

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

16<sup>th</sup> September 2009

## **CHICHESTER HARBOUR CONSERVANCY - PLANNING COMMITTEE**

A meeting of the Conservancy's Planning Committee will be held at **11.15am** on **Monday 19<sup>th</sup> October 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 Committee meeting held on 21<sup>st</sup> September 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. Sustainable Development Fund - SDF Application CH-SDF/09-08: Friends of Old Bridge Meadow**

To consider the report of the Manager & Harbour Master (page14).

**6. Development Control Applications**

- (a) To consider planning applications upon which the Conservancy has been consulted, which members have been notified of previously, and to make recommendations to the appropriate local planning authority (page 17).

- (b) To consider planning applications upon which the Conservancy has been consulted, which arrived too late to circulate to members for prior consultation, and to make recommendations to the appropriate local planning authority (page 25).

## **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 33).

## **8. Government Planning Policy Consultation: New Planning Policy On Development And Coastal Change – October 2009**

To consider the report of the Manager & Harbour Master (page 47).

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**Date of Next Meeting:** The next meeting of the Committee will be held at **2.15pm on Monday the 16<sup>th</sup> November 2009**, at County Hall, Chichester.

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### **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

21<sup>st</sup> September 2009 – Minutes of a meeting of the Planning Committee held at County Hall, Chichester.

Present:

Mr Steven Schrier (Chairman)

Mr Peter Henshaw

Mr Tim Knight

Mr Richard Meynell

Mr Pieter Montyn

Mr Adrian Moss

Mr David Myers

Mr Frank Pearce

Mrs Sheila Pearce

Mr Alan Rice

Mr Peter Taylor

Mrs Virginia Wilson-Smith

Officers: John Davis (Manager & Harbour Master), Nicky Horter (AONB Officer), Linda Park (Planning Officer) and Chris Punnett (Administrative Officer).

### APOLOGIES

66. Apologies were received from Mr Steve Gilbert, Mrs Louise Goldsmith and Mr Simon Sprackling.

### MINUTES

67. **Resolved** that the minutes of the meeting of the Committee held on 24<sup>th</sup> August 2009 be approved as a correct record and signed by the Chairman.

### URGENT MATTERS

#### Caravan Remains

68. In response to a member's question the officers confirmed that they were in contact with Chichester District Council regarding enforcement action against the remains of two caravans sited on farmland near the Birdham Straight, Chichester.

#### Haines Boatyard – development

69. The Manager & Harbour Master reminded members that he had briefed the Committee at its May 2009 meeting regarding proposals by Haines Boatyard to apply for planning permission for a maintenance shed sited on land in Itchenor currently used by the Conservancy for a car park. His speaking notes formed part of the signed copy of the minutes of that meeting, and made it clear he had advised the Committee that:

"On the grounds that the new boatshed is essential to the continued existence of Haines in its current form, and the impact on the AONB can be suitably mitigated by screening, if this was a formal consultation response the Manager & Harbour Master's recommendation to the Planning Committee would be: 'No Objection subject to suitable conditions relating to materials, landscaping/earth bank'".

70. The applicant had consulted the Conservancy's Officers informally and had been advised of this position.
71. As the application affected the Conservancy's car park, sited on land rented from a local farmer, the Conservancy had not expressed any view on the matter. Notwithstanding this, a recent letter to Haines shareholders by its Chairman had suggested that the Conservancy supported the planning application. This was patently not true, and the Manager & Harbour Master had accordingly written, inviting the Chairman of the Company to correct this statement.
72. The Committee confirmed that the Conservancy had expressed no view on the application, and any suggestion that it had was false. Members welcomed the Manager & Harbour Master's action to advise Haines' shareholders of the true position.

### SUSTAINABLE DEVELOPMENT FUND (SDF) APPLICATIONS

#### Project Progress Statement

73. The AONB Officer referred to a Project Progress Statement, which identified projects approved in the current year, the funds awarded and those remaining, a copy of which is attached to the signed minutes. Also circulated at the meeting were leaflets giving information on the scheme, details of the criteria and a sustainability checklist.

