

For questions regarding this agenda please ask for Chris Punnett - email: chris@conservancy.co.uk

19th August 2009

CHICHESTER HARBOUR CONSERVANCY - PLANNING COMMITTEE

A meeting of the Conservancy's Planning Committee will be held at **2.15pm** on **Monday 24th August 2009** at **County Hall, Chichester**.

JOHN DAVIS

Manager & Harbour Master

AGENDA

1. Apologies

2. Declaration of Interests

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 meeting held on 20th July 2009 (page 3).

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 Chairman before the meeting commences).

5. Development Control Applications

To consider planning applications upon which the Conservancy has been consulted and to make recommendations to the appropriate local planning authority (page 11).

6. SDF Applications

(a) To note project progress statements (page 15)

(b) To consider the following applications for SDF funding:

- (i) CH-SDF/09-10: Slipper Mill Pond Preservation Association (page 17)
- (ii) CH-SDF/09-11: Pond Restoration, Deckhouse Estate, Emsworth (page 25)
- (iii) CH-SDF/09-10: Christian Youth Enterprises (page 35)

7. Development Control - Delegated Action

To note action taken by the Manager & Harbour Master, 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 45).

8. Reports back for information: January to March 2009

To consider the report of the Manager & Harbour Master (page 57).

Date of Next Meeting: The next meeting of the Committee will be held at **2.15pm on Monday the 21st September 2009**, at County Hall, Chichester.

Committee Members

From the Conservancy:

Chichester DC: Mr Adrian Moss and Mr David Myers
Deputy: Mr John Connor

Hampshire CC: Mr Tim Knight (ex officio as Vice-Chairman of the Conservancy),
Mr Frank Pearce and Mr Alan Rice
Deputies: Mrs Ann Buckley and Dr Ray Ellis

Havant BC: Mrs Sheila Pearce and Mrs Virginia Wilson-Smith
Deputy: Mr Terry Hart

West Sussex CC: Mr Bill Acraman, Mrs Louise Goldsmith (ex officio as Chairman of
the Conservancy) and Mr Pieter Montyn
Deputy: Mrs Deborah Urquhart

From the Advisory Committee:

AC Cons' Members: Mr Steven Schrier and Mr Peter Taylor
Deputy: Mr Nick Fox

Local residents: Mr Richard Meynell

Farming/landowning: Mr Simon Sprackling

Environmental: Mr Steve Gilbert

Additional two reps: Mr Peter Henshaw and Mr Peter Wills

CHICHESTER HARBOUR CONSERVANCY

PLANNING COMMITTEE

20th July 2009 – Minutes of a meeting of the Planning Committee held at County Hall, Chichester.

Present:

Mr Steven Schrier (Chairman)

Mr Bill Acraman
Mr Tim Knight
Mr David Myers
Mr Alan Rice

Mr Nick Fox*
Mr Richard Meynell
Mr Frank Pearce
Mrs Virginia Wilson-Smith

Mr Peter Henshaw
Mr Adrian Moss
Mrs Sheila Pearce

*Mr Fox deputised for Mr Taylor

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

ELECTION OF CHAIRMAN

1. **Resolved** that Steven Schrier be elected Chairman for the current year.

APOLOGIES

2. Apologies were received from Mr Steve Gilbert, Mrs Louise Goldsmith, Mr Pieter Montyn and Mr Peter Taylor.

ELECTION OF VICE-CHAIRMAN

3. **Resolved** that Peter Henshaw be elected Vice-Chairman for the current year.

MINUTES

4. **Resolved** that the minutes of the meeting of the Committee held on 20th June 2009 be approved as a correct record and signed by the Chairman.

DECLARATIONS OF INTEREST

5. Mr Myers declared a personal interest in SDF application no. 09-08 as a member of Bosham Parish Council.
6. Mr Fox declared a personal interest in SDF application no. 09-09 as Chairman of the Cobnor Activities Centre.
7. Mr Pearce declared a personal interest in SDF application no. 09-09 as a member of the Thorney Island Conservation Group.

SUSTAINABLE DEVELOPMENT FUND (SDF) APPLICATIONSProject No. 09/08: Friends of Old Bridge Meadow

8. The Committee considered an application for financial assistance under the Conservancy's Sustainable Development Fund (SDF) scheme, a copy of which is attached to the signed minutes. This application was for an information board designed especially for children to encourage their enjoyment of the meadow.
9. Members agreed that this proposal deserved support, and felt that the grant level was appropriate to encourage the applicant to seek other funding sources.
10. **Resolved** that SDF funds of £500 be awarded to the Friends of Old Bridge Meadow for the purpose set out in its application.

Project No. 09/09: Army Welfare Service

11. The Committee considered an application for financial assistance under the Conservancy's Sustainable Development Fund (SDF) scheme, a copy of which is attached to the signed minutes. Members were advised that this application for the Thorney Island Heritage and Conservation Project was designed to encourage social cohesion and a sense of identity in the transient and somewhat isolated military population on Thorney Island.
12. Members discussed whether funding should be provided for revenue items, as well as capital projects, and were advised that under the terms of the SDF grant scheme funded by Natural England both revenue and capital costs were eligible.
13. **Resolved** that SDF funds of £3,000 be awarded to the Thorney Island Heritage and Conservation Project for the purpose set out in its application.

DEVELOPMENT CONTROL APPLICATIONS

14. The Committee considered a report detailing the Manager & Harbour Master's recommendations to the local planning authorities on Development Control applications, a copy of which is attached to the signed minutes.
15. The Planning Officer presented each application included in the report, utilising PowerPoint presentations to identify and describe the applications and their respective sites.

AP/09/02704/PE - St Marys Church, Church Road, Appledram, West Sussex - proposed extension to provide a vestry meeting room and kitchen facilities

16. Members were advised that St Marys Church lies to the north of the village of Apuldram, surrounded by open countryside within the AONB, some 300 metres from the Harbour foreshore. The Church and grounds are accessed via a public footpath leading from a small car park to the south, and the public footpath leads through the grounds and westwards onto the foreshore.

17. The Church is Grade I Listed and dates from around 1100 AD. It is set in a square plot surrounded by trees and hedgerows so that there are limited views of the building from outside the grounds themselves. The main public views from outside the site are of the south facing roof as you approach the grounds on the footpath to the south, and a glimpse of the existing vestry extension from the footpath to the west through a gap in the boundary trees.
18. The application seeks permission for an extension to the Church to provide a vestry and meeting room for the congregation and wider community, and for kitchen and toilet facilities currently not available at the Church. The extension would measure 11 x 5 metres with a pitched roof rising to 6.85 metres high (the main Church roof is 9.5 metres high). It would be constructed from a flint plinth, with stone coloured render surrounded by reconstituted stone quoinwork and window surrounds, with a clay tiled roof, and lead grey metal windows with leaded lights, within stone grey painted subframes. The extension would be linked to the existing vestry extension with a small glazed link of the same height as the existing extension. The mature trees on the site would be retained, and a new post and rail fence and indigenous hedge planting would be provided to the north boundary.
19. The Committee agreed that the proposal should be supported in principle as it would provide much needed facilities that would help to ensure the long-term preservation of the Church and would contribute to the life of the village and wider community, such as the village fetes and flower festivals.
20. Members agreed with the officers that the proposed extension is sympathetically designed given its position tucked behind the building as viewed from the approach to the south, its subservient scale and relationship with the main building, the lightweight link forming a junction between new and existing having a minimal impact on the existing building fabric, and the use of sympathetic materials and detailing. There would be views of the western end of the extension from the footpath as it passes through the Church grounds, but the extension would not appear unduly dominant in these views. Views from outside the site would be limited to the section of footpath between the Church and foreshore through a gap in the trees. However, given the muted, grey colouring of the existing Church, it was considered that the use of bright colours such as cream should be avoided for the rendered sections of the extension and therefore members would wish to see a sample or further details of the proposed 'stone coloured' render to ensure that it blends into this landscaped setting and reflects the subservient relationship of the extension with the main Church building.
21. **Resolved** that Chichester District Council be advised that the Conservancy proposes no objection to this application but asks that the following matters be negotiated if possible:
 - (i) Schedule or sample of materials to be agreed prior to construction, to include consultation with the Conservancy; and
 - (ii) Proposed hedge planting on north boundary to be native species typical of the AONB.

AP/09/01566/FUL - Rock House, Dell Quay Road, Dell Quay, Appledram, Chichester, PO20 7EB - demolition of garages/sheds and construction of a new building next to Rock House to contain holiday let accommodation

22. Members were advised that 'Rock House' is a Grade II Listed building on the south side of Dell Quay Road. The site lies within the AONB and rural area and lies adjacent to 'Toll Bar Cottage', a further Listed building to the west. These two properties are surrounded by open countryside. The existing property is visible from Dell Quay Road behind a high front boundary hedge. It has a fairly imposing design with flint elevations, white-painted quoin work, a steep gable face feature and a tall three-storey element. A group of outbuildings including flat roofed brick-built garages and sheds lie to the west of the main house, but are only visible from opposite the driveway due to their low form and the surrounding screening. A public footpath runs southwards some 220 metres to the west of the site, from which there are distant views of the side and rear of 'Rock House' over the hedge marking the boundary with the fields to the south.
23. The application proposes the demolition of the existing garages and sheds, and their replacement with a new two-storey 'barn' style building for use as holiday let accommodation in the summer months, for up to eight people. The proposed building would have a similar size of footprint to the existing garages and sheds when taken together, but would be more than twice the height at 6.3 metres high to the ridge. The submitted plans show brick with flint panels to the ground floor, weatherboarding to the first floor, and a clay tiled roof with conservation style roof lights. The building would house three bedrooms, each with their own en-suite at ground floor level, and a fourth bedroom with ensuite, a living/dining-room and a kitchen at first floor level, leading out onto a first floor terrace facing south to take advantage of views over the countryside and Harbour. This first floor element is entirely composed of full-height glazed panels.
24. National policy in PPS7 supports the replacement of suitably located, existing buildings of permanent design and construction for economic development purposes, where this would result in a more acceptable and sustainable development than might be achieved through conversion, for example, where the replacement building would bring about an environmental improvement in terms of the impact of the development on its surroundings and the landscape. The Chichester Local Plan is supportive in principle of small-scale tourist accommodation in rural areas but specifically states that development will not be permitted which would adversely affect the undeveloped rural character of the AONB landscape or would result in development of a design, bulk and height which would be inappropriate to its setting or have a damaging effect upon long-distance views within the AONB. The AONB Management Plan acknowledges a shortage of self-catering accommodation in the AONB, and therefore supports the sympathetic conversion of existing buildings for this purpose.
25. The Committee noted that the proposed replacement building would be of a significantly greater scale and permanence than the existing garages and sheds. At 6.3 metres high, and given its design with a substantial barn-hipped roof, the proposed building would be visible from various points along Dell Quay Road, and from a distance on the public footpath to the southwest. Whilst the existing garages are unattractive (as pointed out in the supporting statement), they are unobtrusive due to their low scale and the resulting lack of public views, being mostly screened by the boundary walls and hedges.

