting on the north (harbour-facing) side. The north and west elevations are visible from the Creek since there is only limited planting to the site boundaries, and are viewed in the spacious, treed setting that is characteristic of Bosham Hoe properties. The white window frames and fascias/soffits are visually prominent in this natural setting, in contrast with the brick and tiled elements of the building.

The proposal is to replace the existing first floor conservatory with a new first floor side and rear extension with a part flat/part pitched zinc covered roof. The whole property would be remodelled with new windows, and re-cladding from traditional brick elevations and tiled roof, to contemporary weatherboarding, a wood clad roof, zinc elements (including angled projecting bays) and render at ground floor level. The side extension would have a glass gable and tall glass panels on the west and north corner to allow views over the creek. These would be surrounded by external fixed wood louvre panels. The existing glazed balustrade surrounding the first floor terrace would be increased in height, and an external staircase would be added to access the first floor terrace. The detached garage on the southeast side of the plot would also be replaced with a wood clad building of a greater height than existing. Wood clad elements and a wood trellis would be situated at the back of the terrace, although these do not appear to be shown on the proposed north elevation and therefore their appearance is not entirely clear from the plans.

The proposals would result in a limited increase to the north or west silhouettes and the existing footprint of the building, well below the recommended maxuimum of 25% and 50% respectively. The proposals would retain the basic shape and form of the existing building and the level of glazing has been reduced or treated with external fixed wood louvre panels following pre-application discussions with Council officers, so that the amount of exposed glass would be less than the existing building. We are however concerned about the proposed glass gable element on the west elevation which would be exposed to view, and would ask that this be rec essed into the surrounding zinc and vertically subdivided to break up its proportions and reflectivity.

We are however concerned about the finished appearance of the proposed contemporary materials which represent a shift from more traditional brick and tile; and in particular the proposed wood clad roof and zinc elements. We are unsure how wood cladding would work as it is not a typical roofing material in the AONB, we would therefore be anxious to see examples of this treatment and/or samples of the proposed roofing prior to construction. The wooden cladding on both the roof and elevations should be treated in a natural or dark finish (or left to weather naturally) so that this natural material blends into its setting. The zinc elements have been reduced following pre-application and seem

to be broken up effectively with the other treatments; however, the first floor side extension would be heavily clad in zinc. Again, we are unsure as to the finished appearance and impact of zinc and would therefore ask to see examples and/or samples to ensure that it would not increase the prominence of the dwelling amongst its more traditional neighbours. It would also be important that the proposed render finish is not finished or painted in a light or bright colour, as the ground floor is very exposed to view from the water and wider landscape to the north and west. In a similar vein, we would suggest that a muted colour to the window frames, fascias, soffits etc would also help to integrate this new design into its rural setting in the wider landscape. We would also ask that the boundary hedgerows are retained as they provide some (limited) screening of the property from the harbour and therefore help to soften its appearance in wider views.

In conclusion, while the proposals would not result in an unacceptable increase to the bulk and massing of the building, the proposed shift to contemporary materials would be a significant change and therefore it is important that the final finishes are appropriate in this exposed, rural landscape setting. Propose no objection but ask that the following matters be negotiated if possible:-

- *Glazed gable on the west elevation to be recessed and vertically subdivided;*
- *Further information and/or suitable conditions be included in any permission granted to require details and samples of the proposed materials and finishes, to include the wood cladding to the roof and elevations, the zinc elements, the render colour and finish, the external staircase, and the window frames, fascias and soffits etc.*
- *Retention of boundary hedgerows."*

This new application seeks minor changes to the scheme principally relating to the proposed materials. The approved scheme of timber cladding at first floor level and render at ground floor level has been changed to single materials to define each element of the building. The main house would now be clad in timber left to weather naturally; the extension over the former garage would be clad in 'charred' timber which would have a darker finish; and the former garage would be finished in render. The roof would now be finished in clay tiles rather than wood cladding. The bay windows have also been simplified in design and are shown with wood cladding surrounds rather than zinc.

The proposed changes including the use of natural timber and clay tiles would not make the building more intrusive in the landscape than the approved scheme and in some ways would be likely to reduce the visual impact of the building due to the natural, recessive qualities of these materials. We would still be concerned that the render is finished in a muted tone rather than white, particularly as the render on the west elevation which would be visible from the water has been slightly increased from the approved scheme.

DATE CONSIDERED

09/10/12

CONSIDERED BY

Chichester Harbour Conservancy Committees under delegated powers.

RECOMMENDATION

The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:-

- Render colour finish to be agreed prior to construction and to be in a muted colour;
- Retention of existing trees and boundary hedgerows.

BO/12/03567/DOM

HOVE TO, SMUGGLERS LANE, BOSHAM, CHICHESTER, WEST SUSSEX. PO18 8QP

CONSTRUCTION OF INFILL EXTENSIONS AT GROUND FLOOR LEVEL TO FORM SUN ROOM AND ENTRANCE HALL, CONSTRUCTION OF PORCH AND CONSTRUCTION OF FIRST FLOOR EXTENSION TOGETHER WITH ROOF ALTERATIONS

PLANNING POLICY FRAMEWORK

NPPF paragraphs 14 and 115; RE4, BE11, BE12: Adopted Chichester District Local Plan 1999. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policy B3. Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions.

CHICHESTER HARBOUR CONSERVANCY'S COMMENTS

These were the Conservancy's comments on the most recent application for extensions to this property (Ref: 11/02471/DOM):

"'Hove To' is a detached chalet-style dwelling on the south side of Smugglers Lane, backing onto the end of Furzefield Creek. The property has various outbuildings including a shed on its west side, and two large brick built garages on the northern (road) side. The building has a large clay tiled roof with eaves extending down to ground floor level on the front and rear elevations with rooflights facing the Creek and a modest eyebrow dormer facing Smugglers Lane. The east and west elevations are barn hipped ends, and a conservatory with a balcony above extends from the western side elevation. The south and west elevations are visible from Furzefield Creek (and in distant views from the Harbour), from where the dwelling is viewed in the context of the properties on either side which also front onto the Creek, which are mostly bungalows or chalet-style dwellings. The house is also visible from Smugglers Lane although its visual impact is softened or screened by trees to the north and the neighbouring property to the east.

Permission was sought (BO/11/00765/DOM refers) earlier this year for removal of the existing roof and construction of a first floor with replacement roof above. This would have increased the height of the building from approximately 6.85 metres (with projecting hipped sections 5.5 metres high) to 8.9 metres (with projecting hipped sections 8.4 metres high). The first floor would have been clad in clay tile-hanging, with a clay tiled roof above which would be fully hipped. A new sun room with balcony above was to be added in the centre of the south facing elevation. The Conservancy had raised serious concerns at the pre-application stage regarding the impact of the increase in height and bulk on the AONB, and felt that the very significant increase being proposed would make the property very noticeable and intrusive as viewed from the Harbour and Furzefield Creek, particularly given the generally low form of surrounding properties. We made similar comments in response to the application, which was refused by the District Council on the grounds of scale, height, mass and glazing being a visually incongruous and intrusive form of development in the AONB.

The current application is a resubmission, showing only a reduction in height of the projecting 'wings' from 8.4m to 7.7m, but with the main proposed roof remaining the same height as the refused scheme (8.9m). The 'wings' have been redesigned with lower eaves and pitched roof dormers on all four elevations. The amount of glass on the proposed south elevation facing the Creek has not been reduced. The applicant argues that this reduction is a reasonable compromise and that there is evidence of three storeys in recent development in the immediate area, including a first floor extension at 'West Dean' adjacent to the site.

The application still shows an increase of over 2 metres on the main ridge and the projecting ridges and therefore would still result in a substantial increase in bulk over the existing building which we feel would be incongruous and dominant in the context of surrounding properties. The overall impact of the proposals has not been significantly reduced (there are still no comparative silhouette plans submitted but it is clear that the

increase would remain well over the recommended maximum of 25% on both the south and west elevations visible from the wider landscape). It is therefore still considered that the increase in scale and bulk and the resulting developed frontage of the shoreline adjacent to the Harbour would be to an extent that would be detrimental to the rural and open character of the AONB landscape, contrary to Local Plan Policies H12 and C1. The approved first floor extension at the neighbouring property, 'West Dean' would be on part of the roof only and is almost a metre lower than the proposed new roof the subject of this application. Recommend refuse."

This application was refused by the Council on similar grounds. An appeal was lodged and subsequently dismissed on the same grounds, the Inspector noting that the site lies in a very prominent position on the edge of the creek and it is visually very exposed, particularly as there are no significant boundary features to the rear of the properties in this part of Smugglers Lane. The Inspector concluded that the proposed intensification of built form would result in a building which would appear bulky and incongruous in this setting. He also agreed that the large expanse of glazing would be a further element that would detract from the character of the area.

The applicant's agent approached Conservancy officers for advice on a further revised scheme showing a large false-pitched roof extending from the main roof ridge to the front of the property. We advised that this would be bulky and unsympathetic and that there is not scope for extending the property to gain the additional accommodation the applicant desires within the roof whilst achieving an extension of an acceptable design that will not have a detrimental impact on the AONB.

The current application again seeks a large false-pitched roof extending to the front of the property, but this would now be set down from the main roof ridge and set in slightly from the side gable edges. On the south facing harbour frontage, two windows would be inserted into the hipped roof slopes and the rooflights to the central roof section would be changed. The result remains an awkward roof structure that introduces a very bulky, incongruous flat roofed section across the whole front elevation, which would dominate the existing building and would be visible from both the harbour to the west and from Smugglers Lane to the north. It would therefore be detrimental to the character of this part of the AONB, in conflict with Saved Policies RE4, H12 and C1.

DATE CONSIDERED

09/10/12

CONSIDERED BY

Chichester Harbour Conservancy Committees under delegated powers.

RECOMMENDATION

The Local Planning Authority is advised that the Conservancy recommends refusal of this application.

SB/12/03200/FUL

BROOKSIDE FRUIT FARM, SCHOOL LANE, NUTBOURNE, CHICHESTER, PO18 8RZ

REMOVAL OF AGRICULTURAL OCCUPANCY CONDITION

PLANNING POLICY FRAMEWORK

NPPF paragraphs 14 and 115; RE19: Adopted Chichester District Local Plan 1999. Chichester Harbour AONB Management Plan 2004-2009: BD1, BD2, BD3.

CHICHESTER HARBOUR CONSERVANCY'S COMMENTS

The application seeks to remove the agricultural occupancy condition which was placed on the detached bungalow at Brookside Fruit Farm in 1981. The bungalow is situated just outside the settlement boundary of Nutbourne West, at the junction of Main Road and School Lane, and the applicants own the field directly to the west. The occupancy condition was included in the original permission in 1981 for the 'erection of a bungalow and garage in connection with the existing fruit farm', and states that *'the occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in secion 190 (1) of the Town and Country Planning Act 1971, or in forestry (including any dependants of such a person residing with him), or a widow or widower of such a person.'*

The fruit farm has since been divided up and the field remaining in the ownership of the dwelling is approximately 3 acres in size. Permission was recently sought (SB/11/05303/FUL) to create a tourism facility including new buildings and 'eco pods' at the western end of the field. The Conservancy objected to the application on the grounds of unjustified development within the countryside, Strategic Gap and AONB. The application was withdrawn.