#### Project No. 09/13: 'Releasing Potential' Sailing Academy

74. 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. Also circulated at the meeting was a leaflet giving information on the work of the Charity 'Releasing Potential', which aims to provide activities for young people who find it hard to engage.
75. Members noted the charitable nature of its work, with potentially difficult young people, and the considerable and successful efforts it had made to raise substantial funds to finance its operation. They agreed that this type of organisation was exactly what the SDF scheme was designed to encourage, and that this application deserved support.
76. **Resolved** that SDF funds of £1,379 be awarded to 'Releasing Potential' to purchase safety equipment to support the Sailing Academy.

#### Project No. 09/14: Fishbourne Community Project

77. Mr Moss declared a personal interest in this application as a member of Fishbourne Parish Council.
78. 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.

79. Members agreed that the improvements proposed to the Community Hall would benefit the wider community, and noted that the toilets to be provided (towards which funds were requested) would be available for use by the public and for Conservancy events and activities. The Committee agreed that the application should be supported.
80. **Resolved** that SDF funds of £2,000 be awarded to Fishbourne Community Project for the purpose set out in its application.

Project No. 09/15: Thorney Island Habitat Management Project

81. 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.
82. Members noted that the application was for financial assistance for a partnership project to clear vegetation from an area of woodland and reedbed previously planted by the Conservancy, to enable proper and effective management by volunteers in future years. They agreed that the application deserved support.
83. **Resolved** that SDF funds of £1,000 be awarded to the Thorney Island Habitat Management Project for the purpose set out in its application.

Project No. 09/16: 'Wickedly Wonderful' Topper Sailing in Chichester Harbour

84. Mr Taylor declared a prejudicial interest in this application as a friend of the applicant, and withdrew from the meeting.
85. 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. Also circulated at the meeting was a leaflet giving information on the activities offered by the Company, 'Wickedly Wonderful'.
86. Members were reminded that at their June 2009 meeting they had supported an application by 'Wickedly Wonderful' for the siting of tents on land adjoining Chichester Marina (AP/09/01401/COU - Land North East Of Chichester Marina (Part Of Manor Farm Apuldram), Birdham, West Sussex PO20 7PE).
87. The Committee noted that 'Wickedly Wonderful' was a private profit-making enterprise, which operated within the harbour for very limited periods each year. Members observed that similar activities are offered by the charity and not-for-profit sector and felt that the application did not demonstrate sufficient public benefit. After discussing the information contained in the application, Members concluded that the objectives of the company and the scope of its activities did not sufficiently justify SDF support, and grant aid for this project was accordingly not approved.
88. **Resolved** that no SDF funds be awarded to 'Wickedly Wonderful'.

DEVELOPMENT CONTROL APPLICATIONS

89. 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. The Planning Officer presented the applications, utilising a PowerPoint presentation to identify and describe the applications and sites.

09/72956/001 - 8 Western Parade, Emsworth, PO10 7HS - demolition of bungalow and construction of 1 no. detached 4-bed house with integral garage

90. The Planning Officer advised Members that nos. 7 and 8 Western Parade are two detached bungalows fronting the Harbour to the west of Emsworth. Western Parade runs along the foreshore and AONB boundary and therefore the properties themselves fall just outside the AONB; however, they sit in a very exposed position visible from the wider AONB landscape for some considerable distance from the Harbour to the south, and from the foreshore footpath running past the properties.
91. There is a complex planning history relating to both of these properties, including several refusals of permission for replacement dwellings, the latest being three separate appeals (for two options at each site), all of which were dismissed on the grounds of poor design, overbearing form, and an extent of glazing that is too great and the individual elements too unrelated to each other to achieve an acceptable design. However, at No.7, a previous permission had been granted for a traditional replacement dwelling with a hipped tiled roof, brickwork elevations and aluminium window frames, and this is currently being constructed.
92. This application seeks permission again for a replacement dwelling at No.8, of a contemporary design with a split gable roof fronting the Harbour. The dwelling would have a grey metal standing seam roof with roof lights on the flat section in between pitches, and also on the eastern slope. Elevations would be red brickwork to the southeast and northwest parts of the building, and white render to the southwest and northeast parts, which would link to a balcony feature on the Harbour-elevation with stainless steel balustrading. There would be a mono-pitched roof garage element on the western side, matching the white rendered section, and windows would have grey powder-coated aluminium frames, with a large glazed element with full-height panels extending to eaves level serving the proposed living room at first floor level.
93. Conservancy officers were consulted on the proposed plans for this contemporary option prior to the formal application submission. They accepted the principle of a contemporary design in this position given the variety of designs nearby, but stressed the sensitivity of the site in terms of distant views from the AONB. They also acknowledged that the width, and therefore bulk of the proposal had been reduced from previous schemes. However, they raised concerns about the level of first floor glazing, which they felt would give the building an ungainly, top-heavy appearance, which in combination with the proposed brilliant white rendered element and contemporary design, would add to the dominance of the building and make it overly conspicuous from the wider AONB to the south.