26. Members agreed that a building of this size, particularly of the design indicated with a substantial roof and heavily glazed gable element with projecting terrace, would present a visual intrusion in the wider landscape as viewed from the southwest (and potentially from the Harbour itself) where presently no buildings are visible. There was also concern regarding the potential for a building of this scale and proximity to compete visually with the existing, Listed building. A street scene elevation would enable a better assessment of the impact, however, only elevation plans had been submitted.
27. The Committee also noted that the application lacks information regarding the proposed holiday let business apart from to state that the building would be let as a single unit for up to eight people for a week at a time during the summer. There is no indication of the use during the remainder of the year although the proposed building is referred to as an 'annex' which might suggest that it would be used as guest or overflow accommodation, or for a dependent relative. Members agreed that in reality the building as shown could be used as a large four-bedroom house, although they noted that where permission is granted for holiday accommodation it is usually subject to a condition restricting its use in order to attempt to prevent its use as a permanent dwelling.
28. Having considered all the information available, the Committee concluded that the proposed building is of an excessive scale for its location and has not been fully justified or explained within the application. Whilst the Conservancy wishes to support tourist accommodation within the AONB, it should be of a scale and design that is sympathetic to its location. In this instance the site lies within the rural area, is visible for some distance from public viewpoints within the AONB, and is closely related to two Listed Buildings. A suitable replacement building for tourist accommodation of a smaller, single-storey scale might be more appropriate in this location, and would have less impact on the wider AONB landscape.
29. **Resolved** that Chichester District Council be advised that the Conservancy recommends that the application be refused.

DEVELOPMENT CONTROL - DELEGATED ACTION

30. The Committee noted a report on action taken by the Manager & Harbour Master, with the agreement of the Chairman, in making recommendations on behalf of the Conservancy on planning applications to Chichester District Council and Havant Borough Council, a copy of which is attached to the signed minutes.

HAVANT BOROUGH COUNCIL DRAFT CORE STRATEGY JULY 2009

31. The Committee considered a report by the Manager & Harbour Master on the Havant Borough Council Draft Core Strategy, a copy of which is attached to the signed minutes.
32. Members were advised that the Havant Borough Core Strategy sets out the planning framework for the Havant Borough until 2026. It outlines the vision for the area, sets broad policies for guiding growth, and identifies broad locations and 'strategic sites' for new housing, employment, other development and infrastructure.

33. This Draft Core Strategy consultation follows two major public consultations – ‘issues and options’ in 2006 and the ‘preferred options’ in April 2008, and the Conservancy made detailed comments on both. The report now before members therefore assessed the potential implications of the proposed Draft Core Strategy for Chichester Harbour AONB in the light of the previous comments made by the Conservancy, and recommended further comments to be made thereon.
34. The Planning Officer guided members through the report, highlighting aspects which caused particular concern, including, in the descriptions of Havant, Emsworth and Hayling Island, a lack of acknowledgement of Chichester Harbour AONB, despite the fact that parts of all of these areas are designated as AONB; and how this reflects on the remainder of the Strategy.
35. In response to this concern officers of the Borough Council had (in an email just received) sought to re-assure the Conservancy that there is no intent to play down the importance of the AONB to the Borough, They asserted that the draft Core Strategy wording and policies need to be seen within the context of the latest Government advice on Core Strategy’s. In accordance with Government advice they had tried to minimise the repetition of national and regional guidance and policy throughout the document. They also sought details of the local circumstances which suggest that a local interpretation of higher-level policy is appropriate, on the grounds that authorities may only include such approaches in their plans if they have sound evidence that it is justified by local circumstances.
36. The Planning Officer advised members that there are many elements of the Draft Core Strategy that are robust and which the Conservancy could support. Nevertheless, despite the explanation offered by officers of the Borough Council, she considered that the Chichester Harbour AONB designation (which covers a significant proportion of the Borough’s coastal area) was not sufficiently acknowledged or prominent within the plan as a whole, in particular in the main Strategy. This was a serious omission, which could only be overcome by the inclusion of a dedicated, locally specific Strategic level and Development Management AONB policy to appropriately acknowledge and reflect the weight of the designation, as confirmed at both national and regional planning policy level. Failure to do this could render the Strategy unsound and inconsistent with advice contained in the South East Plan (as set out in paragraph 6.9 of the report). It would also fail to fulfil the Borough Council’s duty of regard under Section 85 of the Countryside and Rights of Way Act 2000.
37. Members noted the views of the Borough Council’s officers, but considered very firmly that all the comments in the Conservancy’s report remained valid, and that they should form the basis for its response. They were also concerned however that Borough Council members (as well as officers) should be able to appreciate fully the concern which they felt. The Planning Officer was accordingly requested to send copies of the Conservancy’s response to the Havant Borough Council Members of the Development Management Committee, and its LDF panel, with an executive summary for ease of understanding. They also authorised the Planning Officer to submit further evidence of local circumstances/suggestions for the content of the AONB policy proposed within the report.
38. **Resolved** that the content of the report be approved as the basis for the Conservancy’s response to be sent to Havant Borough Council, and that copies of the response be distributed as set out in minute no. 37 above.

The meeting started at 2.15pm and ended at 3.24pm.

Chairman

Next Meeting

The next meeting of the Committee will commence at
2.15pm on Monday the 24th August 2009
at County Hall, Chichester.

CHICHESTER HARBOUR CONSERVANCY

PLANNING COMMITTEE

24th AUGUST 2009

REPORT BY THE MANAGER & HARBOUR MASTER

DEVELOPMENT CONTROL APPLICATIONS

**09/71910/001 - 1 DOLPHIN QUAY, QUEEN STREET, EMSWORTH, PO10 7BU
REPLACE EXISTING CONSERVATORY WITH NEW GARDEN ROOM AND ADD AN
ADDITIONAL FLOOR TO EXISTING SINGLE-STOREY WORKSHOP.**

PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; Havant Borough Local Plan 2005: Policies C3, D1, L1, L6, HE1. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policy B3. Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions.

MANAGER AND HARBOUR MASTERS COMMENTS

1 Dolpin Quay is a modern, flat roofed property located behind the properties fronting the south side of Queen Street, and fronts onto Dolphin Quay, opposite a boatyard. The property lies within the defined urban area and Emsworth Conservation Area. The building is three-storeys high with a central projecting lift-shaft feature on its frontage and is finished in dark brown brickwork with dark-brown stained timber boarded elements, and sliding grey aluminium framed windows. A single-storey flat roofed workshop and architect's studio used by the applicant has been added to the northwest elevation, which adjoins a garage with studio over at the neighbouring property in Queen Street. An edwardian-style conservatory has also been added to the southeast elevation at first floor level. A public footpath runs from Queen Street past the front of the property and along the side of Dolphin Quay, from which there are clear views of the frontage and glimpsed views back towards the property above the brick wall and hedge marking the boundary with the footpath, with the building partly screened by large evergreen trees. There are also views from Queen Street itself across Dolphin Quay and further glimpsed views of parts of the property from the public footpath running down the west side of Slipper Mill Pond, from which it is viewed beyond the masts of boats and through the gaps in the trees.

The application seeks permission to demolish the existing conservatory and to replace it with a new, slightly wider 'garden room' with a flat roof to tie in with the main building, positioned more centrally on the south east elevation, with a new timber decking terrace to the west (rear) elevation. The new garden room would have aluminium framed windows with a sedum roof (to allow moss growth) and slatted timber screening on the front and parts of the side and rear elevations. It is also proposed to erect a first floor extension over the existing flat roofed workshop/studio to provide a larger, lighter studio for the applicant's architectural work. This would have a curved zinc roof with wooden

beams sloping up towards the existing building and would have timber weatherboarding with porthole-style windows added at ground floor level, with aluminium windows surrounded by slatted timber screening at first floor level, and two upstanding roof lights.

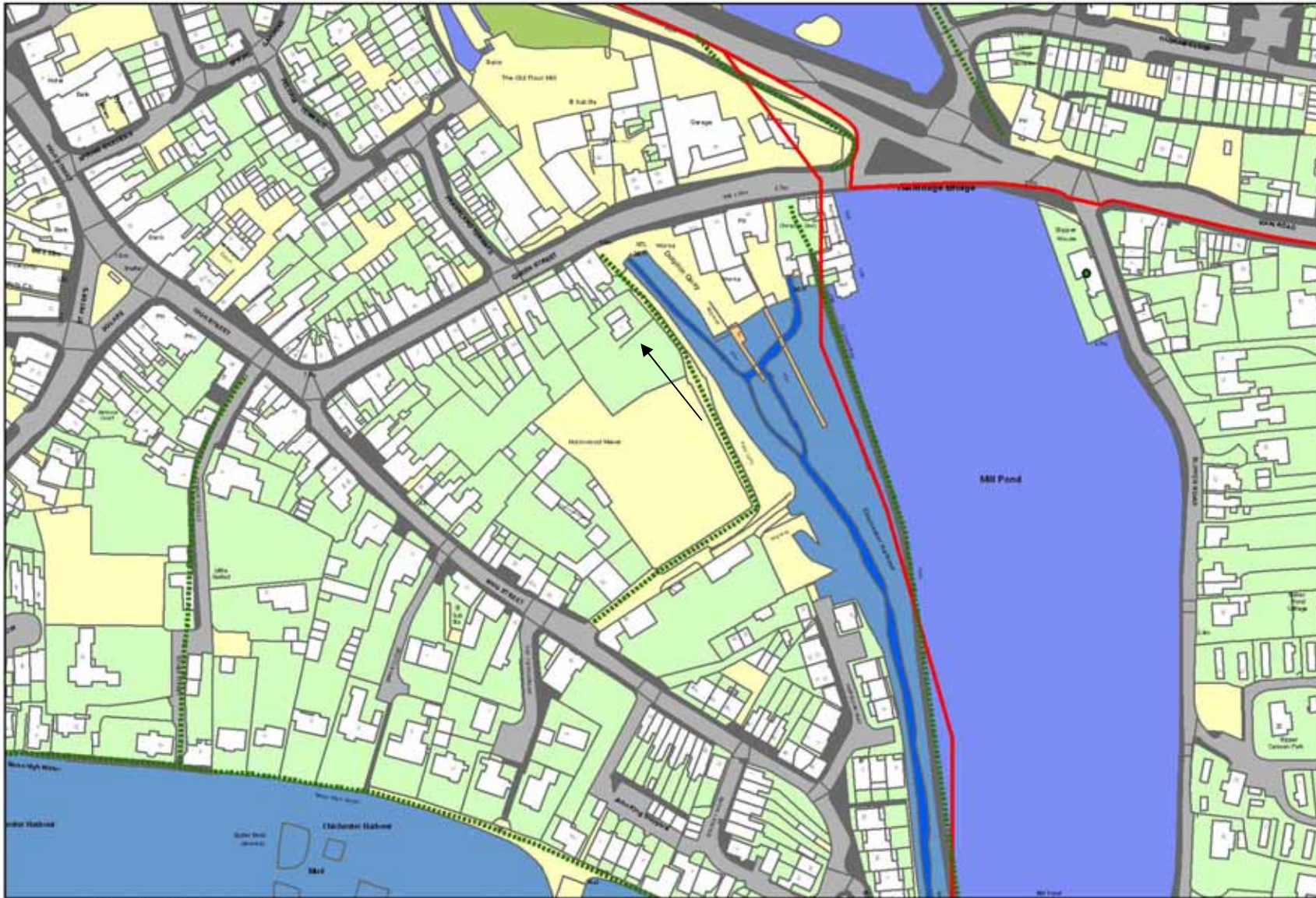
The existing building expresses a modern architectural character of its time and it is considered that the proposed new garden room would be more sympathetic to the original form of the building than the existing conservatory, better reflecting its simple, square, flat roofed form. There would be glimpses of the new garden room from the public footpaths running along Dolphin Quay and Slipper Mill Pond to the southeast, however, these would be limited due to the evergreen trees and boundary wall which provide some screening of the building from these perspectives. The slatted timber screening and 'green' roof would help to soften any visual impacts. This element of the proposals would therefore not be unduly intrusive in the wider AONB landscape.