The supporting statement sets out an argument as to why the agricultural occupancy condition should be lifted from the bungalow, including that no agriculture has taken place on the land for almost twenty years, the size of the holding is not large enough to be a viable enterprise, and agricultural workers are unlikely to be able to afford the property which cost the applicants £360,000 2 years ago. The applicant states that the field would remain in 'agricultural' use and that only the curtilage of the bungalow would be affected by the removal of the condition, which it is argued has outlived its usefulness.

Saved Local Plan Policy RE19 states that applications will be permitted where it can be demonstrated to the satisfaction of the Local Planning Authority that there is no longer a demand for agricultural workers accommodation within the area and that the dwelling has been marketed for a reasonable period of time at a price which reflects the presence of the condition and the size and condition of the property.

The applicant does not show any evidence of marketing the property to test whether there is any demand for agricultural workers accommodation and therefore the application would fail to meet the requirements of this policy. In the absence of evidence to show otherwise, it is possible there is still a demand for agricultural workers accommodation in the area and therefore the concern is that the removal of the restriction on this property and its return to an ordinary dwelling could result in a request for an additional dwelling for an agricultural worker in the future within this rural part of the AONB.

DATE CONSIDERED

09/10/12

CONSIDERED BY

Chichester Harbour Conservancy Committees under delegated powers.

RECOMMENDATION

The Local Planning Authority is advised that the Conservancy recommends refusal of this application.

SB/12/02834/FUL & SB/12/03598/CAC

BRAMLINGS, HAM LANE, PRINSTED, EMSWORTH, HAMPSHIRE, PO19 8XT

DEMOLITION OF EXISTING SINGLE STOREY BUNGALOW AND GARAGE AND ERECTION OF REPLACEMENT 2-STOREY HOUSE AND DETACHED DOUBLE GARAGE

PLANNING POLICY FRAMEWORK

NPPF paragraphs 14 and 115; RE4, BE11, BE12: Adopted Chichester District Local Plan 1999. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policy B3. Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions.

CHICHESTER HARBOUR CONSERVANCY'S COMMENTS

'Bramlings' is a flat roofed yellow brick bungalow located on Ham Lane in Prinsted, at the junction of a public footpath which runs from Prinsted Lane to Ham Lane through the residential properties. The existing dwelling is unusual and unattractive due to its flat roofed design and use of materials which do not relate to surrounding development. The dwelling lies within the Prinsted Settlement boundary and Conservation Area.

The application seeks full planning permission to demolish the existing bungalow and erect a two-storey replacement dwelling (there is a separate application seeking Conservation Area Consent for demolition - reference SB/12/03598/CAC). The proposed replacement dwelling would be a 'Scandia-Hus' design, which would be a mix of different elements including a mono-pitched roof at the front, with a large flat roofed element with secluded roof garden behind, with a single-storey mono-pitched element to the side. A tall stairwell element would protrude upwards from the middle of the two main roof elements, reaching a height of over 9 metres. There would also be a flat roofed detached double garage within the frontage. Materials would be through-colour render, slate tiles, purbeck stone to the stairwell and aluminium windows.

While Ham Lane displays a mixture of traditional, historic cottages and more modern post-war houses and the existing bunalow has no architectural merit and therefore makes no positive contribution to the Conservation Area, the proposed design appears to bear little relation to surrounding dwellings. We are concerned that it would create an imposing and incongrous building in this residential setting, which, while not being exposed to the wider AONB landscape, sits on the junction of a public footpath and would be readily visible from the north and west boundaries of the site, particularly given the proposed substantial increase in height which would have a significant, albeit localised, visual impact. We do not consider that the proposed design, which appears as an awkward combination of unrelated elements, would conserve or enhance the Conservation Area or the AONB.

These comments would also apply to the Conservation Area Consent application (SB/12/03598/CAC)- we also object to this application in the absence of a scheme for a suitable replacement which would conserve and enhance the AONB and Conservation Area as required by National and Local Planning Policy and legislation.

DATE CONSIDERED

09/10/12

CONSIDERED BY

Chichester Harbour Conservancy Committees under delegated powers.

RECOMMENDATION

The Local Planning Authority is advised that the Conservancy recommends refusal of this application.

SB/12/03435/FUL

LAND WEST OF FIELDSIDE, PRINSTED LANE, PRINSTED, EMSWORTH, HAMPSHIRE

DEMOLITION OF 2NO. DILAPIDATED OUTBUILDINGS AND THE ERECTION OF 3NO. DWELLINGS, TOGETHER WITH ASSOCIATED LANDSCAPING AND ACCESS

PLANNING POLICY FRAMEWORK

NPPF paragraphs 14 and 115; RE1, RE4, BE11: Adopted Chichester District Local Plan 1999. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policies B1, B2, B3. Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions.

CHICHESTER HARBOUR CONSERVANCY'S COMMENTS

The application site relates to a small field located amongst residential properties in the southern part of Prinsted, which currently contains 2 outbuildings and has been used for informal storage in recent times. The majority of the site lies outside but adjoins the western side of the settlement policy area of Prinsted. The site lies within the defined Strategic Gap and approximately 120 metres from the harbour. It is bounded by trees and residential gardens and properties on all sides. There are glimpsed views of the site area (although not the existing outbuildings due to their low height), including trees and the roof and chimneys of a house parallel with the northern part of the site, from the foreshore footpath. Views from the public footpath to the southwest are limited to glimpses by the presence of hedgerows, trees and properties directly to the west. Views from Prinsted Lane are similarly restricted by the set back nature of the site behind the properties directly to the east which front onto Prinsted Lane.

The application proposes the demolition of the existing outbuildings and the erection of 3 detached dwellings within the site, arranged in a linear pattern along a north-south axis. There would be 3 separate designs, including a traditional brick and timber clad dwelling with a barn hipped clay tiled roof; a chalet style dwelling with a pitched slate roof with pitched roof dormer windows and grey timber cladding; and a two-storey dwelling with a hipped slate roof and grey timber cladding. The northern-most dwelling would have the smallest footprint and would be 8.2 metres high; the two dwellings to the south would have larger footprints and would be approximately 8.4 and 8.5 metres high respectively. Each dwelling would have an attached garage element with a pitched roof set down from the main ridge.

In terms of Local Plan policy and the Conservancy's planning guideline policy B1, new residential development outside the existing settlement policy area boundary would not be supportable except in exceptional circumstances, none of which apply in this case. However, the Council has adopted an Interim Statement 'Facilitating Appropriate Development' which allows for some small-scale housing development outside existing settlement boundaries provided they meet a number of criteria, including the site physically adjoining the existing settlement boundary. In this instance, the site adjoins the western side of the boundary and is physically enclosed by lower density residential development and tennis courts to the south and west, and is enclosed by the slightly higher density development of the village to the east and north. For this reason we do not consider that the proposed development would be harmful to the integrity of the Strategic Gap. We are pleased to see that a low density development with ample garden space has been opted for as this would be sympathetic to the pattern of surrounding development and would limit any visual impacts.

Due to the enclosed nature of the site there would be limited views of the proposed development from the wider AONB. It is likely that there would be views of the roofs of the houses from the foreshore foopath which runs along the raised sea wall, and from the harbour beyond. However, provided the roofs are finished in natural materials (clay

and slate tiles are proposed) it is not considered that they would be unduly intrusive in the landscape, as they would be viewed as part of the existing village setting, albeit amongst the existing area of trees beyond the houses which front onto the harbour. These trees form an important contribution to the semi-rural character of the area and the transition between the village and the open countryside to the west and would also soften the impact of the proposed dwellings - therefore it would be essential that the boundary trees are retained and managed.

We have some concern regarding the proposed materials for dwellings 2 and 3 which show timber boarding in a grey finish which would reflect the increasingly popular 'New England' style. We would prefer to see more traditional materials which reflect the surrounding development in Prinsted (such as are proposed for dwelling 1) where predominant materials are brick, render and tile-hanging to the elevations of dwellings. If timber boarding is used, we would prefer to see real timber in a natural finish rather than the use of pre-coloured synthetic cladding.

The application states that due to the low number of dwellings proposed, the number of residents from the proposed development would not significantly increase the number of people living in the local area and would therefore not be likely to impact on the designated sites through increased recreational disturbance. It is considered that an objection on these grounds would be unsustainable given the low number of dwellings proposed.

The application includes an ecological report which recommends various measures to protect or promote wildlife on the site itself, including the planting of wildlife friendly plants, nesting boxes, bat bricks or tiles and avoiding vegetation clearance in the bird nesting season - we would ask for a suitable condition to ensure that these measures are implemented as part of the development.

In conclusion, while the site lies outside the settlement policy area boundary, due to the particular circumstances of this site being enclosed by existing residential plots on all sides, coupled with the limited impact on the wider AONB and nature conservation interests, we would not wish to raise an objection to this application, subject to the following matters to be negotiated or secured by condition.

DATE CONSIDERED

26/09/12

CONSIDERED BY

Chichester Harbour Conservancy Planning Committee sub-group under delegated powers.

RECOMMENDATION

The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:-

- Samples of materials be agreed, and timber cladding to dwellings 2 and 3 be natural timber avoiding blue/grey or light colouring;
- Retention and management of boundary planting (this would be essential);
- Provision of measures recommended in ecological report.

BI/12/02941/FUL (ADDITIONAL INFORMATION)

BROOMFIELD, LOCK LANE, BIRDHAM, CHICHESTER, WEST SUSSEX, PO20 7BA

DEMOLITION OF TWO-STOREY DETACHED HOUSE WITH GARAGE AND ERECTION OF A FIVE BEDROOM CHALET STYLE HOUSE WITH INTEGRAL GARAGE.

PLANNING POLICY FRAMEWORK

NPPF paragraphs 14 and 115; RE4, BE11, H12: Adopted Chichester District Local Plan 1999. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policies B2, B3. Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions.

CHICHESTER HARBOUR CONSERVANCY'S COMMENTS

Additional information has now been submitted including existing elevations and comparative outlines on the proposed elevations. The applicant has also made some changes to the proposed finishes for the materials, confirming that the proposed sawn weatherboarding and fascias would be finished in a light oak colour sadolin supercoat; with timber soffits and frames in a sadolin off-white stain; and a red/brown brick plinth.

The comparative silhouettes show that there would be a slight increase in height to the main roof ridge, and an increase to the profile/silhuoette on each of the 4 elevations. The increase to the front and rear elevations would not be excessive and appears to be approximately the recommended maximum of a 25% increase. The proposed increase would be greater to the side elevations due to the increased depth of the roof and the projecting guest bedroom wing. However, this wing would be single-storey, would be sited to the rear and would be mostly screened from public views by the rear boundary trees and the trees along the canal.

The proposed finishes to the materials have been altered to opt for more muted tones and the applicant has confirmed that it is not their intention to create a 'New England' style property with manmade bright coloured weatherboarding. They have asked that the soffits and window frames be an off-white finish to avoid making the building drab and it is considered that given the screening afforded by surrounding trees and the appropriate scale and massing of the building, this finish would not be overly intrusive when seen together with the muted tones of light oak coloured timber cladding and a cedar shingle roof. Overall, while the proposed property would result in an increase in mass over the existing building, the articulated design, appropriate materials and partially screened location of the property would mean that the proposed dwelling would not be overly intrusive in this rural setting. This would depend upon the retention of boundary planting as shown, and the final finishes to the materials being agreed. We would also suggest that permitted development rights should be restricted to prevent further increases without consideration in this rural setting within the AONB.