94. Conservancy officers also suggested that there may be scope for larger windows at ground floor level to provide more of an anchor and to relate better to the first floor windows, but that the living room window should be redesigned (with the level of glazing significantly reduced) in order to address concerns consistently raised in relation to previous schemes by the Conservancy, the Council and the Inspector. They also encouraged the use of overhanging eaves or canopy features to provide shading to the glazed areas, and suggested that an alternative, less visually obtrusive finish be considered in place of white render, such as cedar cladding.
95. The AONB Landscape Character Assessment advises on avoiding the use of very bright, grey or white colours on elevations and roofs in harbourside housing development, and encourages the use of restrained dark matt colours to blend with the surrounding landscape. Similarly, while the AONB Design Guidelines for New Dwellings includes render as a material reflecting the maritime influence; for woodland setting houses, such as 8 Western Parade (which is viewed against a mature planted backdrop from the Harbour), it also encourages the use of locally distinctive materials in predominantly darker tones to ensure that the building blends into its planted background.
96. The Committee noted that the current application plans have not changed since the Conservancy's pre-application advice was given, and members shared the officers' disappointment that none of the concerns have been addressed, despite the suggestions made for relatively minor changes to resolve them. Members were very concerned about the increased visual intrusion in the landscape that would result due to the combination of brilliant white render, top-heavy glazing and the contemporary design, particularly given that the new dwelling would be significantly larger than the existing bungalow. They noted that the adjacent dwelling under construction at No.7 is of a traditional design and that a soft palette of materials had been chosen to minimise its impact on the AONB.
97. The Committee concluded that the current proposal for No.8 is likely to have a significantly greater visual impact for the reasons given above, although the use of cedar cladding and either a reduced amount of glazing or a 'brie soleil' could make the proposal acceptable within the AONB landscape. However, as the applicants had chosen not to accept that advice, the Committee felt it had no option but to recommend refusal.
98. **Resolved** that Havant Borough Council be advised that the Conservancy recommends that the application be refused.

BO/09/03137/FUL - Mallards, Windmill Field, Bosham, Chichester, West Sussex, PO18 8LH - single replacement dwelling

99. The Planning Officer advised Members that 'Mallards' is a detached chalet-style house located on the east side of the Bosham Channel. The site lies within the rural area and forms part of a row of detached, spaciouly arranged properties fronting the Harbour on this side of the channel, running northwards from the former Burnes Shipyard. The existing house has dark brown brick elevations, with a hipped, plain tiled roof with dormer windows. Despite its relatively exposed position with little or no planting to the waterside boundary, due to its low form and dark materials, the house is relatively unobtrusive in the wider landscape, apart from the white window frames and surrounds. The house is visible from the

water in an arc to the west, from the footpaths running past the east and west sides of the site and in more distant views from the Chidham peninsula, where the house is viewed against a backdrop of mature trees.