The proposed first floor studio extension would be visible from Queen Street and the public footpath as it runs directly in front of the building, but again, views from the footpath along Slipper Mill Pond would be limited and seen in the context of other built development and trees, and beyond the masts of boats. The proposed curved roof while being unique, is designed to reflect structures at the adjacent boatyard and to provide a transition between the pitched roof of the adjacent building and the flat roof of the application property. The proposed matching window frames, slatted timber screening and timber weatherboarding would help to tie the extension in with the existing building and therefore prevent it from standing out as an obvious addition to the property.

MANAGER AND HARBOUR MASTERS RECOMMENDATIONS

Propose no objection.

1 Dolphin Quay, Queen Street, Emsworth



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CHICHESTER HARBOUR CONSERVANCY

PLANNING COMMITTEE

24th AUGUST 2009

REPORT BY THE MANAGER & HARBOUR MASTER

DEVELOPMENT CONTROL APPLICATIONS DETERMINED UNDER MEMBERS DELEGATED POWERS

URGENT ACTION

SB/09/01575/ADV: NEW LIFE CHURCH, THORNEY ROAD, SOUTHBOURNE

Due to time constraints the Officers were not able to prepare a full report to be agreed by Members under the normal delegated powers procedure on the following application:

SB/09/01575/ADV: New Life Church, Thorney Road, Southbourne, PO10 8HA: Church main entrance signage (retrospective).

The Officers have advised Chichester District Council that the Conservancy recommends refusal of this application on the following grounds:

"The signage is not appropriate to the sensitive rural character of the area or AONB, due to its size and the use of metal and bright-coloured rendered walls, which result in intrusive, incongruous features in the rural AONB landscape.

This, in combination with the tarmac pavement and entrance road, give the site an urban appearance inappropriate to its location within the countryside and AONB. We are disappointed that the entrance road has been surfaced using tarmac despite our previous comments about the use of a more sympathetic, permeable surface, and would question whether condition 8 of permission SB/06/01577/FUL has been met. We are also anxious to see the planting scheme carried out as soon as possible in accordance with condition 7 of permission SB/06/01577/FUL."

Photographs of the signage will be displayed at the meeting.

The Committee is requested to confirm the action taken by the Officers.

BO/09/02592/FUL - LANE END, SHORE ROAD, BOSHAM, CHICHESTER, WEST SUSSEX. PO18 8QL

AMENDMENTS TO PREVIOUSLY CONSENTED SCHEME FOR A REPLACEMENT DWELLING AT LANE END, BOSHAM. APPEAL REF: APP/L3815/A/07/2054986. AMENDMENTS TO COMPRISE REVISED ROOF DESIGN, REMOVAL OF POOL HOUSE, ADDITIONAL LANDSCAPING AND MINOR FENESTRATION ALTERATIONS.

PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; RE1, RE4, BE11, BE12, C1, H12: 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.

MANAGER AND HARBOUR MASTERS COMMENTS

'Lane End' was a 1950s detached chalet style brick built dwelling which has now been demolished to make way for a replacement house. It is situated on the eastern side of the channel leading into School Rythe, within the rural area, and adjacent to Southwood Farm, on the corner of Shore Road. The site is exposed in the wider AONB landscape, being visible from the water to the west and northwest, from Shore Road to the west and north, from Bosham Quay and also from the Chidham foreshore footpath further to the west and northwest.

Two applications for a replacement dwelling of contemporary design were refused by the District Council. The first (06/04958/FUL) proposed a flat roofed design and significant levels of glazing. The second application (07/02421/FUL) presented a revised design with a pitched roof of zinc, an L-shaped footprint and a reduced proportion of glazing. Elevation materials remained oak boarding above a flint base ground floor (with a smaller footprint than the first floor, and with earth banks obscuring parts of the walls), grey window frames and wooden shutters. The Conservancy acknowledged the improvements made but considered that the design would still have achieved a prominent building with a raised box appearance and very strong lines which would have been accentuated by the design of the roof and the proposed rendered element. We therefore recommended refusal of the application. The Council subsequently refused permission on the grounds that the scale, height, mass and design would be visually obtrusive in the prominent waterside siting and therefore detrimental to the visual character of the AONB. The applicant lodged an appeal which was subsequently allowed, with the Inspector judging that the proposed building would be 'handsome' and would respect its setting in the flat, open countryside.

The appeal scheme has commenced construction on site and the current application seeks permission for amendments to this scheme. The principle change relates to a revised roof design, from the pitched zinc roof to a hipped, natural slate tiled roof 0.6 metres lower than the allowed scheme at 8 metres high. The footprint of the proposed house remains unchanged, although the proposed glazed pool enclosure on the non-harbour-facing elevation has been removed and the swimming pool itself slightly extended in length. Further changes include an extension of the earth mound along the front boundary with Shore Road which would be planted with native grasses, and several minor fenestration changes including additional vertical subdivision on either side of the west (Harbour-facing) elevation, an additional narrow WC window on the south elevation, and a reduction in height of the first floor windows on the west elevation due to the floor level being moved slightly higher up (but with the overall roof height remaining slightly lower). Finally, the previously proposed large upstanding rooflight has been replaced with several small rooflights on the north, east and south elevations. Elevation materials remain untreated timber cladding at first floor level, flintwork at ground floor level (where exposed), and dark grey powder-coated aluminium windows.

It is considered that the revised, more traditional roof design and materials would reduce the prominence of the building in comparison with the appeal scheme and would relate better to the surrounding properties and natural landscape features. The proposed reduction in height and hipped ends would reduce the amount of roof area facing the Harbour, and the proposed overhanging eaves would provide a softening influence to the overall building form, and some shading to first floor glazed areas, thereby minimising reflection or glare. The reduction in glazing on the Harbour-facing elevation is also welcomed as is the additional vertical subdivision of the windows on each side of this elevation. The swimming pool element would not be visible from the wider landscape due to its position on the rear and therefore its extension would not be detrimental to the wider landscape. The proposed rooflights are not considered to be excessive in size or number and it is noted that they avoid the principle Harbour-facing roof slope. The proposed extension of the earth bund along the frontage and its planting with grasses would help to soften the overall impact of the dwelling in this exposed position.

Overall, officers are pleased to see the changes proposed which help to respond to some of the previously raised concerns and in our view, represent a significant improvement and a less assertive building in this sensitive, exposed position in comparison with the allowed appeal scheme. We would ask that the same conditions that were imposed on the appeal scheme relating to samples of materials, the removal of permitted development rights, details of proposed earthworks and the protection of the adjacent designated sites during construction be imposed on any permission granted under this application. We would prefer to see the rendered element on the north elevation finished in a subdued or earthy colour to blend in with the remaining finishes, otherwise this element could draw the eye to the building from the wider landscape.

DATE CONSIDERED

07/08/09

CONSIDERED BY

Manager and Harbour Master under delegated powers - *21 days fell before the committee*

DECISION

The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that conditions 2, 3, 5, 6 and 8 imposed by the appeal Inspector be imposed again on any permission granted under this application.

WW/09/02515/DOM - MYRTLE COTTAGE, 16 ROOKWOOD ROAD, WEST WITTERING, CHICHESTER, WEST SUSSEX, PO20 8LT

TO BUILD BEDROOM AND EN-SUITE OVER EXISTING STRUCTURE AND EXTEND KITCHEN TO SIDE WITH INTERNAL ALTERATIONS.

PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; RE4, BE11, BE12: Adopted Chichester District Local Plan 1999. Chichester Harbour AONB Management Plan 2009-2014: BD1: Appendix 3: Policy B3. Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions.

MANAGER AND HARBOUR MASTERS COMMENTS

'Myrtle Cottage' is a two-storey historic cottage located on the north side of Rookwood Road, which has been extended significantly to the rear with pitched roof and flat roofed single-storey extensions. The site lies within the AONB, West Wittering Settlement Policy Area and also lies within the Conservation Area. The property is only visible from Rookwood Road itself.

The application proposes to build a large first floor extension over the existing pitched roof rear extension, and to extend the existing flat roofed extension to the east side. The proposed first floor extension would be set just below the ridge of the original cottage, and would extend the full length of the existing extension, with a part pitched/part flat roof (with higher eaves than the original cottage). Materials would be horizontal timber boarding with a clay tiled roof including 3 roof lights on the side roof slopes, and a pitched roof dormer on the rear. The proposed flat roofed extension would project past the east side of the original cottage, although due to its set back position and single-storey nature, would not be a dominant feature in the street scene.

However, the proposed first floor extension would fail to relate sympathetically to the existing building and is considered to unduly dominate the original cottage. It is acknowledged that it would be sited to the rear and therefore would only be visible at an angle from Rookwood Road; however, the incongruous roof form and overall scale and bulk of the proposed extension would be noticeable even from this perspective and is considered to be detrimental to the character and appearance of the original cottage and the Conservation Area in this attractive, historic part of the AONB. We would support a smaller-scale, more sympathetically designed first floor extension.

DATE CONSIDERED

07/08/09

CONSIDERED BY

Manager & Harbour Master under delegated powers - *21 days fell before the committee*

DECISION

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

BO/09/02862/DOM - BRACKENDENE HOUSE, BOSHAM HOE, BOSHAM, CHICHESTER, WEST SUSSEX PO18 8ET

AMENDMENTS TO THE DESIGN APPROVED UNDER BO/08/04854/DOM.

PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; RE1, RE4, BE11, BE12, BE14: 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.

MANAGER AND HARBOUR MASTERS COMMENTS

'Brackendene House' is a large detached house on the south side of Bosham Hoe fronting onto the Harbour, with cream painted elevations and an elaborate balcony feature with white columns, set in a large plot which has been doubled in width since obtaining an adjacent plot as garden land associated with the house; and sits in a rural, planted setting including several pine trees running along the waterfront providing some screening from the water and public footpath opposite the channel.

Two previous applications for side extensions were withdrawn by the applicant following concerns raised regarding the proposed increase in the developed frontage of the waterside. A subsequent scheme for extensions set onto the north (non-harbour-facing) and west/east sides of the house was approved under BO/08/04854/DOM to include extensions to the garage 'wings' on either side of the property providing a pool house and garden room. The Conservancy raised no objection to this application since although the extensions would be visible from the water and public footpath to the southwest through the gaps in the trees along the waterfront; the proposals resulted in a substantial reduction in the increased built frontage of the Harbour in comparison with the previous applications, coupled with a reduced impact due to their set-back position beyond the main house as viewed from the wider AONB landscape. It was also proposed to re-paint the entire house and proposed extensions in a more subdued, beige colour and to plant two additional trees along the waterfront. The Conservancy requested that a further new tree be considered in an additional gap along the waterfront which allows views through, in order to further soften the impact of the proposed extensions. Permission was granted subject to conditions requiring a detailed landscaping scheme.

This new application seeks permission for an amendment to the approved scheme, to increase the size of the extension on the west side of the property to incorporate a ground floor mobility bedroom; thereby pushing the proposed garden room element further westwards to form an extension from the existing building, meeting the line of the proposed pool room behind. Whilst this would not increase the overall width of the building fronting the Harbour as stated in the application, it would reduce the set back of the proposed extensions from this perspective, bringing this element further forwards towards the Harbour than the approved scheme. However, there would be a slight reduction in the amount of glazing in the south elevation given that the south-facing part of the pool house would now be obscured from view. This, coupled with the proposed re-painting of the house and new tree planting along the waterfront should mean that this further increase in the size of the building would not be unduly intrusive in wider views from the Harbour or footpath. However, in our view this is the maximum extension that should be allowed to the west or east sides of the property and we would be very concerned about any further increase in size of the approved extensions where it is visible from the wider AONB landscape.

DATE CONSIDERED

13/08/09

CONSIDERED BY

Manager and Harbour Master under delegated powers - *21 days fell before the committee*

DECISION

The Local Planning Authority is advised that the Conservancy has no objection to this application, subject to the re-painting schedule being carried out as part of the works in accordance with condition 3 of permission BO/08/04854/DOM; and the proposed additional tree planting being carried out (and existing trees retained) in accordance with conditions 5, 6 and 7 of this previous permission.

FB/08/00618/FUL - ST PETER AND ST MARY'S CHURCH, FISHBOURNE ROAD WEST, FISHBOURNE, CHICHESTER, WEST SUSSEX.

PROPOSED CHURCH HALL.

PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; RE1, RE4, RE7, RE17, BE6, BE11, : Adopted Chichester District Local Plan 1999. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policy B3.

MANAGER AND HARBOUR MASTERS COMMENTS

These were the Conservancy's comments on the previous application in March 2008 for a new church hall on this site (under the same reference number):-

"This proposal is for the construction of a new Church Hall on an area of Church-owned grassland to the north of St Peter and St Mary's Church. The proposed site lies within the revised Fishbourne Conservation Area, within the Strategic Gap and has been designated as a Site of Nature Conservation Importance (SNCI) by West Sussex County Council.

The proposed site is approximately 46.5m long and 32.5m wide. Along the northern boundary lies a hedge; along the eastern boundary lies a hedgerow with standard trees with the existing Church car parking area immediately behind; to the south lies an approximately 3m high clipped conifer hedge leading to the graveyard and to the west lies a post and rail fence with the open grassland of the eastern side of Fishbourne Meadows beyond. There are open views of the site from the Public Footpaths to the north, south and west. The northern and western elevations of the new Church Hall will be the most visible.

The proposed 2 storey Church Hall will be 23m long and 11m wide, clad with horizontal black stained boarding with stained hardwood window frames and doors. It will have a hand made red clay tiled barn hipped roof with the ridge of the 2-storey element 7.4m high and an eaves height of 2.8m. The single storey element would be 4.4m high with an eaves height of 2.6m.

The two-storey element will have the main hall at ground level and meeting room at first floor level; there will be 3 conservation roof lights on either side of the roof with a large window at first floor level on the northern elevation. At ground level there will be 2 sets of glass paned doors on the western elevation and 3 sets of floor length windows on the eastern elevation. There will also be a wooden access staircase leading to the first floor on the eastern elevation.

The single storey element will have 4 windows on the western elevation; one on the northern and one set of glass paned doors on the eastern elevation.

The Hall lies 18m from the northern site boundary and 16m from the western site boundary at its narrowest point, increasing to 20m. It lies 3.4m from the eastern site boundary and 3.7 from the southern. The proposed access is from the existing Church car park at the southeastern end of the building. Some limited planting is proposed to the western site boundary.

This is an exposed site, which is currently open grassland with limited screening or planting to the northern and western site boundaries. It sits in the context of the nearby historic Church and the relatively open landscape of the Fishbourne Meadows SNCI to the west and open farmland to the southwest. The 3m-conifer hedge along the southern boundary and the existing hedgerow with standards along the eastern boundary affords some screening.

The construction of a new building in this setting will have a visual impact, however, the requirement for a suitable, modern facility close to the Church is supported in principle. The dark palette of materials, when viewed against a predominantly planted backdrop, appears appropriate and the overall footprint of the proposed Hall is not too overbearing in the plot. We would, however, wish to see a far more extensive planting and screening scheme to reduce the overall impact of the new building when viewed from the north and from the open meadowland to the west. We defer to the County Ecologist whether an ecological survey is required as this site forms part of the designated SNCI.

The Local Planning Authority is advised that the Conservancy has no objection to this application but ask that the following matter be negotiated if possible: An extensive planting programme on the northern and western sides of the new building. Planting to be native species typical of the AONB and of mixed height."

This application was never determined and this new scheme presents revised proposals for the church hall, proposing a building of a similar footprint but of a simplified shape, and a reduced height of 6.1 metres to the ridge. The design has been changed from the previously proposed two-storey barn to a single-storey building with a simple pitched roof and an interesting leaning gable feature on the west elevation. Materials would be natural slate to the roof, natural colour stained horizontal boarding to the walls and stained hardwood windows. Materials for the gable faces have been changed from slate tile-hanging to stained horizontal boarding to match the walls. The building would have an open entrance canopy with a glass roof, a section of glazed panels at the top of the northern gable face, and several sets of vertically sub-divided full-height windows/doors to the west and east elevations, with small windows to the south elevation.

We are pleased to see the reduction in height and therefore bulk of the proposed building, which will improve its relationship with the Listed Church building and will help to reduce its impact on the rural AONB landscape. The building would be highly visible from the network of public footpaths running past the north and west of the site in particular, and therefore given the planted rural setting, we would ask that the proposed horizontal boarding is finished in a dark stain to blend in with the extensive trees and hedgerow behind. We are pleased to see the change from tile-hanging to boarding for the gable-face features as this would help to break up the bulk of the roof more effectively. Provided the glazed gable element on the north elevation is constructed with stained hardwood frames to match the remaining windows, it would not be an unduly intrusive feature; however, we would question the need for a glazed roof to the open entrance canopy and would suggest that a tiled roof to match the main roof would be a more sympathetic treatment.

Given its high visibility from public viewpoints, we consider that the impact of the proposed building should be softened with numerous scattered blocks of native species planting within the grassland area (Hawthorn, Hazel, Field Maple etc as suggested) in particular to the north and west of the building where it would be the most exposed to view (more planting than is currently shown on the plan is recommended). The plan shows planting to the western boundary along the fence which contains a rare species of lichen. The ecological survey identifies shading from hedge planting as a potential problem for the lichen and therefore we would suggest that further scattered blocks of native shrubs are planted within the grassland area instead, which would prevent shading and would soften the outline of the building from the main public viewpoints. We would also raise some concern regarding the proposal for a large patio area to the west of the building, and consider that its size should be kept to a minimum, along with an increase in the level of planting around it within the grassland area as suggested, in combination with the use of sympathetic materials, in order to soften the impact of this area of hardsurfacing.

The ecological survey suggests that the scheme could incorporate wildlife enhancement and habitat management in the form of the maintenance of a graded rough grass edge along the site as a valuable habitat; the provision of new native species planting; the retention of the existing trees and hedgerows (except where the new pedestrian entrance would be located); and the incorporation of nest boxes and loft entrances for bats, barn owls and swifts. We would support these measures and would be keen to see them incorporated as appropriate conditions on any permission granted.

We are supportive of the need for this building and with the use of the right materials, sufficient planting to soften the outline of the building, and the incorporation of the ecological measures proposed, it is considered that the revised proposals would preserve the character, appearance and ecological value of this site within the Conservation Area, AONB and SNCI.

DATE CONSIDERED

13/08/09

CONSIDERED BY

Manager and Harbour Master under delegated powers - *21 days fell before the committee*

DECISION

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:

- Proposed materials for the open entrance canopy roof to be matching tiles rather than glass;
- Proposed horizontal timber boarding to be finished in a dark stain;
- Proposed planting to be increased within the grassland area to the west and north of the building and avoided on the western boundary where this would shade the rare lichen;
- Opportunities for wildlife enhancement and habitat management measures from the ecological survey to be incorporated into the scheme.

BO/09/02862/DOM - BRACKENDENE HOUSE, BOSHAM HOE, BOSHAM, CHICHESTER, WEST SUSSEX PO18 8ET

AMENDMENTS TO THE DESIGN APPROVED UNDER BO/08/04854/DOM.

PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; RE1, RE4, BE11, BE12, BE14: 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.

MANAGER AND HARBOUR MASTERS COMMENTS

'Brackendene House' is a large detached house on the south side of Bosham Hoe fronting onto the Harbour, with cream painted elevations and an elaborate balcony feature with white columns, set in a large plot which has been doubled in width since obtaining an adjacent plot as garden land associated with the house; and sits in a rural, planted setting including several pine trees running along the waterfront providing some screening from the water and public footpath opposite the channel.