DATE CONSIDERED

26/09/12

CONSIDERED BY

Chichester Harbour Conservancy Planning Committee sub-group under delegated powers.

RECOMMENDATION

The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:-

- Retention and management of boundary planting;
- Schedule/samples of materials and finishes to be agreed prior to construction;
- Permitted development rights for extensions be restricted;
- Bat mitigation measures be implemented (as presented).

BI/12/02921/ADV

BIRDHAM SERVICE STATION, MAIN ROAD, BIRDHAM, CHICHESTER, PO20 7HU

VARIOUS ADVERTISEMENTS IN ACCORDANCE WITH NEW SHELL CORPORATE BRANDING RVI-E SCHEME

PLANNING POLICY FRAMEWORK

NPPF paragraphs 14 and 115; RE4, BE9: Adopted Chichester District Local Plan 1999. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policy B4.

CHICHESTER HARBOUR CONSERVANCY'S COMMENTS

The Conservancy commented on a previous application regarding the signage to the Birdham Service Station (reference BI/12/01902/ADV). We objected based on the amount of illumination proposed, the colours used and the amount of signage causing a cluttered appearance. Since the previous application, which was refused, the signs have been installed, albeit changed slightly. The totem sign is 5m high instead of the previous 7m, although it is still illuminated. The fascia has a red bar on two elevations, but is now not illuminated, nor is the large Shell pecten.

We recognise that the red and yellow are the corporate colours for Shell and without the illumination, the fascia signs on the canopy are not significantly more intrusive than the previous 'Total' signage. There are still a large number of signs, but we are pleased the temporary signs and flags have been removed and that the totem sign has been reduced in height. The remaining element which is proposed is a revised shop front. We note that a 'shop' fascia sign has been installed in the shell corporate colours and are confused as to why the proposed plans show a 'SELECT deli2go' sign in a bright greenish yellow. However, the proposed shop fascia sign, although illuminated, would be underneath the forecourt and thus not be too highly visible from the wider landscape. Provided the Council is satisfied that the level of illumination on the shop front and totem sign is not excessive, we propose no objection, but would ask that the colour of the 'SELECT deli2go' shop fascia sign to be in 'shell yellow' as stated and not the bright greenish yellow as shown on the plan.

We note that the 'Car Wash' sign has been installed on the side facing the road and pumps and not on the entrance side as shown in the plans but as this is non-illuminated and matches the remaining signage this element does not significantly alter the overall impact on the AONB.

DATE CONSIDERED

26/09/12

CONSIDERED BY

Chichester Harbour Conservancy Planning Committee sub-group under delegated powers.

RECOMMENDATION

The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:-

- The colour of the shop fascia be 'Shell Yellow'.

LV/12/03178/OUT

LAND NORTH OF KEEPERS WOOD, LAVANT ROAD, LAVANT, WEST SUSSEX

AN OUTLINE APPLICATION WITH SOME RESERVED MATTERS, FOR THE ERECTION OF 92 RESIDENTIAL UNTS, AND ASSOCIATED INFRASTRUCTURE

PLANNING POLICY FRAMEWORK

CDC Interim Policy Statement on Development and Disturbance of Birds in Chichester and Langstone Harbours SPA (September 2010). EA Position Statement - September 2011 - Wastewater treatment capacity constraints on new development in Chichester City.

CHICHESTER HARBOUR CONSERVANCY'S COMMENTS

This application seeks outline permission for 92 dwellings on an area of greenfield land adjacent to the northern boundary of the Chichester City settlement boundary. The two main issues from the Conservancy's perspective for sites some distance from the AONB relate to potential impacts on the designated sites within Chichester Harbour through increased recreational disturbance, and from sewage disposal from the proposed development.

Because the application seeks permission for 92 new dwellings within approximately 3.5km of Chichester and Langstone Harbours SPA, the Council's Interim Policy Statement 'Development and Disturbance of Birds in Chichester and Langstone Harbours SPA' (September 2010) is relevant (which sets out a 'zone of influence' surrounding the SPA/SAC site that extends to 7km from the foreshore).

The Conservancy provided comments to the District Council on a preliminary enquiry for this site, including a larger area to the north which extended right up to residential development along Raughmere Drive to the north. We commented that this site would have less impact in terms of recreational disturbance than sites in closer proximity and with more direct footpath links to the harbour; but that given the large number of dwellings, the views of Natural England will be important in terms of whether there would be a potentially significant impact which would require mitigation. Research has shown that existing residents from the northern parts of Chichester visit the harbour regularly for recreation, and that they seek the harbour mainly for its coastal qualities, which are difficult to replicate elsewhere.

The current application shows only the southern portion of the site accommodating 92 dwellings and areas of open space (combining to a total area of 1 hectare), and includes a detailed report entitled 'Information for an Appropriate Assessment of the impacts on Chichester and Langstone Harbours SPA / Ramsar site and the Solent Maritime SAC...'. The report concludes that given the relatively small scale of the development proposals, the separation of the site from the SPA/SAC/Ramsar site and the existence of a variety of suitable opportunities for dog walking (and other informal recreational opportunities) both within and in very close proximity to the application site, no significant effects would be likely to arise. Notwithstanding this view, a package of mitigation and avoidance measures are put forward, including residents packs highlighting the recreational resources within the immediate area, reinforced by local signage within the application site; and a financial contribution secured via a Section 106 Agreement towards a package of measures. This is offered at £100 per dwelling (i.e. £9,200 for the 92 units proposed). The report concludes that the provision of the financial contribution, greenspace and education/interpretation initiatives would more than offset/avoid any potential significant adverse effects that the development proposals could have on the European sites through increased recreational pressure.

We remain of the view that sites to the north and east of Chichester are likely to have less of an impact in terms of increased recreational disturbance than sites in closer proximity and more directly linked to Chichester Harbour. However, the emerging

evidence indicates that there is still a likely impact, particularly when considering the various sites coming forward in combination, and therefore we welcome the provision of mitigation measures to address these impacts. Any mitigation package should be appropriate in scale and duration to address the likely increase in recreational disturbance. In this respect, we would defer to the Council and Natural England regarding whether the proposals put forward would meet these tests. We would stress that the mitigation package should also be funded at an appropriate level (the current level of £100 per dwelling does not appear to be an adequate sum), secured, appropriately designed (including the residents packs), delivered, and managed in perpetuity.

The proposed development would not connect to Apuldram Waste Water Treatment Works (WWTW). Two options have been explored and the preferred option would be on-site treatment discharging clean water into a soak away system, allowing natural infiltration into the hydrological system. The second option would be to utilise the Lavant WWTW and it has been confirmed that this has sufficient capacity to accommodate the development. We would be concerned about the provision of an on-site treatment plant and would seek reassurance that if this option is chosen, it will not result in an additional burden on the Apuldram WWTW, or subsequent pollution of the harbour.

DATE CONSIDERED

26/09/12

CONSIDERED BY

Chichester Harbour Conservancy Planning Committee sub-group under delegated powers.

RECOMMENDATION

Provided the Council and Natural England are satisfied that the mitigation package would be of an appropriate scale and duration to address any impacts on the SPA from increased recreational disturbance; propose no objection subject to:

ii) the mitigation package being secured through appropriate conditions / legal agreement, appropriately designed, delivered and managed in perpetuity;

ii) a clear solution being reached (prior to the commencement of the development) to the waste water discharge which does not add to Apuldram Waste Water Treatment Works.

The Planning Inspectorate

Agenda item no. 7

Appeal Decision

Site visit made on 30 August 2012

by Lynne Evans BA MA MRTPI MRICS

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 10 September 2012

Appeal Ref: APP/L3815/D/12/2177899
Creek Cottage, Shore Road, Bosham, Chichester PO18 8QL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Richard Atkins against the decision of Chichester District Council.
- The application Ref BO/12/00612/DOM dated 7 February 2012 was refused by notice dated 30 March 2012.
- The development proposed is rear one and half storey addition to existing home.

Decision

1. The appeal is allowed and planning permission is granted for rear one and half storey addition to existing home at Creek Cottage, Shore Road, Bosham, Chichester PO18 8QL in accordance with the terms of the application ref: BO/12/00612/DOM dated 7 February 2012, subject to the following conditions:

   1) The development hereby permitted shall begin not later than three years from the date of this decision.

   2) No development shall be carried out before details of the materials, including samples, if requested by the Local Planning Authority, for the external surfaces of the extension herby permitted, including windows and external doors, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

   3) The development hereby permitted shall be carried out in accordance with the following approved plans: 00, 01, 02, 03, 04, 05, 06 and 07.

Main issue

2. The main issue raised in this appeal is the effect of the proposal on the character and appearance of the existing building and the local area, including with regard to its location within the Chichester Harbour Area of Outstanding Natural Beauty (AONB).

Reasons

3. The appeal property sits on the south side of Bosham Harbour and is one of an attractive group of detached properties, of varying scale and design, along Shore Road. The property is visible, along with other properties fronting Shore Road, from various points around the Harbour. The appeal property is two storeys, with an eclectic mix of design features and materials. The appeal site and local area falls within the Chichester Harbour AONB.

4. Planning permission has previously been granted for a rear extension under the Council's reference BO/09/00243/DOM, together with some subsequent non-material amendments under reference BO/09/04714/NMA. The proposed extension would follow a similar footprint but would be higher with different openings and materials.

5. The proposed extension would be to the east of the dwelling and set back from the road frontage. In terms of its footprint and proportions, including its eaves and ridge height, I consider that it would appear subservient in scale to the main property. The proposed dormer windows would be proportionate in scale to the proposed roof and extension and would relate appropriately to the first floor windows on the western elevation. The proposed materials would relate to the palette of materials found on the existing building. I consider that it would be a well designed and attractive addition to the existing property.

6. The Council's adopted *Design Guidelines for New Dwellings and Extensions: Chichester Harbour Area of Outstanding Natural Beauty* 2010 refer to a guideline for new development of 50% increase above the existing footprint and 25% increase above the existing silhouette. However, it goes on to indicate that the acceptability of any increase in size will also be dependent on whether the site can accommodate the increase whilst still respecting the local character of the area.

7. The proposal would be visible in short and longer views around and across the Harbour. The proposal would relate well to the existing building in terms of scale, design and materials and would not reduce materially the open gap to the adjoining dwelling or appear as visually intrusive in the street scene. I am satisfied that following the adopted guidance set out above, the site would be capable of accommodating the increase in size and that no harm would result to the character and appearance of the local area. Furthermore, it would respect the visual quality, scenic beauty and distinctive character of the AONB.

8. I therefore conclude that the proposal would respect the character and appearance of the existing building and the local area including the AONB. There would also be no conflict with Policies RE4, BE11 and BE12 of the Chichester District Local Plan, First Review 1999 and the Bosham Village Design Statement 2011 as well as guidance in the National Planning Policy Framework.