100. The application seeks permission for the demolition of the existing dwelling and its replacement with a detached, two-storey house with an L-shaped footprint. The new dwelling would have a simple pitched roof with a gable face element fronting the Harbour, and would be approximately 0.3 metres higher than the highest part of the existing house roof; although the ridge would remain slightly lower than the adjoining property 'Windmill House' to the north. It would also be moved slightly further from the north boundary to maintain better spacing from this neighbouring property. The Harbour elevation would comprise a first floor balcony running across the majority of the elevation, with several sets of vertically divided glazed panels. There would be a recessed area at ground floor level under the balcony. Materials would be a mixture of facing brickwork, natural timber boarding left untreated, and flintwork with render dressings to the central section (including the recessed element), with slate tiles to the roof. Window/door frames would be grey powder-coated aluminium. The east elevation facing away from the Harbour would comprise a row of small square windows just below eaves level leading to a full-height window divided into squares to light the stairwell. The rear wing would include a double garage with an extending brick wall to screen a boat storage area behind, and a set of twelve solar panels on the south-facing roof slope.
101. Given that a public footpath runs past the east side of the site, the front (non-harbour-facing) elevation would have some impact on public views from within the AONB; however, these views would be limited by an existing garage building on the front boundary which is to be retained for boat storage use, and sections of hedgerow which mark the front boundary with the footpath.
102. The proposed solar panels and double garage with extending screen wall will be clearly visible through the driveway entrance and a gap in the hedgerows, but given these limited views and the fact that the new house would not extend significantly further east than the existing building, it is not considered that the new house would be unduly prominent from this perspective. As such, the main impact would be the west or harbour-facing elevation, which, as stated above, would be visible for some distance from various perspectives including from the foreshore footpath, the water, and the Chidham peninsula.
103. The approach taken to the design of the new dwelling with a simple, long and relatively low profile kept slightly below that of the neighbouring property to the north, is considered appropriate in this exposed landscape context adjacent to the shoreline. The small increase in height and footprint do not appear excessive and the fenestration and balcony elements are kept relatively simple, again, respecting the highly sensitive, rural setting of the building. There is some concern however regarding the proportion of some of the windows on this west elevation which appear rather squat or square in proportion. We would prefer to see the frames with a greater vertical emphasis so that these large areas of glazing are broken up appropriately in accordance with the AONB design guidelines, to provide a more sympathetic overall composition and to avoid large reflective areas which could draw the eye to the building.

104. The proposed mix of facing brick, untreated timber cladding and flint work with render dressings should work well by presenting relatively neutral, unobtrusive colours but at the same time providing interest and variety to break up the perceived massing of the building in wider views. The officers would ask that the 'natural' coloured render is not painted a bright colour, and would also ask that the existing trees and hedges on the site are retained, as stated in the application, in order to help soften the impact of the new building.
105. The Committee noted and concurred with the concerns of the officers, detailed above, but took the view that the amount of glazing was excessive, and should be reduced if the proposed building was to be acceptable in the AONB. Members felt that the large first floor window was too large and out of proportion, making the appearance of the building top-heavy, and that the ground floor glazing should be reduced in area. They also expressed concern regarding the visual impact of the solar panels proposed at roof level, and considered that photo-voltaic roof tiles would be preferable, as these could provide similar amounts of energy whilst not detracting from the appearance of the dwelling.
106. **Resolved** that Chichester District Council be advised that the Conservancy recommends that the application be refused unless the following matters can be negotiated:
- (i) Glazed elements on the west elevation to be reduced in quantity and size, and given greater vertical emphasis through further subdivision of the frames;
  - (ii) Photo-voltaic roof tiles to be used in place of solar panels;
  - (iii) Existing trees and hedges on the site to be retained;
  - (iv) Proposed 'natural' coloured render dressing on the proposed flint panels to be a neutral/subdued colour.