Two previous applications for side extensions were withdrawn by the applicant following concerns raised regarding the proposed increase in the developed frontage of the waterside. A subsequent scheme for extensions set onto the north (non-harbour-facing) and west/east sides of the house was approved under BO/08/04854/DOM to include extensions to the garage 'wings' on either side of the property providing a pool house and garden room. The Conservancy raised no objection to this application since although the extensions would be visible from the water and public footpath to the southwest through the gaps in the trees along the waterfront; the proposals resulted in a substantial reduction in the increased built frontage of the Harbour in comparison with the previous applications, coupled with a reduced impact due to their set-back position beyond the main house as viewed from the wider AONB landscape. It was also proposed

to re-paint the entire house and proposed extensions in a more subdued, beige colour and to plant two additional trees along the waterfront. The Conservancy requested that a further new tree be considered in an additional gap along the waterfront which allows views through, in order to further soften the impact of the proposed extensions. Permission was granted subject to conditions requiring a detailed landscaping scheme.

This new application seeks permission for an amendment to the approved scheme, to increase the size of the extension on the west side of the property to incorporate a ground floor mobility bedroom; thereby pushing the proposed garden room element further westwards to form an extension from the existing building, meeting the line of the proposed pool room behind. Whilst this would not increase the overall width of the building fronting the Harbour as stated in the application, it would reduce the set back of the proposed extensions from this perspective, bringing this element further forwards towards the Harbour than the approved scheme. However, there would be a slight reduction in the amount of glazing in the south elevation given that the south-facing part of the pool house would now be obscured from view. This, coupled with the proposed re-painting of the house and new tree planting along the waterfront should mean that this further increase in the size of the building would not be unduly intrusive in wider views from the Harbour or footpath. However, in our view this is the maximum extension that should be allowed to the west or east sides of the property and we would be very concerned about any further increase in size of the approved extensions where it is visible from the wider AONB landscape.

DATE CONSIDERED

13/08/09

CONSIDERED BY

Manager and Harbour Master under delegated powers - *21 days fell before the committee*

DECISION

The Local Planning Authority is advised that the Conservancy has no objection to this application, subject to the re-painting schedule being carried out as part of the works in accordance with condition 3 of permission BO/08/04854/DOM; and the proposed additional tree planting being carried out (and existing trees retained) in accordance with conditions 5, 6 and 7 of this previous permission.

09/73876/000 - LAND ON SOUTH SIDE OF MILL RYTHE LANE, HAYLING ISLAND
ERECTION OF 7 NO. B1/B2 BUSINESS UNITS WITH NEW ACCESS TO MILL RYTHE LANE,
INCORPORATING ASSOCIATED LANDSCAPING AND PARKING.

PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; Havant Borough Local Plan Policies C3, D1, L1, L6. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policy D1.

MANAGER AND HARBOUR MASTERS COMMENTS

The application relates to a small piece of land to the north of 'Howards' car scrapyards, on the south side of Mill Rythe Lane. The site lies adjacent to the existing car park serving 'Howards' with a line of mature trees in between. Whilst being in close proximity to the industrial estate adjacent to the Harbour to the east, the site itself lies outside any allocation for employment or marine-related uses in the Local Plan. The site was laid to grass until fairly recently when materials have been stored on the site.

The application seeks permission for the erection of 7 business units specified as B1/B2 uses (offices and industrial uses). These would be housed in two blocks (18.5m x 9.5m and 24m x 9.5m) arranged in an L-shape with pitched roofs 6 metres high. Parking and turning would occupy the remainder of the site. The units would be finished with brick plinths and 'Goosewing grey' corrugated metal upper walls and roofs.

The site lies within the countryside and AONB where there is a presumption against new development unless it is small-scale and it can be demonstrated that the proposal is necessary to meet local business needs (and there is not a more suitable site within the built-up area boundary). The supporting statement suggests that the recently constructed units at the end of Mill Rythe Lane (within the allocated employment area to the north) have been successful and therefore this proves the need for small industrial units in the area. However, specific uses are not given and the proposal is described as 'flexible' units.

We are concerned that a need has not been demonstrated for these units (this should be based on detailed evidence to meet criteria set out by the Local Planning Authority) and that therefore their proposed location within the countryside would be contrary to established policy including PPS7 and the South East Plan. Furthermore, Policy C3 of the Havant Local Plan suggests that development should not be permitted at Mill Rythe for which access to the water is not required, in order to make the best use of this scarce resource. The proposed uses are not specified as marine-related and in any case the site is not allocated for either employment or marine-related use. This site would be visible from the AONB along Mill Rythe Lane and Havant Road and would potentially be visible from the wider countryside to the south and the Harbour itself. We would also have concerns about the proposed 'Goosewing grey' finish which is a very light colour which would make the buildings stand out against the planted backdrop to the north, as viewed from the wider AONB landscape. The application states that there are no trees on the application site although the plans do not show the line of mature trees to the northeast boundary - the potential loss of these would be a further concern. Overall the application lacks information and justification for the proposed units.

DATE CONSIDERED

13/08/09

CONSIDERED BY

Manager and Harbour Master under delegated powers - 21
days fell before the committee

DECISION

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

BO/09/02839/FUL - CHURCH OF OUR LADY OF THE ASSUMPTION, FAIRFIELD ROAD, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8JH
SIDE EXTENSION TO PROVIDE KITCHEN AND TOILET FACILITIES.

PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; 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.

MANAGER AND HARBOUR MASTERS COMMENTS

Our Lady of Assumption Catholic Church is situated on the corner of the junction between Bosham Lane and Fairfield Road in Bosham. It is a modern brick building with a hexagonal-type roof form with long sloping elements of varying eaves heights meeting a central pitch. A line of trees mark the boundary with Bosham Lane and the building has an open frontage facing onto Fairfield Road, with car parking on the opposite side of the road. The site lies within the Settlement Policy (built-up) Area.

The application seeks permission for a small extension to the southwest side of the Church, adjacent to the line of residential properties running southwards along Fairfield Road. The extension would have a pitched roof with hipped ends and a broadly hexagonal footprint to mirror that of the main building. It would sit within a recessed area between different eaves levels on the existing building and would adjoin the entrance lobby. The extension would provide toilet and kitchen facilities lacking in the current building. It would be finished in matching brickwork and concrete tiles and would measure 4.5 metres high to the ridge (the main building is approximately 10 metres high). It would have vertically divided windows on the front to mirror those on the main building.

The proposed extension would provide much needed facilities for this community building and its design reflects the existing building in a sympathetic, subordinate manner. It would be sited in a discreet position set back from the frontage and behind the existing building as viewed from Bosham Lane. As such, it is considered that there would be no harm to the AONB.

DATE CONSIDERED

18/08/09

CONSIDERED BY

Manager and Harbour Master under delegated powers - *sent out on 11-day dispatch but not red-carded by Members for discussion*

DECISION

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

Reports back for information – January, February, March 2009

Date	Application No	L/A	Site	Application Details	Recommendation	L/A Decision
06/01/2009	SB/08/05134/DOM	CDC	COPPERS, PRINSTED LANE, PRINSTED, EMSWORTH, HAMPSHIRE, PO10 8HT	LOFT CONVERSION WITH REAR DORMER	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:- <ul style="list-style-type: none"> • The proposed dormer be set down from the ridge line and preferably be broken into two smaller dormers; and • A condition be imposed to require the retention of the evergreen tree situated close to the north boundary. 	REFUSED <i>(on grounds of siting, scale, massing, and design of dormer being harmful to the character of the building and street scene – not harm to AONB)</i>
07/01/2009	08/58382/003	HBC	4 WITTERING ROAD, HAYLING ISLAND, PO11 9SP	DEMOLITION OF EXISTING 4-BED HOUSE. REPLACE WITH NEW 3- BED HOUSE. APPLICATION TO INCLUDE NEW SEA WALL DEFENCE.	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:- <ul style="list-style-type: none"> • The cedar cladding is extended inwards from the sides of the first floor element on the east elevation, and the balcony balustrade is constructed from timber rather than entirely glass; • A condition be imposed to ensure that all glass on the east elevation is non-reflective; • A condition be imposed to require details of the finished colour of white render to be agreed and that it be a shade of 'off-white', and that all other materials and finishes, including window frames, are in accordance with the application; • A condition imposed to require the mitigation and enhancement measures outlined in the Biodiversity Statement; • A condition be imposed to require that construction works are not carried out during September; and • A condition be imposed to require the retention of the side boundary hedges and that new planting be carried out behind the sea wall comprising native species typical of the AONB, as specified in the application. 	APPROVED WITH CONDITIONS <i>(conditions requested by CHC included but cedar cladding not extended)</i>

Reports back for information – January, February, March 2009

Date	Application No	L/A	Site	Application Details	Recommendation	L/A Decision
09/01/2009	BI/08/05159/FUL	CDC	GREVILLEA, MAIN ROAD, BIRDHAM, CHICHESTER, WEST SUSSEX, PO20 7HS	REMOVAL OF AGRICULTURAL OCCUPANCY CONDITION.	The Local Planning Authority is advised that the Conservancy has no objection to this application provided that the Council are satisfied that the application accords with Saved Local Plan Policy RE19.	REFUSED <i>(on the grounds of lack of sufficient marketing of the property with the tie in accordance with Policy RE19)</i>
09/01/2009	08/73476/000	HBC	41 BRIDGEFOOT PATH, EMSWORTH, PO10 7EB	CHANGE OF USE AND CONVERSION FROM RETAIL/RESIDENTIAL TO TWO-STOREY DWELLING	The Local Planning Authority is advised that the Conservancy has no objection to this application.	REFUSED <i>(on the grounds of loss of a retail unit and impact on the neighbouring property)</i>
12/01/2009	SB/08/04836/DOM	CDC	THE DRAY, MAIN ROAD, NUTBOURNE, CHICHESTER, WEST SUSSEX, PO18 8XA	CONSTRUCTION OF SLATE PITCHED ROOF OVER EXISTING FLAT ROOFED 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:- <ul style="list-style-type: none"> • A condition be imposed to ensure that the garage remains ancillary to the main house known as 'The Dray'. 	APPROVED WITH CONDITIONS <i>(conditions requested by CHC included)</i>
14/01/2009	08/63307/006	HBC	19 NILE STREET, EMSWORTH, HANTS PO10 7EE	RETROSPECTIVE PLANNING PERMISSION FOR UPVC EXTERNAL CLADDING AND UPVC CONSTRUCTION FOR THE CONSERVATORY.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	REFUSED <i>(on the grounds of UPVC being an inappropriate material within the Conservation Area)</i> APPEAL LODGED
15/01/2009	SB/09/00088/PNO	CDC	THE DRAY, MAIN ROAD, NUTBOURNE, CHICHESTER, WEST SUSSEX, PO18 8XA	PRIOR NOTIFICATION APPLICATION FOR ERECTION OF AGRICULTURAL BARN.	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:- <ul style="list-style-type: none"> • Retention of boundary planting, in particular to the south boundary of the holding. 	PRIOR APPROVAL NOT REQUIRED