9. With regard to conditions, it would be appropriate to require the approval of materials for the construction of the extension in order to protect the appearance of the building and of the local area, but that seeking to control the colour of any future painting of the doors and windows would be unreasonable. I shall also add a condition to list the approved plans on the basis that, otherwise than as set out in this decision and in conditions, it is necessary that the development shall be carried out in accordance with the approved plans, for the avoidance of doubt and in the interests of proper planning.

10. For the reasons given above and having regard to all other matters raised, including in representations from the Chichester Harbour Conservancy and Bosham Parish Council, I conclude that the appeal should be allowed.

L J Evans

INSPECTOR

Reports back for information: October, November and December 2011						
Date	**Application No**	**L/A**	**Site**	**Application Details**	**Recommendation**	**L/A Decision**
03/10/2011	APP/11/01211	HBC	CRABBERS NIP, 60 BRACKLESHAM ROAD, HAYLING ISLAND, PO11 9SJ	TWO-STOREY EXTENSION COMPRISING FIRST FLOOR EXTENSION AND ADDITIONAL ACCOMMODATION AT SECOND STOREY LEVEL, WITH TERRACE AND BALCONY, WITH TIMBER CLADDING.	The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:- • Cladding to be natural timber (not synthetic materials) and to be finished in a natural or dark stain or left to weather naturally; • Glazing on east elevation at second floor level be given greater vertical subdivisions.	WITHDRAWN
03/10/2011	BO/11/03843/EXT	CDC	WADERS, SMUGGLERS LANE, BOSHAM, CHICHESTER, WEST SUSSEX. PO18 8QW	NEW TIMBER DOUBLE GARAGE/BOAT SHED.	The Local Planning Authority is advised that the Conservancy has no objection to this application assuming that circumstances on the site have not materially changed since the 2008 application (BO/08/03614/DOM). We would refer back to our comments on that application dated 16/10/2008 which asked for suitable conditions, which were subsequently included on the decision notice. We would wish to see these conditions applied again to any new permission granted.	APPROVED WITH CONDITIONS *(conditions requested by CHC included)*
03/10/2011	BI/11/03687/DOM	CDC	PENTLANDS 5 BURLOW CLOSE BIRDHAM CHICHESTER WEST SUSSEX PO20 7ES	RETROSPECTIVE APPLICATION FOR THE RETENTION OF THE WOODEN TRELLIS FENCING TO SOUTH SIDE OF PROPERTY.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	REFUSED (on grounds of impact on visual amenity of street scene)
04/10/2011	BO/11/03877/TPA	CDC	WILLOW HOUSE, 8 STUMPS END, BOSHAM, CHICHESTER, PO18 8RB	FELL 1 NO. WILLOW TREE (MARKED ON PLAN AS 1). REDUCE HEIGHT AND WIDTH (SHAPING THE TREE ACCORDINGLY) BY 33% ON 1 NO. WILLOW TREE (MARKED ON PLAN AS 2). BOTH WITHIN GROUP G4 SUBJECT TO BO/76/00049/TPO.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	**REFUSED** **Undue loss and detriment to visual amenities of locality. Management of trees' size should be sought through a scheme of approval for surgery.**

Reports back for information: October, November and December 2011						
Date	**Application No**	**L/A**	**Site**	**Application Details**	**Recommendation**	**L/A Decision**
04/10/2011	BO/11/03916/DOM	CDC	SPINNEYS BOSHAM HOE BOSHAM CHICHESTER WEST SUSSEX PO18 8ET	SINGLE-STOREY REAR EXTENSION RE-ROOFING SINGLE-STOREY TO MATCH EXTENSION.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
04/10/2011	BI/11/02869/ADV	CDC	PREMIER BUSINESS PARK, BIRDHAM ROAD, APPLEDRAM, CHICHESTER, WEST SUSSEX. PO20 7BU	1 NO. FORECOURT SIGN	The Local Planning Authority is advised that the Conservancy has no objection to this application.	REFUSED Appeal Allowed
04/10/2011	SB/11/03337/COU	CDC	NUTBOURNE HOUSE, FARM LANE, NUTBOURNE, CHICHESTER, WEST SUSSEX, PO18 8SD	CHANGE OF USE OF NUTBOURNE HOUSE AND ITS CURTILAGE FROM A MIXED C3 (DWELLING HOUSE) AND D1 (RESIDENTIAL INSTITUTION) USE TO A SINGLE C3 (DWELLING HOUSE) USE.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED
04/10/2011	BO/11/04055/DOM	CDC	PHEASANT LODGE OLD PARK LANE BOSHAM CHICHESTER WEST SUSSEX PO18 8EX	PROPOSED TIMBER FRAMED DOUBLE CAR PORT AND ASSOCIATED LOG STORE.	The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:- • Retention of existing trees as shown in the application; • Schedule/samples of materials to be agreed prior to construction (we would ask that the timber cladding is finished in a natural or dark stain or left to weather naturally) • A suitable condition to ensure the building is used for ancillary purposes to the main dwelling	APPROVED WITH CONDITIONS *(conditions requested by CHC included)*

Reports back for information: October, November and December 2011						
Date	**Application No**	**L/A**	**Site**	**Application Details**	**Recommendation**	**L/A Decision**
05/10/2011	WI/11/03990/DOM	CDC	LIMPET COTTAGE, ITCHENOR ROAD, WEST ITCHENOR, CHICHESTER, PO20 7DH	ALTERATIONS TO MAIN ENTRANCE INCLUDING ERECTION OF PORCH, INSTALLATION OF GLAZED LANTERN IN ROOF OF EXISTING SINGLE-STOREY STRUCTURE, AND CHANGE OF FRENCH DOORS TO WINDOW IN REAR ELEVATION.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
05/10/2011	APP/11/01080 (A)	HBC	MILL RYTHE HOLIDAY VILLAGE, 16 HAVANT ROAD, HAYLING ISLAND, HAMPSHIRE, PO11 0PB	CHANGE OF USE OF PART OF THE LAND FOR THE SITING OF 31 STATIC CARAVANS	The Local Planning Authority is advised that the Conservancy recommends refusal of this application.	AWAITING DECISION
05/10/2011	APP/11/01444	HBC	16 FISHERMANS WALK, HAYLING ISLAND, PO11 9QU	EXTENSION OF TIME LIMIT OF PLANNING PERMISSION 08/73299/000 FOR EXTENSION TO PROVIDE FIRST FLOOR BALCONY.	While we note that amended plans were submitted showing a darker palette of materials and that this would help to limit the visual intrusion of the proposed extension; we would refer back to our comments on application 08/73299/000 dated 9th September 2008 which mostly related to the substantial increase in bulk being proposed. The fact that this would significantly exceed the recommended increase of 25% to the silhouette as set out in the AONB Design Guidelines for New Dwellings and Extensions underlines those concerns. The Local Planning Authority is therefore advised that the Conservancy recommends refusal of this application, as set out in our previous comments.	**APPROVED WITH CONDITIONS** **(**conflict as before**)**
06/10/2011	APP/11/01474	HBC	12 SEAFARERS WALK, HAYLING ISLAND, PO11 9TA	CROWN REDUCE BY 1M AND CROWN RAISE TO 4M, 1 NO. PINE TREE WITHIN AREA ORDER 2 OF TPO 1358.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS

Reports back for information: October, November and December 2011						
Date	**Application No**	**L/A**	**Site**	**Application Details**	**Recommendation**	**L/A Decision**
07/10/2011	WI/11/04249/TCA	CDC	EMMETS, ITCHENOR ROAD, WEST ITCHENOR, CHICHESTER, PO20 7AB	NOTIFICATION OF INTENTION TO FELL 2 NO. POPLAR TREES (MARKED ON PLAN WITH X'S) AND 1 NO. EUCALYPTUS TREE (MARKED ON PLAN AS O).	The Local Planning Authority is advised that the Conservancy has no objection to this application but asks that a suitable informative is placed on the decision notice to draw attention to the Conservancy's preference for native species typical of the AONB (list can be provided on request).	NO TPO
10/10/2011	FB/11/04048/LBC	CDC	MANOR BARN, APPLEDRAM LANE (SOUTH) CHICHESTER WEST SUSSEX. PO20 7PE.	STRIP ROOF OF EXISTING HAND MADE CLAY TILES, SALVAGE WHERE POSSIBLE AND RECOVER WITH HAND MADE CLAY TILES.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
12/10/2011	BO/11/03376/EXT	CDC	UNIT 5, BROADBRIDGE BUSINESS CENTRE, DELLING LANE, BOSHAM, CHICHESTER, WEST SUSSEX PO18 8NF	EXTENSION OF EXTANT PLANNING PERMISSION REFERENCE BO/08/03561/FUL; CHANGE OF USE AND EXTENSION OF FORMER AGRICULTURAL BUILDING FOR COMMERCIAL USE (CLASS B1).	The Local Planning Authority is advised that the Conservancy has no objection to this application assuming that circumstances on the site have not materially changed since the 2008 application (BO/08/03561/FUL). We would therefore refer back to our comments on that application dated 16th September 2008 which asked for suitable conditions, which were subsequently included on the decision notice. We would wish to see these conditions applied again to any new permission granted (in particular condition nos. 3 and 5).	APPROVED WITH CONDITIONS *(conditions requested by CHC included)*
13/10/2011	LV/11/03912/OUT	CDC	HUNTERS REST, LAVANT ROAD, CHICHESTER, WEST SUSSEX, PO19 5RD	ERECTION OF 20 DWELLINGS INCLUDING 2 X TWO-BED HOUSES, 8 X THREE-BED HOUSES AND 10 X FOUR-BED HOUSES, WITH ANCILLARY CAR PARKING, LANDSCAPING AND PUBLIC OPEN SPACE.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	AWAITING DECISION
14/10/2011	CH/11/04111/DOM	CDC	COACH HOUSE COT LANE CHIDHAM CHICHESTER WEST SUSSEX PO18 8SX	INTERNAL ALTERATIONS; CONVERSION OF GARAGE/STORE TO BEDROOM.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS

Reports back for information: October, November and December 2011						
Date	**Application No**	**L/A**	**Site**	**Application Details**	**Recommendation**	**L/A Decision**
17/10/2011	BO/11/04160/DOM	CDC	PAXFOLD, BOSHAM LANE, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8HG	REPLACEMENT GARAGE.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
17/10/2011	BO/11/04123/DOM	CDC	LEASIDE, WINDMILL FIELD, BOSHAM, CHICHESTER, PO18 8LH	INSTALL SOLAR PANELS	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
18/10/2011	BI/11/03813/FUL	CDC	NORTHLEIGH FARM, MAIN ROAD, BIRDHAM, CHICHESTER, WEST SUSSEX, PO20 7BY	LOCKABLE BARN FOR AGRICULTURAL MACHINERY WITH LEAN-TO FOR CATTLE AND CATTLE FEED.	The Local Planning Authority is advised that the Conservancy has no objection to this application as the proposed barn would be well screened from the AONB; however, as this is a sizeable building we feel that the District Council should satisfy themselves that it is reasonably necessary for the purposes of agriculture before granting permission.	APPROVED WITH CONDITIONS
18/10/2011	CH/11/03902/DOM	CDC	WAYTE COTTAGES, CHIDHAM LANE, CHIDHAM, CHICHESTER, PO18 8TQ	ADDITION OF NEW PORCH TO FRONT ELEVATION AND SINGLE-STOREY REAR EXTENSION.	The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:- - A suitable condition is applied to any permission granted to ensure the retention of the rear boundary hedge, which helps to partially screen / soften the views of the rear ground floors of these properties from the wider landscape to the south.	APPROVED WITH CONDITIONS *(conditions requested by CHC not included)*
19/10/2011	WI/11/02331/DOM (AMENDED PLANS 2)	CDC	THE ANCHORAGE, SPINNEY LANE, ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7DJ	ERECTION OF EXTENSION ABOVE EXISTING GARAGE; ERECTION OF TIMBER FRAMED STORAGE BUILDING; AND ASSOCIATED WORKS TO MAIN HOUSE (ALL TO FACILITATE OCCUPATION BY DISABLED PERSON).	The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:- • Samples of materials to be agreed prior to construction, to include window frames and garage/storage building doors and fascias; • Proposed timber storage building be removed from the site after its use for medical equipment and supplies storage is no longer required;	APPROVED WITH CONDITIONS *(conditions requested by CHC included)*

Reports back for information: October, November and December 2011						
Date	**Application No**	**L/A**	**Site**	**Application Details**	**Recommendation**	**L/A Decision**
					• Proposed new planting to be provided in the first available planting season following construction of the extension and to be native species typical of the AONB; • Use of the proposed extension be restricted to the intended use or ancillary uses to the main dwelling and not to be sold, let or lived in as a separate dwelling contrary to the Council and Conservancy's policies.	
19/10/2011	WI/11/04143/LBC	CDC	EMMETS, ITCHENOR ROAD, WEST ITCHENOR, CHICHESTER, PO20 7AB	DEMOLITION OF EXISTING CONSERVATORY AND ERECTION OF ORANGERY STYLE GARDEN ROOM.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
20/10/2011	WW/11/03924/FUL	CDC	MERRY HARBOUR, ROMAN LANDING, WEST WITTERING, CHICHESTER, WEST SUSSEX, PO20 8AS	REPLACEMENT HOUSE AND DETACHED GARAGE.	The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:- • Detailed landscaping scheme to be agreed, to include retention of boundary planting and replacement of tree lost to new garage; and • Schedule and samples of materials to be agreed, including window frames, fascias/soffits and guttering.	APPROVED WITH CONDITIONS *(conditions requested by CHC included)*
20/10/2011	AP/11/04233/DOM	CDC	TOLL BAR COTTAGE, DELL QUAY ROAD, DELL QUAY, APPLEDRAM, CHICHESTER, WEST SUSSEX, PO20 7EB	SINGLE-STOREY ORANGERY TO REAR OF PROPERTY.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
20/10/2011	BO/11/04225/DOM	CDC	LORDSWOOD CREDE CLOSE BOSHAM CHICHESTER WEST SUSSEX PO18 8NZ	SINGLE-STOREY SIDE EXTENSION TO REPLACE EXISTING CONSERVATORY. NEW LOUNGE WINDOW.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS

Reports back for information: October, November and December 2011						
Date	**Application No**	**L/A**	**Site**	**Application Details**	**Recommendation**	**L/A Decision**
20/10/2011	WW/11/04432/TCA	CDC	STONES COTTAGE, POUND ROAD, WEST WITTERING, CHICHESTER, PO20 8AJ	NOTIFICATION OF INTENTION TO CROWN REDUCE BY 30% ON 1 NO. HOLM OAK TREE.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	NO TPO
24/10/2011	BI/11/03616/FUL	CDC	CHICHESTER YACHT CLUB CHICHESTER MARINA BIRDHAM CHICHESTER WEST SUSSEX PO20 7EJ	REPLACEMENT OF EXISTING PONTOONS. RESHAPING OF EXISTING SAFETY BOAT ZONE/LAND TOGETHER WITH NEW (SMALL) SPUR TAKEN FROM EXISTING SLIPWAY.	The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:- • Works to be carried out outside the overwintering bird period (30th September – 1st April), to avoid any storage of material or use of machinery on the designated site area, and to be carried out in accordance with the advice of Natural England (including any suggested conditions); • Alternative colour to light grey for the safety berth be considered and a suitable condition be included to ensure that it is removed outside the summer months as detailed in the application.	APPROVED WITH CONDITIONS *(conditions requested by CHC included)*
25/10/2011	SB/11/04339/DOM	CDC	PRINSTED HOUSE, PRINSTED LANE, PRINSTED, EMSWORTH, HAMPSHIRE, PO10 8HS	16 NO. PV SOLAR PANELS TO REAR GARDEN.	The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:- -New planting to be provided in the first available planting season and to be native species typical of the AONB; -Details of any hardsurfacing be agreed.	APPROVED WITH CONDITIONS *(conditions requested by CHC not included)*
25/10/2011	SB/11/04298/COU	CDC	WESTON APPLE FARM, MAIN ROAD, NUTBOURNE, CHICHESTER, WEST SUSSEX, PO10 8JN	CONTINUATION OF USE OF LAND FOR THE STORAGE OF TIMBER AND SPLITTING OF LOGS	The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:- -Retention of planting and provision of additional planting to infill gap in the existing hedgerow; -Suitable conditions to control the use and the addition of any further structures on the site.	**REFUSED** **(**conflict**)**

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Date	**Application No**	**L/A**	**Site**	**Application Details**	**Recommendation**	**L/A Decision**
25/10/2011	BO/11/04290/DOM	CDC	PENZANCE HOUSE, SMUGGLERS LANE, BOSHAM, PO18 8QW	ERECTION OF BOAT STORE WITH INTEGRATED SOLAR PV PANELS IN THE ROOF AND EXTENSION OF GARDEN WALL.	The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:- • Suitable conditions to require a schedule/samples of materials and finishes, to include the darker clay roof tiles and solar panels with dark surrounds. • A soft landscaping scheme be submitted and agreed.	APPROVED WITH CONDITIONS *(conditions requested by CHC included)*
26/10/2011	BO/11/04457/LBC	CDC	CREDE HOUSE, CREDE LANE, BOSHAM, CHICHESTER, WEST SUSSEX. PO18 8NX	PHOTOVOLTAIC PANELS ON NEW ROOF EXTENSION.	The Local Planning Authority is advised that the Conservancy has no objection to this application - we are pleased to see that thought has been given to placing the panels out of sight from public viewpoints.	APPROVED WITH CONDITIONS
27/10/2011	CC/11/04456/OUT	CDC	FORMER CHICHESTER HIGH SCHOOL FOR GIRLS, 24 STOCKBRIDGE ROAD, CHICHESTER, WEST SUSSEX, PO19 8EF	CONVERSION OF EXISTING EDWARDIAN SCHOOL BUILDING INTO A 88 ROOM STUDENT HALL OF RESIDENCE SPLIT INTO 18 FLATS WITH ASSOCIATED SHARED FACILITIES.	Propose recommend refuse unless and until a sustainable solution is found to prevent the inevitable increased pressure on the Apuldram Waste Water Treatment Works from the proposed development.	APPROVED WITH CONDITIONS Wastewater plan submitted
27/10/2011	BO/11/04578/TPA	CDC	5 STUMPS END BOSHAM CHICHESTER WEST SUSSEX PO18 8RB	CROWN REDUCE (BACK TO OLD WOUND POINTS AS PER PERMISSION IN 2005) AND REMOVE EPICORMIC SHOOTS UP TO HEIGHT OF CROWN BREAK ON 1 NO. HYBRID POPLAR TREE WITHIN GROUP G2 SUBJECT TO BO/76/00049/TPO.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS

Reports back for information: October, November and December 2011						
Date	**Application No**	**L/A**	**Site**	**Application Details**	**Recommendation**	**L/A Decision**
27/10/2011	BO/11/04548/TPA	CDC	FURZE LODGE, SMUGGLERS LANE, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8QW	REMOVE LOWEST SOUTH-EAST LIMB (OVERHANGING NEIGHBOURING PROPERTY) AND REDUCE LOWEST SOUTHERN LIMB TO GIVE A 1.5M CLEARANCE OF OUTBUILDING ROOF ON 1 NO. OAK TREE WITHIN AREA A2, BO/81/00058/TPO.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
31/10/2011	APP/11/01553	HBC	37 BATH ROAD, EMSWORTH, PO10 7ER	PROPOSED REAR EXTENSION AND ROOFLIGHT TO FRONT ELEVATION.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPLICATION WITHDRAWN
31/10/2011	BO/11/04547/DOM	CDC	FIELD END, SHORE ROAD, BOSHAM, CHICHESTER, WEST SUSSEX. PO18 8QL.	THE INSTALLATION OF 18NO. PHOTOVOLTAIC PANELS ON THE SOUTH WEST ROOFSLOPE OF THE PROPERTY.	The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:- Applicant considers using matt / anti-glare panels with black rather than silver borders; Retention of southwest boundary tree and a restriction on any severe pollarding of this tree.	APPROVED WITH CONDITIONS *(condition regarding colour requested by CHC included)*
31/10/2011	BI/11/04446/DOM	CDC	VINE COTTAGE, CHURCH LANE, BIRDHAM, CHICHESTER, PO20 7AT	EXTENSION AND ALTERATION OF VINE COTTAGE, INCLUDING DEMOLITION OF EXISTING SINGLE-STOREY EXTENSION, CONSERVATORY AND THE ADJACENT GARAGE/WORKSHOP, AND CONSTRUCTION OF NEW SINGLE-STOREY EXTENSION, NEW CONSERVATORY AND NEW GARAGE/STUDIO.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS

Reports back for information: October, November and December 2011						
Date	**Application No**	**L/A**	**Site**	**Application Details**	**Recommendation**	**L/A Decision**
31/10/2011	APP/11/01536	HBC	68 KING STREET, EMSWORTH, PO10 7AZ	REFURBISHMENT OF EXISTING DWELLING TO INCLUDE: NEW FENESTRATION LAYOUT ON MAIN HOUSE, THE REBUILDING OF THE EXISTING CONSERVATORY WITH SOLAR PANELS ON THE ROOF, A NEW LARGER GARAGE WITH PITCHED ROOF, NEW SCREEN WALL BETWEEN HOUSE AND GARAGE AND NEW EXTERNAL AND ROOFING MATERIALS ON HSE & GGE.	The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:- -Samples of materials to be agreed by condition, to include window frames, soffits and fascia boards, and render colour; -Retention and enhancement of existing planting on the site; -Details of solar panels to be agreed to ensure that these are out of sight from public viewpoints; and -Conservatory windows and square windows on the south, east and west elevations to be given vertical subdivisions.	APPLICATION WITHDRAWN
31/10/2011	WW/11/04218/DOM	CDC	KAYELL, SHIPTON GREEN, ITCHENOR, CHICHESTER, WEST SUSSEX. PO20 7BZ	ERECT A WHITE PVCU DOUBLE GLAZED CONSERVATORY WITH A BRICK WORK BASE TO MATCH EXISTING TO THE FRONT OF THE PROPERTY.	The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:- Retention of boundary planting.	APPROVED WITH CONDITIONS *(condition requested by CHC included)*
02/11/2011	CH/11/04251/PLD	CDC	THE WARREN, MAIN ROAD, BOSHAM, CHICHESTER, PO18 8PL	SOLAR PANELS.	The Local Planning Authority is advised that the Conservancy would encourage the applicant to consider anti-glare panels with black borders in order to limit their visual impacts.	APPROVED WITH CONDITIONS *(condition requested by CHC included)*
03/11/2011	BO/11/04399/EXT	CDC	BOSHAM SERVICE STATION, BOSHAM LANE, BOSHAM, CHICHESTER, WEST SUSSEX. PO18 8HG.	EXTENSION OF EXTANT PLANNING PERMISSION BO/07/03364/FUL - ERECTION OF 4 NO. TERRACED HOUSES WITH ACCESS AND GARAGING.	The Local Planning Authority is advised that the Conservancy refers to its previous comments on BO/07/03364/FUL, but asks that the following matters be negotiated if possible:- -Landscaping scheme be agreed to include the retention of any existing trees and provision of new planting; and -Schedule/samples of materials to be agreed prior to construction.	APPROVED WITH CONDITIONS *(condition regarding materials requested by CHC included)*