BO/09/03112/FUL - Bosham Farm Shop, Delling Lane, Bosham, Chichester, West Sussex, PO18 8NN - new auto-slide door and shopfront

107. The Planning Officer advised Members that Bosham Farm Shop is located on the west side of Delling Lane, forming part of the Broadbridge Business Centre, fronting onto open fields to the east on the opposite side of the road. The site lies within the AONB, the rural area and the strategic gap. The shop is contained within a converted farm building with brick and flint elevations, and a slate tiled roof. The shop front and entrance is set back from Delling Lane beyond the elements of the building which abut the pavement; however, it is clearly visible from opposite the entrance into the business centre and also from a distance across the fields when viewed from the A259 to the east of the site.
108. Until recently the shop front comprised silver aluminium doors which were recessed underneath a canopy containing the main shop sign; however, work is currently underway to install a new shop front with an 'auto-slide' door, which infills the lobby area so that the new window and doors are directly underneath the fascia sign. The application proposes to retain this new shop front. The design includes one large square-proportioned picture window and a set of double, sliding doors in white powder-coated aluminium frames on either side of the existing brick piers.

109. Whilst it is appreciated that the Cooperative may wish to use white because it fits in with their 'corporate' colours, it is considered that in this sensitive, exposed location within the AONB, a darker coloured frame with greater vertical subdivision would be more appropriate and sympathetic to the building and its setting. In accordance with one of the key principles of PPS1, the opportunity should be taken to improve the character and quality of the area, and it is considered that the new shop front as proposed would detract from, rather than conserve and enhance, the character of the AONB. The application also conflicts with saved Policy BE8 of the Local Plan which requires that new shop fronts should be in scale with the building and be sympathetic in design, materials and appearance to the character of the building and its surroundings.
110. The Committee agreed entirely with the views expressed by the officers, detailed above. Members noted that the supporting statement fails to acknowledge the location of the site within the AONB or even to consider properly the visual impact of the proposed shop front in this location. They considered that the newly installed shop front is not sympathetic to this rural setting within the AONB and is in fact an incongruous feature in this open landscape. The large, square proportioned shop window and white-coloured frames are inappropriate to the modest size and rural character of this former agricultural barn, and will be visible not only from Delling Lane itself but also in wider views across the AONB, from the A259 some distance to the east. The infilling of the former covered lobby will also exacerbate the visual impact of the shop front by bringing it forwards in public views, and resulting in a protrusion from the original building.
111. **Resolved** that Chichester District Council be advised that the Conservancy recommends that the application be refused.

BO/09/03223/ADV - Bosham Farm Shop, Delling Lane, Bosham, Chichester, West Sussex, PO18 8NN - illuminated fascia and projecting sign

112. The Planning Officer advised Members that Bosham Farm Shop is located on the west side of Delling Lane, forming part of the Broadbridge Business Centre, fronting onto open fields to the east on the opposite side of the road. The site lies within the AONB, the rural area and the strategic gap. The shop is contained within a converted farm building with brick and flint elevations, and a slate tiled roof. The shop front and entrance is set back from Delling Lane beyond the elements of the building which abut the pavement; however, it is clearly visible from opposite the entrance into the business centre and also from a distance across the fields when viewed from the A259 to the east of the site. Parts of the building are set further towards Delling Lane and are therefore even more prominent in wider views.
113. The shop currently has several signs, including a large green fascia sign above the entrance lobby reading 'Bosham Farm Shop'; two fixed signs on the end and side of the building closest to Delling Lane; and two small projecting signs advertising the Post Office element. There is also a window opening on the end of the barn abutting the pavement which is blocked in with green panels to match the main fascia sign and other green window panels around the building.