Reports back for information – January, February, March 2009

Date	Application No	L/A	Site	Application Details	Recommendation	L/A Decision
16/01/2009	BO/09/00093/PLD	CDC	LAND WEST OF SORREL HOUSE, BOSHAM HOE, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8ES	THE ERECTION OF A DWELLING HOUSE IN ACCORDANCE WITH DETAILES OF ITS SITING, DESIGN, EXTERNAL APPEARANCE, MEANS OF ACCESS, LANDSCAPING AND MEANS OF FOUL AND SURFACE WATER DISPOSAL SUCH DETAILS TO BE APPROVED IN WRITING BY THE L.P.A.	The Local Planning Authority is advised that the Conservancy is unable to make any comments on the legal position regarding whether the 1953 planning permission (BO/25/48A refers) would allow for the erection of a dwelling on this site in 2009 and therefore defers to the Council's expert legal representatives.	DECISION AWAITED
16/01/2009	BO/09/00098/DOM	CDC	CHAPMAN HOUSE, DWELLING LANE, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8NR	ALTERATIONS AND EXTENSION.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
21/01/2009	09/63081/005	HBC	59 EASTSTOKE AVENUE, HAYLING ISLAND, PO11 9QW	CONSTRUCTION OF GARDEN ROOM, GAZEBO AND NEW SECTION OF TIMBER FENCING TO REAR OF PROPERTY.	<p><i>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:-</i></p> <ul style="list-style-type: none"> • <i>Rear boundary of the garden with the Harbour to remain open as indicated;</i> • <i>A condition imposed to require a schedule/samples of external finishes for the buildings and new fencing;</i> • <i>The glazed panels in the proposed garden room be constructed from non-reflective glass;</i> • <i>Proposed planting in front of the garden room to comprise native species typical of the AONB, such as Hawthorn, Holly, Blackthorn, Field Maple or Hazel; and</i> • <i>A condition imposed to ensure that there is no encroachment during construction onto the adjoining saltmarsh or SSSI, SPA and SAC.</i> 	<p>REFUSED</p> <p>(on the grounds of the cumulative height, length, mass and bulk and prominent position of proposed outbuildings and fence visually cluttering the coastline and being out of keeping with the surrounding landscape)</p>

Reports back for information – January, February, March 2009

Date	Application No	L/A	Site	Application Details	Recommendation	L/A Decision
22/01/2009	SI/09/00135/FUL	CDC	14A CHALK LANE, SIDLESHAM, CHICHESTER, WEST SUSSEX, PO20 7LW	ERECTION OF AGRICULTURAL BARN	No comments made.	APPROVED WITH CONDITIONS
23/01/2009	BI/09/00207/DOM	CDC	LOCKS END HOUSE, LOCK LANE, BIRDHAM, CHICHESTER, WEST SUSSEX. PO20 7BB.	AMENDMENT TO APPROVED APPLICATION BI/07/05652/DOM FOR CHANGES TO FENESTRATION TO NORTH ELEVATION OF EXTENSION (UNDER CONSTRUCTION).	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
26/01/2009	BO/09/00195/TPA	CDC	BURNES SHIPYARD, WESTBROOK FIELD, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8LJ	POLLARD DOWN TO PREVIOUS POLLAR POINT ON 7 NO. LOMBARDY POPLAR TREES (NOS. 9,10,13, 22 - 25). CROWN RAISE (OVER BURNES SHIPYARD, SOUTHERN SECTOR) BY UP TO 8M (ABOVE GROUND LEVEL) ON 1 NO. BEECH TREE (T1) (NO.11). ALSO CROWN RAISE TO GIVE A 1M CLEARANCE (FROM ADJOINING BUILDING) ON 1 NO. MONTEREY CYPRESS TREE (NO.20).	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:- <ul style="list-style-type: none"> • That a formal scheme for the works be invited, including an appropriate timescale (possibly with the works tackled in stages) to be agreed by the Council's tree officer in conjunction with the Conservancy, including more precise details of the work proposed to the Monterey Cypress and the Beech, in order to avoid the works having a significantly detrimental impact on the AONB landscape lasting for several years. 	APPROVED WITH CONDITIONS <i>(stages of works not included as requested but more precise details of works to Cypress and Beech trees confirmed)</i>
26/01/2009	BO/08/05052/DOM	CDC	FORGE COTTAGE, WALTON LANE, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8QB	REPLACE 30M WOODEN FENCE WITH 1.8-METRE- HIGH BRICK 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:- <ul style="list-style-type: none"> • The proposed brick wall be reduced in height to approximately 1.2 metres. 	APPROVED WITH CONDITIONS <i>(wall reduced to 1.5 metres)</i>

Reports back for information – January, February, March 2009

Date	Application No	L/A	Site	Application Details	Recommendation	L/A Decision
26/01/2009	BO/09/0199/TPA	CDC	BURNES SHIPYARD, WESTBROOK FIELD, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8LJ	POLLARD DOWN TO PREVIOUS POLLARD POINT ON 6 NO. LOMBARDY POPLAR TREES (NOS. 14 - 19) WITHIN GROUP GI SUBJECT TO BO/89/00062/TPO AND 9 NO. LOMBARDY POPLAR TREES (NOS. 21, 26 - 33) WITHIN GROUP GI SUBJECT TO BO/08/00168/TPO.	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:- <ul style="list-style-type: none"> • That a formal scheme for the works be invited, including an appropriate timescale (possibly with the works tackled in stages) to be agreed by the Council's tree officer in conjunction with the Conservancy, including more precise details of the work proposed to the Monterey Cypress and the Beech, in order to avoid the works having a significantly detrimental impact on the AONB landscape lasting for several years. 	APPLICATION WITHDRAWN
27/01/2009	WI/08/05176/FUL	CDC	TWITTENS, 6 THE STREET, ITCHENOR, CHICHESTER, WEST SUSSEX. PO20 7AN.	REMOVAL OF CONDITION NO.3 OF PREVIOUS APPROVAL WI/03/03203/DOM TO ENABLE USE OF EXISTING BOAT STORE AS ANCILLARY ACCOMMODATION INCIDENTAL TO THE ENJOYMENT OF THE ASSOCIATED HOUSE.	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:- <ul style="list-style-type: none"> • A condition imposed to allow the rear part of the boat store to be used as accommodation ancillary to the main house but to ensure that this accommodation is not subsequently converted into a separate dwelling in the countryside. 	REFUSED <i>(officers' recommendation overturned by committee – refused on grounds of impact on neighbours' amenity)</i> APPEAL LODGED
03/02/2009	BO/09/00300/FUL	CDC	SOUTHFIELD INDUSTRIAL PARK DELING LANE BOSHAM CHICHESTER WEST SUSSEX PO18 8NN	REPLACEMENT ANTENNAS ON EXISTING MAST.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
03/02/2009	AP/08/05118/OUT	CDC	89 BIRDHAM ROAD, APPLIEDRAM, CHICHESTER, WEST SUSSEX, PO20 7DU	OUTLINE APPLICATION FOR NO. 9 COTTAGES, ACCESS AND PARKING.	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:- <ul style="list-style-type: none"> • Retention of the front boundary hedge; and • The use of neutral or dark materials and colours to minimise the visual impact on the AONB. 	APPLICATION WITHDRAWN

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05/02/2009	WW/09/00222/DOM	CDC	ROOKWOOD FARM, ROOKWOOD LANE, WEST WITTERING, WEST SUSSEX	CONSTRUCTION OF DETACHED GARAGE AND BOAT STORE. ALTERATIONS TO EXISTING HOLIDAY HOME.	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:- <ul style="list-style-type: none"> • The height of the proposed garage/boat store is reduced so that the building is no higher than the holiday home (and preferably lower so that it is visually subservient); • Matching materials are used and the garage doors, in particular the main door, are finished in a natural wood stain or painted a dark colour; • The proposed garage/boat store is ancillary to the holiday home and is used only in connection with/by occupants of the home; • Suitable conditions restricting the use of the main holiday home and preventing further extensions or buildings are imposed again (as per permission WW/07/01753/FUL); • The proposed glazed door panels in place of the garage door on the main building match the remaining frames on the building in a natural timber stain. 	APPROVED WITH CONDITIONS <i>(height of proposed building reduced and conditions requested by CHC included)</i>
06/02/2009	SB/08/05012/DOM	CDC	26 FLATT ROAD, NUTBOURNE, CHICHESTER, WEST SUSSEX, PO18 8SJ	FIRST FLOOR EXTENSION TO DWELLING	No comments	REFUSED <i>(on the grounds of impact on neighbour amenity)</i>
06/02/2009	BO/09/00380/DOM	CDC	9 MORETON ROAD BOSHAM CHICHESTER WEST SUSSEX PO18 8LL	REVISIONS TO PREVIOUSLY APPROVED REPLACEMENT PORCH (BO/08/03812/DOM) AT FRONT OF BUILDING.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS

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09/02/2009	BO/09/00243/DOM	CDC	CREEK COTTAGE, SHORE ROAD, BOSHAM, CHICHESTER, WEST SUSSEX PO18 8QL	SINGLE-STOREY REAR EXTENSION, FIRST FLOOR FRONT BALCONY AND ALTERATIONS TO DOORS AND WINDOW.	<i>The Local Planning Authority is advised that the Conservancy recommends refusal of this application.</i>	APPROVED WITH CONDITIONS (the Council considered that the majority of the elevation seen from wider views would be the clay tiled roof which would be seen in the context of the existing property and would not stand out as unduly prominent)
09/02/2009	SB/08/05128/FUL	CDC	CLAYTHORN THORNEY ROAD EMSWORTH HANTS PO10 8BN	RETAIN EXISTING VEHICULAR ACCESS TO CLAYTHORN.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
09/02/2009	CH/09/00397/DOM	CDC	HIDMORE, MAIN ROAD, CHIDHAM, CHISHESTER, WEST SUSSEX, PO18 8TP	DEMOLITION OF EXISTING CONSERVATORY AND OUTBUILDING. CONSTRUCTION OF NEW SINGLE-STOREY EXTENSION WITH 2-STOREY ELEMENT TO REAR OF PROPERTY.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
10/02/2009	BO/09/00193/FUL	CDC	BURNES SHIPYARD, WESTBROOK FIELD, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8LJ	REDEVELOPMENT OF BURNES SHIPYARD TO INCLUDE 22 RESIDENTIAL UNITS TOGETHER WITH ASSOCIATED ACCESS, CAR PARKING AND ASSOCIATED INFRASTRUCTURE.	The Local Planning Authority is advised that the Conservancy recommends refusal of this application.	REFUSED FOR NO LESS THAN 8 REASONS <i>(supported all of our objections)</i>