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Date	**Application No**	**L/A**	**Site**	**Application Details**	**Recommendation**	**L/A Decision**
03/11/2011	D/11/04563/PNO	CDC	SOUTHEND FARM, SELSEY ROAD, DONNINGTON, CHICHESTER,PO20 7PS	GRAIN STORE.	The Local Planning Authority is advised that the Conservancy has no comments to make on this application as the site is unlikely to be visible from the AONB or have a significant impact on its setting.	APPROVAL NOT REQUIRED
03/11/2011	AP/11/02519/COU	CDC	LAND NORTH EAST OF CHICHESTER MARINA (PART OF MANOR FARM APULDRAM), BIRDHAM, WEST SUSSEX PO20 7PE	TEMPORARY (5 YEAR) CHANGE OF USE OF FIELD TO CHILDREN'S ACTIVITY CAMP TO OPERATE THROUGHOUT JULY AND AUGUST.	The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:- • Permission be on a temporary basis for a 5 year-period and during July and August only; • Establishment of a buffer strip at least 10m from the reed bed, with no activity occurring within it; • Tents, teepees and hay-bale meeting area located to the east of the site at least 40m from reed bed; • Dates agreed to minimise disturbance to birds; • Site useage to reduce impacts on grass, i.e. rotating high wear areas (this should be agreed with the County Ecologist).	**REFUSED** **(**conflict**)**
03/11/2011	BI/11/03981/FUL	CDC	WOPHAMS LANE NURSERY, WOPHAMS LANE, BIRDHAM, CHICHESTER, WEST SUSSEX. PO20 7BS	ERECTION OF GROUND MOUNTED SOLAR PHOTOVOLTAIC PANELS.	The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:- • Retention of existing hedge on west and northern boundaries; • New hedge be planted on the southern boundary of the field containing proposed arrays B & C, to screen the panels from view from the Birdham Road to the southwest; • Suitable conditions be included in any permission granted to apply appropriate controls over any security lighting, fencing or hardsurfacing; • Removal of panels at the end of their useful life (or once their use has ceased) and reversion of the land to agricultural use.	APPROVED WITH CONDITIONS *(conditions regarding hedges and fencing requested by CHC included)*

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Date	**Application No**	**L/A**	**Site**	**Application Details**	**Recommendation**	**L/A Decision**
03/11/2011	SB/11/04317/FUL	CDC	GLEBE FARM, MAIN ROAD, SOUTHBOURNE, HAMPSHIRE	ERECTION OF AGRICULTURAL BARN (AMENDED DESIGN TO THAT PERMITTED UNDER SB/11/02573/PNO AND SB/10/05521/PNO).	The Local Planning Authority is advised that the Conservancy has no objection to this application provided the District Council is satisfied that the building is reasonably necessary for the purposes of agriculture on the holding, but asks that the following matters be negotiated if possible:- - Suitable conditions are included on any permission granted to ensure the following: • the use of the building is restricted to agricultural use only; • a schedule/samples of materials to be agreed prior to construction, including building, access track/hardstanding and any proposed entrance gate onto Main Road; • retention and management of boundary planting; and • suitable controls on any external lighting.	APPROVED WITH CONDITIONS *(conditions requested by CHC included)*
04/11/2011	CC/11/04147/EXT	CDC	CAR PARK, THE WOOLSTAPLERS, CHICHESTER, WEST SUSSEX	PLANNING PERMISSION FOR A NEW BUILD 26 RESIDENTIAL DEVELOPMENT WITH UNDERGROUND PRIVATE PARKING. ACCESS TO CAR PARK LEVEL FROM ACCESS ROAD OFF THE WOOLSTAPLERS.	The Local Planning Authority is advised that the Conservancy recommends refusal of this application unless and until the issue of waste water is addressed and it can be demonstrated that there would be no significant increase in flows to the Apuldram Waste Water Treatment Works affecting Chichester Harbour.	APPROVED WITH CONDITIONS Wastewater plan submitted
04/11/2011	SB/11/04429/DOM	CDC	33 GORDON ROAD, SOUTHBOURNE, EMSWORTH, HAMPSHIRE, PO10 8AZ	ROOM IN ROOF AND EXTENSION.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
07/11/2011	SB/11/04074/FUL	CDC	BUILDING AT BROOK FARM TROUT FARM, PRIORS LEAZE LANE, HAMBROOK, CHIDHAM,	INSTALLATION OF 210 SOLAR PV PANELS ON ROOF. TOTAL CAPACITY 50KW.	The Local Planning Authority is advised that the Conservancy has no comments on this application as it is some distance outside the AONB and therefore unlikely to significantly affect its setting.	APPROVED WITH CONDITIONS

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Date	**Application No**	**L/A**	**Site**	**Application Details**	**Recommendation**	**L/A Decision**
			CHICHESTER, WEST SUSSEX, PO18 8RQ			
08/11/2011	APP/11/01593	HBC	7 WESTERN PARADE, EMSWORTH, HANTS, PO10 7HS	CROWN REDUCE 1 NO. OAK (T1) BY 2M, TREE SUBJECT TO TPO 1866.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
08/11/2011	BO/11/04210/DOM	CDC	ROANOKE, BOSHAM HOE, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8EU	FIRST FLOOR EXTENSION TO EXISTING PROPERTY AND ADAPTATIONS TO FRONT AND REAR ELEVATIONS.	The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:- Retention and management of trees on the site (including those on the shoreline boundary); Schedule/samples of materials to be agreed prior to construction, to include balcony balustrades.	APPROVED WITH CONDITIONS *(conditions requested by CHC included)*
09/11/2011	CH/11/04642/DOM	CDC	MAGNOLIA COTTAGE, CHIDHAM LANE, CHIDHAM, CHICHESTER,PO18 8TH	SIDE TWO-STOREY EXTENSION, AND REAR SINGLE-STOREY EXTENSION	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
10/11/2011	BO/11/04458/FUL	CDC	THE SLIP, QUAY MEADOW, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8LZ	PROVISION OF CONCRETE APRON AND DEPOSIT MARINE 'RIP-RAP' STONES.	The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that remainder of the works are carried out in accordance with a detailed method statement and subject to the following: - Removal of rubble and debris dumped on the SSSI within one month of permission being granted; - No use of machinery to complete the works during the period 30th September to 1st April to avoid disturbance to overwintering birds. Any movement of material must be carried out by hand with use of wheel barrows during this period. - No dumping/storage of material on the SSSI during and after completion of the works. - No vehicular/machinery access onto the SSSI. - All construction workers are made aware of the sensitivities of the site and the above conditions.	APPROVED WITH CONDITIONS *(conditions regarding Overwintering birds and storage of material requested by CHC included)*

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Date	**Application No**	**L/A**	**Site**	**Application Details**	**Recommendation**	**L/A Decision**
10/11/2011	BO/11/04318/DOM	CDC	3 FAIRFIELD ROAD, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8JH	CONSERVATORY.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
11/11/2011	BO/11/04831/TCA	CDC	MILLSTREAM HOTEL AND RESTAURANT BOSHAM LANE BOSHAM CHICHESTER WEST SUSSEX PO18 8HL	NOTIFICATION OF INTENTION TO REMOVE LEFT AND RIGHT MAIN LIMBS TO LEAVE ONLY CENTRAL TRUNK ON 1 NO. EUCALYPTUS TREE.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	NO TPO
11/11/2011	BI/11/04617/DOM	CDC	THE CORNER, CROOKED LANE, BIRDHAM, CHICHESTER, WEST SUSSEX, PO20 7HB	DEMOLITION OF EXISTING GARAGE AND CONSERVATORY/ PORCH AND ERECTION OF PITCHED TILED ROOF IN LIEU OF EXISTING FLAT ROOF AND ERECTION OF NEW CONSERVATORY.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
15/11/2011	WI/11/04678/LBC	CDC	CHURCH FARM COTTAGE ITCHENOR ROAD WEST ITCHENOR CHICHESTER WEST SUSSEX PO20 7DL	PROPOSED SOLAR PANELS ON SOUTHERN ROOF SLOPE AND ENTRANCE GATE.	The Local Planning Authority is advised that the Conservancy recommends refusal of this application.	APPLICATION WITHDRAWN
15/11/2011	AP/11/04902/TCA	CDC	DELL QUAY HOUSE, DELL QUAY ROAD, DELL QUAY, APPLEDRAM, CHICHESTER, PO20 7EE	NOTIFICATION OF INTENTION TO FELL 2 NO. LEYLAND CYPRESS TREES (T1 AND T2).	The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:- - Suitable native trees are planted as replacements, as the loss of these 2 large trees would leave the house more exposed in the wider landscape as viewed from the water and the Bosham peninsula. - We would ask that an informative is placed on the decision notice to draw attention to these comments	NO TPO *(informative requested by CHC included)*

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Date	**Application No**	**L/A**	**Site**	**Application Details**	**Recommendation**	**L/A Decision**
					if approval is granted.	
15/11/2011	WI/11/04224/DOM	CDC	OLD HAVEN, THE STREET, ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7AN	DEMOLITION OF EXISTING GARAGE WITH BEDROOM OVER AND ERECTION OF NEW GARAGE WITH BEDROOM OVER.	The Local Planning Authority is advised that the Conservancy recommends refusal of this application.	**REFUSED** **(Supported our objection)**
16/11/2011	APP/11/01749	HBC	CEMETERY, ST THOMAS A BECKETS CHURCH, CHURCH LANE, HAVANT, PO9 2TU	APPLICATION TO CARRY OUT TREE WORKS INCLUDING VARIOUS CROWN RAISE AND CROWN REDUCTION WORKS AND SELECTIVE FELLING OF TREES; ALL TREES WITHIN CONSERVATION AREA OF WARBLINGTON.	While we have no objection to the proposed works to / felling of various individual trees within the grounds as specified in the application; we have concerns regarding the proposed continued works to the hedgerow, given the harmful impact of the works recently carried out to the western portion (despite the objection raised by the Council to the previous application reference APP/10/00821) which now looks gappy and thin. This is a long hedgerow which is a significant landscape feature within the AONB. We would reiterate the comments we made previously that it would be better to lay the hedge or alternatively coppice the hedge at ground level. If the proposed reduction is continued as proposed or it is chosen to coppice the hedge, we feel that it would be best if the work was phased over 3-4 years so as to limit the impact to the landscape and wildlife. The wildlife interest will be best maintained if the hedge was layed or coppiced and the work should be done outside of the bird nesting season. The Local Planning Authority is therefore advised that the Conservancy has no objection to this application, but asks that the remaining section of hedge is layed or coppiced at ground level and that the works are phased / spread over the next 2 years and are carried out outside of the bird nesting season.	AWAITING DECISION