114. The application seeks advertisement consent for replacement signage as part of a shop re-fit and conversion into a 'co-operative food' store. It is proposed to replace the existing, non-illuminated fascia sign with a new white aluminium fascia sign of the same size as existing, with blue and green lettering reading 'The co-operative food' with a fluorescent tube trough light above (painted white to match the fascia); and to install a new projecting white aluminium sign (also with blue and green lettering reading 'the co-operative food') with external spot lights on stalks on the end of the barn abutting the pavement.
115. It is also proposed to replace the existing projecting Post Office sign with a new projecting Post Office sign in red and white; to install a new fixed sign in place of the existing window opening below (again the sign would be a white panel with blue and green letters reading 'the co-operative food') and a further, much larger fixed sign of matching colouring also reading 'the co-operative food' and advertising opening times and goods sold, on the north side of the barn adjacent to the projecting signs, in place of an existing beige-coloured sign advertising the goods for sale.
116. Saved Policy BE9 of the Local Plan states that stringent control will be maintained over advertisements in areas of special control (the whole AONB is an area of special control as a result of its visual sensitivity) and that applications will only be permitted if the size, colouring, and layout does not detract from the appearance of the building to which it is attached or from the character and appearance of its surroundings; and that the materials used are visually sympathetic to their surroundings ('preference will be given to hand painted signs'). Policy B4 of the AONB Management Plan planning guidelines states that signage should be kept to the minimum size possible, an appropriate colour, scale and lettering and should be located in one position on the site to avoid clustering of signage. It states that internal illumination or tube lighting is not appropriate to the rural character of the AONB.
117. The supporting statement fails to acknowledge the location of the site within the AONB or to consider in any detail the impact of the proposed signs in this exposed, rural location. It is considered that the number of signs proposed is excessive given that there would be three signs advertising 'the co-operative food' within very close proximity on the part of the barn closest to Delling Lane, which would result in a cluttered appearance, thereby detracting from the character of the building. Furthermore, the proposed fixed sign on the north elevation is excessive in size (being substantially larger than the existing sign) and would therefore be unnecessarily intrusive in the AONB. The proposed fascia shop front sign would follow the size and length of the existing canopy box which unfortunately is excessively long in relation to the building. In combination with the proposed shop front, this proposed new sign would not be sympathetic to the scale or character of this converted agricultural barn or its location within this rural part of the AONB. The officers were also concerned about the use of a tube trough light to illuminate the sign as tube lighting is not generally appropriate within the AONB (as advised in policy B4 of the planning guidelines).
118. The Committee agreed entirely with the views expressed by the officers. The proposed signs, particularly given their number, size and colouring, would be clearly visible in wider views across the AONB, and the large sign on the north elevation in particular would draw the eye to the building, presenting an intrusive feature. They considered that the signs failed to meet the requirements of saved

Policy BE9 of the Local Plan or Policy B4 of the AONB Management Plan, and overall, would make the building significantly more intrusive in the AONB landscape. In order to achieve a scheme of signage appropriate to the sensitive, rural character of this part of the AONB, they agreed that it would be necessary to: reduce the number of signs; reduce the length of the fascia sign and significantly reduce the overall size of the sign proposed on the north elevation; consider the use of a black or green background with white lettering; and avoid the use of tube lighting. However, the present application as submitted could not be supported and the Committee felt it had no option but to recommend refusal.

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

BO/09/03093/DOM - PHEASANT LODGE OLD PARK LANE BOSHAM CHICHESTER WEST SUSSEX PO18 8EX - SINGLE-STOREY EXTENSION

120. The Planning Officer advised Members that 'Pheasant Lodge' is a dwelling on the south side of Old Park Lane, located in between Church Farm and Dovecote House. It was formerly a barn associated with Church Farm but permission was granted for its conversion in 1996. It lies within the rural area, and there are views of the existing buildings from Old Park Lane to the north and northeast, particularly in the winter. However, the site is fairly well enclosed by trees which in the summer limit views into the site except across the frontage of Church Farm. There are no public footpaths to the south with views of the site.
121. Permission for a large extension to the south side of the barn was refused permission and subsequently dismissed on appeal in 1998, on the grounds of it resulting in consolidation of the developed area and being an unduly prominent feature in the landscape and harmful to the character, appearance and openness of the AONB, closing in the openness of views from Old Park Lane out into the surrounding countryside. In 2004 permission was refused again for an extension to the south side of the barn, on similar grounds, although the Conservancy had raised no objection given the limited views from the road or wider landscape. In 2005 permission was granted for a smaller extension on the north side of the barn, to mirror the former granary and linked to the existing building with an interconnecting single-storey glazed link. Again, the Conservancy raised no objection due to its appropriate scale, height and materials and limited public views. This extension has been constructed. Permission was also refused in 2008 for a change of use of a triangular piece of field to the south to residential garden and the retention of a garden shed and dog kennels at the property, on the grounds of unjustified visual encroachment into the countryside.
122. This application seeks permission for a large extension of a similar size to the original barn, attached to the west side of the granary extension via a small glazed link, with its length running east to west across the northern part of the site. It would have a hipped roof with low eaves on its north side as viewed from Old Park Lane, with brick and flint elevations with no windows and a slate tiled roof. Its south elevation would be entirely glazed with overhanging eaves to provide a small covered external area and shading to the windows, which would have stained timber frames.