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Date	Application No	L/A	Site	Application Details	Recommendation	L/A Decision
10/02/2009	BO/09/00208/DOM	CDC	CORDYLINES, DELLING LANE, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8NR	LOFT CONVERSION TO PROVIDE 2 NO. BEDROOMS AND BATHROOM.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
10/02/2009	WW/09/00376/TCA	CDC	CAMACHA, ROOKWOOD ROAD, WEST WITTERING, CHICHESTER, WEST SUSSEX, PO20 8LT	NOTIFICATION OF INTENTION TO FELL 1 NO. LABURNUM TREE (T1) AND 1 NO. BAY TREE (T6). CROWN LIFT TO 3M (ABOVE PAVEMENT) AND CROWN REDUCE TO REBALANCE/SHAPE TO 7.5M WIDTH (WITH NO REDUCTION IN HEIGHT ON 1 NO. HOLM OAK - T2). REDUCE HEIGHT DOWN TO 4M ON 1 NO. BAY TREE (T4) AND 1 NO. LANURNUM (T5). REDUCE HEIGHT DOWN TO 3M AND CUT BACK BRANCHING (SO AS NOT TO OVERHANG THE PAVEMENT) ON 1 NO. VIBURNUM (T7) AND 1 NO. HOLLY (T8).	The Local Planning Authority is advised that the Conservancy has no objection to this application.	NO TPO MADE
10/02/2009	WW/08/04776/DO M	CDC	WALNUT TREE FARM HOUSE, ROOKWOOD ROAD, WEST WITTERING, CHICHESTER, WEST SUSSEX, PO20 8QL	SINGLE-STOREY SIDE EXTENSION TO EXISTING GARAGE TO FORM A GARDEN STORE.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS

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Date	Application No	L/A	Site	Application Details	Recommendation	L/A Decision
10/02/2009	AP/08/04779/ADV	CDC	THE BLACK HORSE, BIRDHAM ROAD, APPLIEDRAM, CHICHESTER, WEST SUSSEX, PO20 7EH	1 NO. FASCIA SIGN, 2 NO. POST MOUNTED SIGNS, 1 NO. HANGING SIGN, 1 NO. TOTEM POST HANGING SIGN AND 1 NO. WALL MOUNTED SIGN.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
10/02/2009	AP/08/04778/LBC	CDC	THE BLACK HORSE, BIRDHAM ROAD, APPLIEDRAM, CHICHESTER, WEST SUSSEX, PO20 7EH	LISTED BUILDING CONSENT APPLICATION FOR REPLACEMENT SIGNAGE.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
12/02/2009	BI/09/00447/DOM	CDC	TYME WELLS, WESTLANDS, BIRDHAM, CHICHESTER, WEST SUSSEX. PO20 7HJ.	GARAGE WITH ADJOINING LEAN TO CONSERVATORY	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:- <ul style="list-style-type: none"> • A condition to require that the garage remains ancillary to the main dwelling and is not sold, let or lived in separately; and • A condition to require that the boundary hedges are retained in order to help screen the development from public viewpoints. 	REFUSED <i>(on the grounds of impact on neighbour's amenity)</i>
16/02/2009	BO/09/00487/DOM	CDC	FOXWOOD BOSHAM HOE BOSHAM CHICHESTER WEST SUSSEX. PO18 8ES	CARPORT EXTENSION TO EXISTING DOUBLE GARAGE.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
16/02/2009	SB/09/00481/FUL	CDC	110 MAIN ROAD, SOUTHBOURNE, EMSWORTH, HANTS PO10 8AY	DEMOLITION OF EXISTING SHEDS AND REPLACEMENT STORE BUILDING FOR AGRICULTURAL USE.	The Local Planning Authority is advised that the Conservancy has no objection to this application, provided the Council are satisfied that the proposed building is reasonably necessary for the purposes of agriculture within the holding (we note that the supporting statement includes no justification or explanation for the proposed building).	APPROVED WITH CONDITIONS

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Date	Application No	L/A	Site	Application Details	Recommendation	L/A Decision
16/02/2009	CH/09/00486/DOM	CDC	LA TRAITÉ CHIDHAM LANE CHIDHAM CHICHESTER WEST SUSSEX PO18 8TH	REPLACEMENT DOUBLE GARAGE AND WORKSHOP/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:- <ul style="list-style-type: none"> • A condition or Section 106 agreement forms part of any permission granted to require that the proposed garage and workshop/store remains ancillary to the main dwelling and is not sold, let or lived in separately. 	APPROVED WITH CONDITIONS <i>(condition requested by CHC included)</i>
16/02/2009	BO/09/00479/DOM	CDC	FINISTERE, SMUGGLERS LANE, BOSHAM, CHICHESTER, WEST SUSSEX. PO18 8QP	FLAT ROOF EXTENSION TO DETACHED GARAGE, NEW CONSERVATION ROOF WINDOWS AND GABLE WINDOW.	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:- <ul style="list-style-type: none"> • A condition is imposed to require the retention of the hedge on the west boundary and the trees/shrubs on the south boundary in accordance with the application; • A condition is imposed to ensure that the proposed Conservation style roof lights are a dark or subtle colour; and • A condition is imposed to ensure that the garage remains ancillary to the main house and is not sold, let or lived in separately. 	APPROVED WITH CONDITIONS <i>(conditions requested by CHC included)</i>
16/02/2009	WT/09/00483/FUL	CDC	THORNEY ISLAND SAILING CLUB, CHURCH ROAD, WEST THORNEY, EMSWORTH, WEST SUSSEX, PO10 8DS	ERECTION OF A SINGLE- STOREY STEEL BOAT SHED.	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:- <ul style="list-style-type: none"> • Existing trees to be retained and where this is not possible; suitable replacement trees be planted for screening value in the next available planting season following the erection of the building; • The building to be finished in a dark brown rather than a dark green coating/finish; • The existing red and green/blue storage containers to be removed from the land prior to the new building being brought into use. 	APPROVED WITH CONDITIONS <i>(conditions requested by CHC all included except requirement to remove existing storage containers from the site)</i>

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Date	Application No	L/A	Site	Application Details	Recommendation	L/A Decision
18/02/2009	WW/09/00393/DO M	CDC	NORTH COTTAGE, COOMBE ROW, POUND ROAD, WEST WITTERING, CHICHESTER, WEST SUSSEX. PO20 8AJ	ADDITION OF LEAN-TO CONSERVATORY TO THE NORTH SIDE OF THE COTTAGE, RESTING ON RETAINING WALL ALREADY EXISTING.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
18/02/2009	09/50756/018	HBC	THE LANGSTONE HOTEL, NORTHNEY ROAD, HAYLING ISLAND, PO11 ONQ	ERECTION OF SINGLE- STOREY ENTRANCE CANOPY AND EXTERNAL RAMPED ACCESS TO THE RESTAURANT.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
19/02/2009	BO/09/00195/TPA	CDC	LARG, WESTBROOK FIELD, BOSHAM, CHICHESTER, WEST SUSSEX. PO18 8JP	REPOLLARD (DOWN TO PREVIOUS POLLARD POINTS) ON 21 NO. LOMBARDY POPLAR TREES (MARKED ON PLAN AS 9, 10, 13 - 17, 19, 21 - 33). FELL 1 NO. LOMBARDY POPLAR TREE (MARKED ON PLAN AS NO. 18). CROWN RAISE UP TO 8M (ABOVE GROUND LEVEL) ON 1 NO. BEECH TREE (T1) (MARKED ON PLAN AS 11). RAISE CROWN TO GIVE 1M CLEARANCE FROM ADJOINING BUILDING ON 1 NO. MONTEREY CYPRESS TREE (MARKED ON PLAN AS 20). ALL THE TREES ARE WITHIN G1 OF BO/89/00062/TPO AND BO/08/00168/TPO).	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:- <ul style="list-style-type: none"> • That a formal scheme for the works be invited, including an appropriate timescale (possibly with the works tackled in stages) to be agreed by the Council's tree officer in conjunction with the Conservancy, including more precise details of the work proposed to the Monterey Cypress and the Beech, in order to avoid the works having a significantly detrimental impact on the AONB landscape lasting for several years. 	APPROVED WITH CONDITIONS <i>(stages of works not included as requested but more precise details of works to Cypress and Beech trees confirmed)</i>

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20/02/2009	WW/09/00145/FUL	CDC	MANAGERS HOUSE, POUND ROAD, WEST WITTERING, CHICHESTER, WEST SUSSEX. PO20 8AJ.	DEMOLITION OF EXISTING TWO-STOREY MANAGER'S HOUSE AND ERECTION OF REPLACEMENT TWO-STOREY FOUR BEDROOM MANAGER'S HOUSE.	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:- <ul style="list-style-type: none"> • Window frames to be powder coated in a suitable non-contrasting colour to the elevations (e.g. not white); • Stairs and balcony feature to be constructed from untreated timber and/or tinted glass; and • The south boundary hedge be retained. 	APPROVED WITH CONDITIONS <i>(conditions requested by CHC included)</i>
20/02/2009	BI/09/00362/FUL	CDC	BIRDHAM C OF E PRIMARY SCHOOL, CROOKED LANE, BIRDHAM, CHICHESTER, WEST SUSSEX, PO20 7HB	ERECTION OF STEEL FRAMED POLYTUNNEL (5M X 8M X 3.1M) ASSOCIATED EQUIPMENT AND PHOTOVOLTAIC SOLAR PANEL.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
23/02/2009	FB/09/00494/FUL	CDC	LAWRENCE FARM BARN, FISHBOURNE ROAD WEST, FISHBOURNE, CHICHESTER, WEST SUSSEX, PO19 3XA	AMENDMENTS TO PLANNING PERMISSION FB/04/00984/FUL. CHANGE OF USE OF BARN'S PREVIOUSLY PERMITTED AS A SINGLE DWELLING INTO 2 NO. DWELLINGS TOGETHER WITH EXTERNAL ALTERATIONS.	No comments (outside AONB).	APPROVED WITH CONDITIONS
23/02/2009	WI/09/00598/DOM	CDC	WATERMEAD, SPINNEY LANE, ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7DJ	REPLACEMENT OF EXISTING JETTY (AMENDMENT TO PLANNING PERMISSION WI/08/04310/DOM INCLUDING INCREASE IN WIDTH BY 300MM AND SINGLE HANDRAIL).	The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that all conditions imposed on WI/08/04310/DOM apply again to any permission granted under this application.	APPROVED WITH CONDITIONS <i>(conditions requested by CHC included)</i>

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Date	Application No	L/A	Site	Application Details	Recommendation	L/A Decision
24/02/2009	09/54724/003 & 004	HBC	POND HEAD HOUSE, SELSMORE ROAD, HAYLING ISLAND, PO11 9JZ	CONVERSION OF DETACHED GARAGE WITH ONE BEDROOM FLAT ABOVE AND NEARBY STORE/WORKSHOP TO A TWO-STOREY SELF CONTAINED ANNEXE WITH NEW SINGLE-STOREY ATTACHED DOUBLE GARAGE. & TWO STOREY-EXTENSION TO NORTH EAST CORNER OF MAIN HOUSE, AND SINGLE-STOREY EXTENSION TO SOUTH EAST CORNER OF MAIN HOUSE.	The Local Planning Authority is advised that the Conservancy recommends refusal of this application.	APPLICATION APPROVED AS AMENDED / WITHDRAWN <i>(application for extensions approved on basis of revised plans showing a reduction in size to address CHC concerns; application for conversion of annex withdrawn)</i>
24/02/2009	WW/09/00394/DOM	CDC	BRIAR COTTAGE ROMAN LANDING WEST WITTERING CHICHESTER WEST SUSSEX PO20 8AL	AMENDMENT TO PREVIOUS PERMISSION WW/05/04151/DOM TO RAISE APPROVED DORMERS HIGHER UP ROOF.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPLICATION WITHDRAWN
24/02/2009	BO/09/00608/DOM	CDC	10 BROADBRIDGE DRIVE, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8LE	TWO-STOREY EXTENSION TO SIDE OF PROPERTY.	No comments (outside AONB).	APPROVED WITH CONDITIONS