Reports back for information: October, November and December 2011						
Date	**Application No**	**L/A**	**Site**	**Application Details**	**Recommendation**	**L/A Decision**
16/11/2011	APP/11/01550	HBC	28 BATH ROAD, EMSWORTH, PO10 7ER	INSTALLATION OF SOLAR PANEL SYSTEM ON GARAGE FLAT ROOF.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
16/11/2011	APP/11/01532	HBC	31 BRIDGEFOOT PATH, EMSWORTH, PO10 7EB	REPLACEMENT OF EXISTING WINDOW WITH BAY WINDOW TO FRONT ELEVATION.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	REFUSED *(design of window - mentions AONB but not principle reason)*
16/11/2011	BO/11/04660/FUL	CDC	LONGMORE COTTAGE, BOSHAM HOE, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8EU	REPLACEMENT DWELLING.	The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:- - Retention and management of the trees on the site; - Samples of materials to be agreed prior to construction (to include colour finish to the window frames and soffits / fascias etc and proposed 'natural stone' - suggest breaking this up on harbour-elevation with the use of brick); - Details and siting of 'solar collectors' to be agreed prior to construction; - Permitted development rights for alterations to the roof be restricted; - Mitigation relating to bat roosts be implemented as recommended in the bat survey.	APPROVED WITH CONDITIONS *(conditions requested by CHC included)*
17/11/2011	NM/11/04744/PNO	CDC	CHICHESTER FOOD PARK, BOGNOR ROAD, CHICHESTER, WEST SUSSEX	A SMALL HOLDING POND TO COLLECT WASTE WATER FROM FACTORY WASH DOWN PROCESS BEFORE IT IS PUMPED UNDERGROUND TO WETLAND/REED BED AREA AND THEN RECYCLED FOR IRRIGATING SALAD AND ARABLE CROPS.	The Local Planning Authority is advised that the Conservancy has no comments to make on this application as the site lies some distance from the AONB.	PRIOR APPROVAL NOT REQUIRED

Reports back for information: October, November and December 2011						
Date	**Application No**	**L/A**	**Site**	**Application Details**	**Recommendation**	**L/A Decision**
18/11/2011	BO/11/04083/FUL	CDC	FLETCHERS FARM OLD PARK LANE BOSHAM CHICHESTER WEST SUSSEX	INSTALLATION OF 50KW OF GROUND MOUNTED PHOTOVOLTAIC CELLS.	The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:- Consider lower-height panels to reduce their visual impact; • Detailed landscaping scheme (showing correct size of panel array) be submitted showing existing planting and proposed planting (recommend additional planting directly to the east of the panels, on top of the existing earth bund, and also to supplement the gap in the line of trees along Fletchers Lane to the west); • Details of any security lighting and hardsurfacing and further details of proposed fencing be agreed prior to construction; • Land be reverted to agricultural use once the panels are no longer being used.	APPROVED WITH CONDITIONS (*conditions requested by CHC included)*
21/11/2011	SI/11/04648/FUL	CDC	GREATHAM FARM, HAM ROAD, HAM, CHICHESTER, PO20 7PA	INSTALLATION OF SOLAR PV PANELS.	The Local Planning Authority is advised that the Conservancy has no comments on this application as it is some distance outside the AONB and therefore unlikely to significantly affect its setting.	APPROVED WITH CONDITIONS
22/11/2011	BO/11/04703/DOM	CDC	MIZZEN TOP, SMUGGLERS LANE, BOSHAM, CHICHESTER, PO18 8QW	ERECT TIMBER BOATSHED/WORKSHOP ON EXISTING CONCRETE HARDSTANDING.	The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:- - a schedule or samples of materials and finishes be agreed prior to construction to ensure that the timber has a natural or dark finish and the roofing is of an appropriate material and finish (we are not sure what 'Onduline' is); - Retention of trees on front boundary (and suitable protective measures for their roots are incorporated into the scheme as stated on the application form).	APPROVED WITH CONDITIONS *(conditions requested by CHC included)*

Reports back for information: October, November and December 2011						
Date	**Application No**	**L/A**	**Site**	**Application Details**	**Recommendation**	**L/A Decision**
22/11/2011	BI/11/04727/DOM	CDC	BOUGHTONS, 26 GREENACRES, BIRDHAM, CHICHESTER, WEST SUSSEX. PO20 7HL	TWO-STOREY SIDE EXTENSION (RE-SUBMISSION OF BI/10/05434/DOM).	The Local Planning Authority is advised that the Conservancy recommends refusal of this application.	**APPROVED WITH CONDITIONS** **(**conflict**)**
22/11/2011	BI/11/04767/DOM	CDC	BROOMER FARM LOCK LANE BIRDHAM CHICHESTER WEST SUSSEX PO20 7AX	GARDEN OFFICE INCLUDING WC.	The Local Planning Authority is advised that the Conservancy has no objection to this application but asks that a suitable condition is included in any permission granted to ensure that the new structure is used for ancillary purposes only and is not used as a separate dwelling in this countryside location, contrary to the Council's and Conservancy's policies.	APPROVED WITH CONDITIONS *(conditions requested by CHC included)*
24/11/2011	BO/11/04938/TPA	CDC	DEVON CROFT, WESTBROOK CLOSE, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8ND	CROWN REDUCTION BY 20% AND 1 NO. OAK TREE (T7) AND CROWN REDUCTION BY 30% ON 1 NO. HORSE CHESTNUT TREE (T4). BOTH SUBJECT TO BO/73/00047/TPO.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	**REFUSED** **Detrimental to visual amenities of locality**
24/11/2011	SB/11/04722/DOM	CDC	3 THE SHRUBBERY, THORNEY ROAD, SOUTHBOURNE, EMSWORTH, HAMPSHIRE, PO10 8DB	TWO-STOREY EXTENSION TO NORTH-EAST ELEVATION, ALTERATIONS, REVISED FENESTRATION, CREATION OF A BALCONY TO REAR FLAT ROOF.	The Local Planning Authority is advised that while this proposed extension exceeds the recommended maximum increases in size as set out in the Design Guidelines for New Dwellings and Extensions, given the limited public views and position enclosed by surrounding buildings/structures, the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:- - Schedule / samples of materials to be agreed prior to construction; - Landscaping scheme to be agreed, including retention of existing planting (as shown on site plan) and suggest planting of additional trees in northwest corner of frontage to soften impact / break up silhouette of proposed extension.	REFUSED *(on grounds of overlooking)*

Reports back for information: October, November and December 2011						
Date	**Application No**	**L/A**	**Site**	**Application Details**	**Recommendation**	**L/A Decision**
25/11/2011	APP/11/01795	HBC	SEAFIELD HOUSE, WOODGASTON LANE, HAYLING ISLAND, PO11 0RL	APPLICATION TO CARRY OUT TREE WORKS TO INCLUDE CROWN LIFTING AND REDUCTION OF OAK TREES AND FELLING OF SMALL SCRUB OAKS TO TREES WITHIN GROUPS 10 AND 12 OF TPO 0567. CROWN LIFT 1 NO. OAK (T40) TO 5M ON SOUTH EAST SIDE, REDUCE BY 4M ON SOUTH EAST SIDE AND REMOVE DEAD AND CROSSING BRANCHES, SUBJECT TO TPO 0567.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
25/11/2011	WW/11/04749/DOM	CDC	LINDFIELDS, CHICHESTER ROAD, WEST WITTERING, CHICHESTER, WEST SUSSEX, PO20 8QA	DEMOLITION OF EXISTING CONSERVATORY. CONSTRUCTION OF TWO-STOREY EXTENSION AND ROOF TERRACE AND CONSERVATORY.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
25/11/2011	BI/11/04680/FUL	CDC	MOORINGS, WESTLANDS ESTATE, BIRDHAM, CHICHESTER, WEST SUSSEX, PO20 7HJ	REPLACEMENT HOUSE, GARAGE AND ASSOCIATED LANDSCAPING.	The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:- - Samples of materials be agreed prior to construction including elevation and roof materials (including colour of render), balcony balustrades, window frames and fascias/soffits etc; - Details and siting of any 'solar collectors' be agreed prior to construction; - Detailed landscaping scheme to be agreed, to include retention of all trees on the site and additional planting where possible; - Shed and sauna to be removed from the site prior	APPROVED WITH CONDITIONS *(conditions requested by CHC included)*

Reports back for information: October, November and December 2011						
Date	**Application No**	**L/A**	**Site**	**Application Details**	**Recommendation**	**L/A Decision**
					to construction of the new dwelling; - Permitted development rights for outbuildings or extensions be restricted.	
28/11/2011	BO/11/05110/TPA	CDC	FERRYBARN, SMUGGLERS LANE, BOSHAM, CHICHESTER, WEST SUSSEX. PO18 8QW	REDUCE LOWER CANOPY BY 10% ON 1 NO. OAK TREE (MARKED ON PLAN AS 1) AND REMOVAL OF EPICORMIC GROWTH ON 1 NO. OAK TREE (MARKED ON PLAN AS 2). BOTH TREES WITHIN GROUP G3 SUBJECT TO BO/81/00058/TPO.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
28/11/2011	SB/11/04045/DOM	CDC	CHERRY TREES, THORNEY ROAD, SOUTHBOURNE, EMSWORTH, HAMPSHIRE, PO10 8BN	RETROSPECTIVE ERECTION OF GARDEN SHED IN FRONT GARDEN.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	REFUSED (street scene impact) Appeal allowed
28/11/2011	WW/11/04849/DOM	CDC	HESPERUS, ROMAN LANDING, WEST WITTERING, CHICHESTER, WEST SUSSEX, PO20 8AL	INSTALLATION OF PHOTOVOLTAIC PANELS ON FLAT ROOF TO EXISTING GARAGE.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
01/12/2011	BO/11/04733/DOM	CDC	GARLANDS, SUNNYWAY, BOSHAM, CHICHESTER, PO18 8HQ	ALTERATIONS AND EXTENSIONS TO THE PROPERTY, INCLUDING CONVERTING THE CHALET BUNGALOW INTO A TWO-STOREY DWELLING. SINGLE-STOREY SIDE AND REAR EXTENSION, FOLLOWING REMOVAL OF EXISTING CONSERVATORY. VERANDAH, PARTIALLY	The Local Planning Authority is advised that the Conservancy recommends refusal of this application.	APPLICATION WITHDRAWN

