



Chichester City Council

PLANNING AND CONSERVATION COMMITTEE

PLANNING ADVISER'S REPORT FOR THE PLANNING AND CONSERVATION COMMITTEE MEETING ON 13 OCTOBER 2022 AT 2PM

Week 36

CC/22/01982/FUL - Case Officer: Rebecca Perris
Rawmere Rew Lane Chichester West Sussex
Installation of 26 ground mounted solar panels in adjacent field.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RFZO7RERJM700>

Key issues:

- The proposal is to site 26 solar panels in the middle of a field, alongside which runs a Scheduled Ancient Monument, the setting of which would be affected, as well as the character, appearance and openness of the countryside itself.
- The application for the array of solar panels has been registered to the address of a residential property, which is the address given on the application form, however, the site itself is within a neighbouring field. This means that, contrary to the constraints listed on the website for this application, the site is not within the settlement boundary area, but is within the countryside, protected by policy 45 of the Local Plan.
- Policy 45 sets three requirements for countryside development, all of which must be met. The proposal is contrary to all three requirements: (1) It is not well related to an existing farmstead or group of buildings, (2) it prejudices the potential agricultural use of the land due to the siting of the panels as well as the extent of the associated cabling, and (3) it does not appear to require a countryside setting and its siting does not minimise its impact on the landscape and rural character of the area.
- The proposal appears to be to serve a single domestic property. No justification is provided for the siting of the proposal, which is well away from the boundary to the domestic property. The proposal would effectively incorporate a large section of agricultural (or "no planning use") land into domestic curtilage. In the first instance, the developers should seek to accommodate the panels on the house or elsewhere within its existing domestic curtilage. If this is genuinely not possible, the panels should be sited as closely as possible to the existing domestic boundary, in order to minimise the intrusion into and loss of countryside, usable farm land, and potential heritage assets which may be buried in this area.

Recommendation: Objection

Although registered to a dwelling, the application site is in a neighbouring field. Therefore, contrary to the constraints listed on the website for this application, it is outside of the settlement boundary and within the countryside, protected by policy 45 of the Local Plan. Policy 45 sets three requirements for countryside development, all of which must be met in order to permit the development. However, the proposal is contrary to all three requirements: It is not well related to an existing farmstead or group of buildings, it prejudices the potential agricultural use of the land due to the siting of the panels as well as the extent of the associated cabling, it does not appear to require a countryside setting and its siting does not minimise its impact on the landscape and rural character of the area.

The proposal appears to be to serve a single domestic property and would effectively incorporate a large section of agricultural land in the countryside, into the domestic curtilage

of a dwelling. In the first instance, the developers should seek to accommodate the panels on the house or elsewhere within its existing domestic curtilage. If this is genuinely not possible, the panels should be sited as closely as possible to the existing domestic boundary, in order to minimise the urbanising intrusion into and loss of countryside, usable farm land, and potential heritage assets which may be buried in this area, and in order to effect the least possible impact on the setting of the adjacent scheduled ancient monument.

Week 37

No Committee items

Week 38

CC/22/02343/ADJ - Case Officer: Louise Brace
West Sussex County Council County Hall Tower Street Chichester
Application reference: WSCC/018/22
Location: St Anthonys School Woodlands Lane West Sussex PO19 5PA

Proposal: Installation of a modular building comprising 2nr. classrooms for secondary pupils with SEND needs, ancillary spaces, and a new footpath - new landscaping along north east boundary, alterations to access (including alterations to hedgerow and tree replacement) allowing it temporarily for 104 weeks with a trackway installed.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RI72S8ER0ZU00>

To note: Due to the consultation period and the determination date of the application both ending before the committee date, the following response was submitted, in consultation with the Planning and Conservation Committee Chairman.

“Significant additional planting should be provided along the northern boundary in order to provide adequate screening for the occupants of the nearby residential dwellings.”

Week 39

CC/22/01675/FUL - Case Officer: Louise Brace
79 Oving Road Chichester West Sussex PO19 7EW
Extensions and alterations to create additional 1 no. three-bedroom dwelling, including 1 no. dormer, alterations to fenestration and associated roof works
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RE8RPJERI8800>

Key issues:

- The proposal offers very limited living space for a three-bedroomed property, and little outdoor amenity space. The dwelling would be built against flats to the rear, a shop with flat above to one side, and parking for the shop to the front, immediately next to the main reception room of the house, with only a small yard area to one side of the property. Due to the surrounding constraints, this side elevation is proposed as the property's frontage, so much of this small outside amenity space would be required to function as "front garden", leaving little, if any, private garden for a family home.
- The proposed parking is inadequate, with only 1 parking space for the 3-bed house, leaving 2 spaces for the shop's staff, customers and deliveries, in an area of existing parking shortage.
- The proposed design of the house is contrived to avoid the window of the next-door flat's main bedroom, necessitating a cat slide roof to the front with dormer window at first floor level to serve bedroom 2. This does not relate well to the existing building or the design of the surrounding properties.
- The site is within flood zone 2; housing should be within the lower risk flood zone 1.

Recommendation: Objection

The plot is restricted on most sides by existing development, leaving insufficient space for a three-bedroomed property. There is insufficient private outdoor amenity space for a family dwelling, with only a small yard to one side of the dwelling, much of which would need to function as a front garden to the property's side-on frontage.

Insufficient parking is proposed with only one space for the dwelling, leaving 2 for the shop; this is not adequate as there is a shortage of parking locally.

The proposed design and appearance do not relate well to the existing building or surrounding properties. The size, design and orientation are contrived to fit the limited space and the surrounding constraints, including the bedroom window of the next-door flat.

The site is within flood zone 2; housing should be within the lower risk flood zone 1.