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25/02/2009	08/73108/001	HBC	15 SPINNAKER GRANGE, HAYLING ISLAND, PO11 0SJ	TWO-STOREY FRONT (SOUTH) EXTENSION; FIRST FLOOR SIDE (EAST) EXTENSION; SINGLE-STOREY REAR (NORTH) EXTENSION WITH ROOF TERRACE ABOVE; SINGLE-STOREY SIDE (WEST) EXTENSION; AND EXTERNAL ALTERATIONS.	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:- <ul style="list-style-type: none"> Proposed windows on north elevation to include glazing bars to match the existing and surrounding dwellings; Proposed balcony balustrade to include some vertical timber posts. 	APPLICATION WITHDRAWN
26/02/2009	WI/09/00168/FUL	CDC	TRAVIS PERKINS, SHIPTON GREEN LANE, ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7BZ	ERECTION OF SINGLE-STOREY STEEL PROFILE CLAD BUILDING TO FORM NEW TRADE SALES BRANCH SHOP. DEMOLITION OF EXISTING FACILITY SITED IN THE CENTRE OF THE SITE.	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:- <ul style="list-style-type: none"> The proposed new building roof be finished in 'hollybush green' to match the elevations rather than 'goosewing grey'; and The retention of the north boundary trees (and suitable replacement after their useful life). 	APPROVED WITH CONDITIONS <i>(conditions requested by CHC included)</i>
02/03/2009	WW/09/00149/COU	CDC	SALTINGS ROMAN LANDING WEST WITTERING CHICHESTER WEST SUSSEX PO20 8AS	CHANGE AGRICULTURAL LAND TO RESIDENTIAL GARDEN.	The Local Planning Authority is advised that the Conservancy recommends refusal of this application.	REFUSED <i>(Council supported our objection)</i>
03/03/2009	WI/09/00620/DOM	CDC	GRAPNEL, ITCHENOR, CHICHESTER, WEST SUSSEX. PO20 7AA.	ENLARGE THE STUDY ON THE GROUND FLOOR BY CREATING A SMALL EXTENSION.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
03/03/2009	WW/09/00764/TCA	CDC	ATHERSTONE COTTAGE, ELMS LANE, WEST WITTERING, CHICHESTER, WEST SUSSEX, PO20 8LW	NOTIFICATION OF INTENTION TO REDUCE HEIGHT (TO A MINIMUM HEIGHT OF 6 METRES FROM GROUND LEVEL) ON 1 NO. OAK TREE.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	NO TPO

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04/03/2009	WI/09/00835/DOM	CDC	WEST WINDS, ITCHENOR ROAD, ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7DH	DEMOLITION OF EXISTING GARAGE AND OUTBUILDING. CONSTRUCTION OF NEW MATCHING 'CHALET' STYLE SIDE/REAR EXTENSION AND NEW FRONT EXTENSION INCLUDING NEW PORCH. NEW FREE STANDING 'TRADITIONAL BARN' STYLE GARAGE TO FRONT.	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:- <ul style="list-style-type: none"> • Proposed 'colour wash' finish to be a subdued/muted colour or a darker tone (or the remodelled property be left in fairfaced brickwork as at present); • Proposed window/door frames on the rear elevation be left in their natural wood colour or dark stained (and other new window/door frames where possible); • Proposed thinning of front boundary hedge/trees to be monitored/managed appropriately – this will be essential to maintain a good visual screen of the development as viewed from Itchenor Road; • Remaining boundary planting to be retained/managed by condition; • A condition be imposed to ensure that the proposed detached garage is used for parking/remains ancillary to West Winds and is not sold, let or occupied as a separate dwelling. 	APPROVED WITH CONDITIONS <i>(conditions requested by CHC included)</i>
11/03/2009	WI/09/00870/DOM	CDC	THATCH COTTAGE, ITCHENOR ROAD, ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7DD	REPLACE NEW WINDOWS TO GARAGE ELEVATION AND TWO- STOREY REAR EXTENSION TO SUPERSEDE PERMITTED REAR EXTENSION REF: 01/02486/DOM.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
11/03/2009	WI/09/00843/DOM	CDC	HAMMERTON, CHALKDOCK LANE, WEST ITCHENOR, CHICHESTER, WEST SUSSEX, PO20 7DE	AMENDED BALUSTRADE POSITION AT FIRST FLOOR LEVEL TO FORM SMALL BALCONY AT FRONT OF PROPERTY.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS

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11/03/2009	WW/09/00894/DO M	CDC	CAMELOT SHIPTON GREEN LANE ITCHENOR CHICHESTER WEST SUSSEX. PO20 7BZ	RELOCATION OF BOAT HOUSE TO RETAIN 1 WILLOW AND 1 EUCALYPTUS TREES ADJACENT TO NEW TENNIS COURT, REVISIONS TO FENESTRATION AND MATERIAL FINISHES (AMENDMENT TO APPROVAL WW/08/02702/DOM).	<i>The Local Planning Authority is advised that the Conservancy recommends refusal of this application.</i>	APPROVED WITH CONDITIONS (previous decision conflicting with CHC comments to approve a 'boat house' here – in this instance the Council considered that the minor changes made in comparison with the approval would not justify a refusal of permission)
17/03/2009	SB/09/00887/FUL	CDC	48 MAIN ROAD, SOUTHBOURNE, EMSWORTH, HAMPSHIRE, PO10 8AU	PROPOSED CONSTRUCTION OF SINGLE-STOREY GARAGE STORES FOLLOWING DEMOLITION OF EXISTING TWO-STOREY STORAGE BUILDING AND REMOVAL OF EXISTING METAL STORAGE CONTAINERS.	The Local Planning Authority is advised that the Conservancy has no objection to this application.	APPROVED WITH CONDITIONS
17/03/2009	SB/09/00795/FUL	CDC	THE DRAY, MAIN ROAD, NUTBOURNE, CHICHESTER, WEST SUSSEX, PO18 8XA	RETENTION OF PLANT DEVELOPMENT AREA WITH GREENHOUSE, POTTING SHED AND RAISED BEDS.	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:- <ul style="list-style-type: none"> • Potting shed be re-painted olive green or dark brown; • Planting to south, east and west boundaries of holding to be retained and managed by condition. 	APPROVED WITH CONDITIONS (conditions requested by CHC included)

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19/03/2009	BO/09/01031/OUT	CDC	BROADBRIDGE BUSINESS CENTRE, DELLING LANE, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8NF	2 NO. MIXED USE UNITS TO PROVIDE FLEXIBLE ACCOMMODATION FOR A1, A3, B1, AND D1 USES.	<p>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 (to be agreed in detail at the reserved matters stage if approval is granted):-</p> <ul style="list-style-type: none"> • Proposed materials to be dark stained timber boarding and timber window frames and slate roofs to match the existing units; • Ridge heights not to exceed 6 metres; • No windows or roof lights to be installed in the west or south elevations of the buildings; • A detailed landscaping scheme to be agreed to include part retention of the bund and the planting of native species on its outer side (of suitable tolerance to the exposed coastal position); • Appropriate control over the proposed (A1, A3, B1 and D1) uses of the buildings. 	APPLICATION WITHDRAWN
20/03/2009	FB/09/00955/OUT	CDC	LAND AT THE JUNCTION OF CLAY LANE AND BLACKBOY LANE, FISHBOURNE, CHICHESTER	RESIDENTIAL DEVELOPMENT COMPRISING 3 NO. ONE BED FLATS, 2 NO. TWO-BED FLATS, 4 NO. TWO-BED HOUSES, 9 NO. THREE-BED HOUSES AND 4 NO. FOUR-BED HOUSES (22 DWELLINGS IN TOTAL).	The Local Planning Authority is advised that the Conservancy recommends refusal of this application.	REFUSED <i>(on the grounds of conflict with the Development Plan and encroachment into the countryside – our comments about recreational disturbance and sewerage disposal were not addressed in the report)</i>

Reports back for information – January, February, March 2009

Date	Application No	L/A	Site	Application Details	Recommendation	L/A Decision
20/03/2009	BO/09/01052/CAC	CDC	1 CHURCH MEADOW, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8HW	REDEVELOPMENT OF SITE TO PROVIDE 4 NO. DETACHED DWELLINGS AND 1 NO. DETACHED BUNGALOW TOGETHER WITH ASSOCIATED ACCESS AND SITING WITH SOME MATTERS RESERVED TO INCLUDE CONSERVATION AREA CONSENT.	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:- <ul style="list-style-type: none"> • Dwellings 3 and 4 to use a dark/neutral palette of materials to reduce their prominence; • Landscaping scheme to be agreed on the south boundary and planting to be retained to the remaining boundaries as far as possible, in particular the southwest corner. 	APPROVED WITH CONDITIONS <i>(conditions requested by CHC included except requirement for a landscaping scheme)</i>
23/03/2009	BO/09/01029/DOM	CDC	WEST DEAN, SMUGGLERS LANE, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8QP	PROPOSED ROOF / FIRST FLOOR 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:- <ul style="list-style-type: none"> • Proposed new glazed areas facing the Harbour to use non-reflective glass and frames to match the existing dark frames; • Proposed materials to match those existing as closely as possible. 	APPROVED WITH CONDITIONS <i>(conditions requested by CHC included)</i>
27/03/2009	SB/09/01169/DOM	CDC	KULDANA, MAIN ROAD, NUTBOURNE, CHICHESTER, WEST SUSSEX, PO18 8RT	FIRST FLOOR SIDE EXTENSION, REAR DORMER AND REAR CONSERVATORY.	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:- <ul style="list-style-type: none"> • Proposed rear dormer to be set down from the existing ridge, and • Extensions to use matching materials to the existing building. 	REFUSED <i>(on the grounds of the proposed dormer being visually incongruous and the extension being of poor design)</i>

TOTAL NUMBER OF APPLICATIONS COMMENTED ON IN 3-MONTH PERIOD: 62

NUMBER OF APPLICATIONS WHERE OUR DECISION ACCORDED WITH COUNCIL DECISION: 59 (95%)

3 APPEALS CURRENTLY IN PROGRESS