Reports back for information: October, November and December 2011						
Date	**Application No**	**L/A**	**Site**	**Application Details**	**Recommendation**	**L/A Decision**
				ENCLOSED, TO FRONT ELEVATION. DEMOLISH EXISTING FRONT SPLAY-BAY WINDOW AND RE-BUILD AS SQUARE BAY. REPLACEMENT BOUNDARY WALL WITH FENCE ABOVE TO NORTHWEST.		
02/12/2011	BO/11/04870/DOM	CDC	TRET, 8 FAIRFIELD ROAD, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8JH	GABLE BUILD UP, REAR DORMERS, PITCHED ROOF TO KITCHEN.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPLICATION WITHDRAWN
02/12/2011	AP/11/02519/COU (A)	CDC	LAND NORTH EAST OF CHICHESTER MARINA (PART OF MANOR FARM APULDRAM), BIRDHAM, WEST SUSSEX PO20 7PE	TEMPORARY (5 YEAR) CHANGE OF USE OF FIELD TO CHILDREN'S ACTIVITY CAMP TO OPERATE THROUGHOUT JULY AND AUGUST. RETENTION OF 3 NO. STABLE BLOCKS FOR USE IN CONNECTION WITH CAMP ACTIVITIES.	The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible (in addition to the items requested in our original recommendation):- - The two stable blocks in the southwest corner of the site be re-positioned so that their length is set against the western boundary / bank of trees; - The stable blocks be painted or stained in a dark colour to reduce any visual intrusion (to include the silver metal ridge capping); - All three stable blocks to be removed from the site within 3 years of any permission granted.	**REFUSED** **(**conflict**) (re-consultation of application shown earlier in table)**
05/12/2011	SB/11/04924/DOM	CDC	4 MAYBUSH DRIVE, CHIDHAM, CHICHESTER, WEST SUSSEX, PO18 8SS	PROPOSED SINGLE-STOREY REAR EXTENSION WITH INTERNAL ALTERATIONS	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS

Reports back for information: October, November and December 2011						
Date	**Application No**	**L/A**	**Site**	**Application Details**	**Recommendation**	**L/A Decision**
06/12/2011	APP/11/01803	HBC	20 SANDY BEACH ESTATE, HAYLING ISLAND, PO11 9RG	THREE-STOREY REAR EXTENSION INCORPORATING FIRST FLOOR REAR TERRACE AND BALCONY OVER EXISTING GARAGE. SECOND FLOOR EXTENSION TO PROVIDE ADDITIONAL LIVING ACCOMMODATION. CLADDING TO FIRST AND SECOND STOREYS AND TIMBER WEATHERBOARDING.	The Local Planning Authority is advised that the Conservancy recommends refusal of this application.	**REFUSED** **(supported our objection)**
07/12/2011	CH/11/04454/FUL	CDC	CHRISTIAN YOUTH ENTERPRISES, JUBILEE BUILDING, THE RESOLUTE, CHIDHAM LANE, CHIDHAM, CHICHESTER, WEST SUSSEX, PO18 8TE	CHANGE TO FENESTRATION ON GROUND FLOOR OF EAST ELEVATIN OF OFFICE BUILDING.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
08/12/2011	BO/11/05197/PNO	CDC	FLETCHERS BARN, OLD PARK LANE, BOSHAM, CHICHESTER, WEST SUSSEX. PO18 8EY	EXTENSION TO WESTERN SIDE OF BARN TO FORM DRY STORAGE FOR FARM MACHINERY.	The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:- - Extension to match colour of existing building (olive green) as stated on the application form.	PRIOR APPROVAL REQUIRED *(conditions requested by CHC not included)*
08/12/2011	APP/11/01830	HBC	17 FRANKLAND TERRACE, EMSWORTH, PO10 7BA	ERECTION OF PORCH TO SIDE ELEVATION.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	REFUSED *(CA grounds)*
09/12/2011	BO/11/05194/FUL	CDC	BOSHAM FIRE STATION, WEST SUSSEX FIRE BRIGADE, CRITCHFIELD ROAD, BOSHAM, PO18 8HH	CONVERSION OF BOSHAM FIRE STATION TO A RESIDENTIAL DWELLING WITH THREE BEDROOMS.	The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:- - Schedule/samples of materials to be agreed in	APPROVED WITH CONDITIONS *(conditions requested by CHC included)*

Reports back for information: October, November and December 2011						
Date	**Application No**	**L/A**	**Site**	**Application Details**	**Recommendation**	**L/A Decision**
					writing; - Portacabin style shower block to be removed permanently from the site; - Soft landscaping to be implemented within the first planting season following completion of the development.	
09/12/2011	WI/11/05116/DOM	CDC	5 CHANDLERS REACH, ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7BD	GROUND FLOOR REAR EXTENSION WITH BALCONY OVER AND 2 NO. DORMERS TO FRONT AND REAR ELEVATIONS	The Local Planning Authority is advised that the Conservancy has no objection to this application, but given the glimpsed views of the roof from Itchenor Road (and possible glimpsed views from the harbour) as well as the potential precedent for similar alterations to other properties in Chandlers Reach which may be set through a grant of permission, we would ask that the following matter be negotiated if possible:- - A suitable condition is included in any permission granted to require matching brown window frames to all new windows (including the dormer windows) and dark finishes to the dormer faces (suggest clay tile-hanging to match the existing roof).	WITHDRAWN
09/12/2011	APP/11/01843	HBC	1 SEAFARERS WALK, HAYLING ISLAND, PO11 9TA	REDUCE HEIGHT OF 1 NO. POPLAR (T1) TO LEAVE 8M REMAINING. REMOVE SMALLER TRUNK TO NE SECTOR AND REMOVE 2 NO. LOWER LIMBS. TREE SUBJECT TO TPO 1358.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
09/12/2011	APP/11/01842	HBC	TREES OPPOSITE 43 & 44 BRIDGEFOOT PATH, EMSWORTH	REDUCE 2 NO. WILLOWS BY 3M TO HEIGHT AND 2M TO WIDTH, AND REDUCE NORTH FACING LIMB OF 1 NO.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	RAISE NO OBJECTION

Reports back for information: October, November and December 2011						
Date	**Application No**	**L/A**	**Site**	**Application Details**	**Recommendation**	**L/A Decision**
				WILLOW BY 3M. ALL TREES WITHIN CONSERVATION AREA OF EMSWORTH.		
12/12/2011	BI/11/04943/DOM	CDC	LITTLE BURLOW, BURLOW CLOSE, BIRDHAM, CHICHESTER, WEST SUSSEX. PO20 7ES.	DOUBLE CAR PORT ON EXISTING DRIVE.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
13/12/2011	BO/11/05203/LBC	CDC	3, 4 AND 5 MARINERS TERRACE, SHORE ROAD, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8JA	TO STRIP EXISTING DEFECTIVE CLAY TILES FROM 3 NO. EXISTING DWELLINGS AND RETILE.	The Local Planning Authority is advised that the Conservancy has no objection to this application provided the new tiles match adjacent properties as closely as possible.	APPROVED WITH CONDITIONS *(conditions requested by CHC included)*
13/12/2011	BI/11/05063/FUL	CDC	HARBOUR HOUSE, 22 GREENACRES, BIRDHAM, CHICHESTER, WEST SUSSEX, PO20 7HL	VARIATION OF CONDITION 7 FROM PLANNING PERMISSION BI/11/02113/FUL TO ALLOW GARAGE TO BE BUILT PRIOR TO THE HOUSE BEING DEMOLISHED, TOGETHER WITH RETAINING ANY RECYCLABLE MATERIALS RESULTING FROM THE DEMOLITION OF THE HOUSE THEREAFTER COVERED WITHIN CONDITION NUMBER 7.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	AWAITING DECISION
13/12/2011	BO/11/04927/LBC	CDC	BOSHAM UNITED REFORM CHURCH, BOSHAM LANE, BOSHAM, WEST SUSSEX	ALTERATIONS TO EXTERNAL DECORATION.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS

Reports back for information: October, November and December 2011						
Date	**Application No**	**L/A**	**Site**	**Application Details**	**Recommendation**	**L/A Decision**
14/12/2011	APP/11/01744	HBC	89 EASTOKE AVENUE, HAYLING ISLAND, PO11 9QP	VARIATION OF CONDITION 2 OF PLANNING PERMISSION 16735/4 TO EXTEND OCCUPANCY OF SITE BY 4NO. CARAVANS FROM 8 MONTHS TO 10 MONTHS IN ANY ONE YEAR (1ST MARCH - 31ST DECEMBER).	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
19/12/2011	FB/11/05225/FUL	CDC	116 FISHBOURNE ROAD WEST, FISHBOURNE, CHICHESTER, WEST SUSSEX, PO19 3JR	CONSTRUCTION OF 7 RESIDENTIAL UNITS COMPRISING BOTH DETACHED AND SEMI-DETACHED (NET GAIN OF 6 DWELLINGS ON SITE), TO INCLUDE 1 AFFORDABLE HOUSING UNIT, ASSOCIATED PARKING SPACE AND PRIVATE AMENITY SPACES.	The Local Planning Authority is advised that the Conservancy recommends refusal of this application.	**APPROVED WITH CONDITIONS** **(**conflict**)**
19/12/2011	BO/11/05045/DOM	CDC	17 WESTWARD CLOSE, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8QX	STAND ALONE TIMBER BUILDING FOR USE AS A GARDEN ROOM AND HOME STUDY.	The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:- A suitable condition be included in any permission granted to ensure that the building is used only for ancillary purposes associated with the main dwelling and is not used for commercial purposes.	APPROVED WITH CONDITIONS *(conditions requested by CHC included)*
20/12/2011	WI/11/04211/DOM	CDC	EMMETS, ITCHENOR ROAD, WEST ITCHENOR, CHICHESTER, PO20 7AB	DEMOLITION OF EXISTING CONSERVATORY AND ERECTION OF ORANGERY STYLE GARDEN ROOM.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS

Reports back for information: October, November and December 2011						
Date	**Application No**	**L/A**	**Site**	**Application Details**	**Recommendation**	**L/A Decision**
21/12/2011	APP/11/01856	HBC	10 BRIDGEFOOT PATH, EMSWORTH, PO10 7EA	SINGLE-STOREY SIDE/REAR EXTENSION.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
22/12/2011	APP/11/00955	HBC	YACHT HAVEN DEVELOPMENT SITE, COPSE LANE, HAYLING ISLAND. PO11 0RH	CONSTRUCTION OF 6NO. DETACHED HOUSES, DETACHED MARINE OFFICE, DETACHED BUILDING COMPRISING 6NO. BOATSHEDS, SMALL BOATYARD, PONTOON FOR 19 BERTHS, REINSTATEMENT OF SLIPWAY, IMPROVEMENTS TO SEA DEFENCES, COASTAL FOOTPATH, RESTORATION OF SLUICE POND AND CREATION OF A NATURE RESERVE.	The Local Planning Authority is advised that the Conservancy recommends refusal of this application.	AWAITING DECISION

TOTAL NUMBER OF APPLICATIONS COMMENTED ON IN 3-MONTH PERIOD: 99

NUMBER OF APPLICATIONS WHERE THERE WAS NO SIGNIFICANT CONFLICT BETWEEN OUR RECOMMENDATION AND THE COUNCIL'S DECISION/APPEAL OUTCOME: 92 (93%)