123. Whilst the extension has been designed so that its elevational impact as viewed from Old Park Lane would be minimised with low eaves, no windows and appropriate materials; it would be a large addition approximately the same size as the original barn, which in combination with the existing extension, would more than double the size of the original property. Its length would be visible from Old Park Lane in the winter months when there are views through the trees, particularly from opposite the shared driveway. Whilst the Conservancy has consistently raised no objection to previous applications for extensions due to the limited public views, these have been set further back from Old Park Lane or smaller in scale and therefore less visually obtrusive as viewed from the north.
124. The Committee agreed with the officers that the current proposal would consolidate the existing development on the site as perceived from this main public perspective, and that the proposed extension is a disproportionately large addition to what was originally a small agricultural barn. Members acknowledged the applicants' desire to stay in close proximity to their business at Church Farm and their wish to expand the property to accommodate their family, and indicated that they would therefore be supportive in principle of a smaller extension. However, they were concerned that the current proposal is excessive and would be unnecessarily obtrusive in the landscape as viewed from Old Park Lane due to its scale, position and orientation, and therefore would be harmful to the distinctive rural character and openness of the AONB.
125. **Resolved** that Chichester District Council be advised that the Conservancy recommends that the application be refused.

#### DEVELOPMENT CONTROL - DELEGATED ACTION

126. The Committee considered 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.
127. **Resolved** that the report on action taken under delegated powers be noted.

#### APPEAL DECISIONS: THE MANOR HOUSE, PRINSTED LANE, PRINSTED, EMSWORTH

128. The Committee noted the Inspector's decisions in relation to two appeals in respect of The Manor House, Prinsted Lane, Prinsted, Emsworth PO10 8HR (Appeal A: APP/L3815/A/09/2101545 and Appeal B: APP/L3815/A/09/2101464), a copy of which is attached to the signed minutes.
129. **Resolved** that the report be noted.

The meeting started at 2.15pm and ended at 4.06pm.

Chairman

Next Meeting: The next meeting of the Committee will commence at 11.15am on Monday the 19<sup>th</sup> October 2009 at County Hall, Chichester.

**CHICHESTER HARBOUR CONSERVANCY**

**PLANNING COMMITTEE**

**19<sup>th</sup> OCTOBER 2009**

**REPORT BY THE MANAGER & HARBOUR MASTER**

**SDF APPLICATION CH-SDF/09-08: FRIENDS OF OLD BRIDGE MEADOW**

- 1.1 The Friends of Old Bridge Meadow submitted an application for Children's Interpretation project in July 2009, reference CH-SDF/09-08. The application was approved by the Committee at the 20<sup>th</sup> July 2009 meeting and a grant offer of £500 made to the Friends of Old Bridge Meadow.
- 1.2 Subsequently, the group have decided to extend the scope of the project by installing a new oak bench to commemorate ten years of managing the site. The cost of the bench is £1,830 and the group has been active in raising funds from local organisations, businesses and residents. A request was made for an additional £500 contribution from the Sustainable Development Fund.
- 1.3 Under Chairman's delegated powers, the SDF grant offer for the Friends of Old Bridge Meadows was increased from £500 to £1,000; a 31% contribution to the overall project cost.
- 1.4 The letter of request for additional funds is attached to this report for reference, together with the updated project summary sheet.
- 1.5 £1,200 remains to be allocated in this year's SDF grant fund. In the event that no new applications are received, the remaining balance will be distributed amongst existing projects.

**Recommendation**

- 2.1 It is recommended that the Planning Committee notes this report.

# FRIENDS OF OLD BRIDGE MEADOW

Chairman: Brian Currell  
Millersmead  
Station Road  
Bosham  
Chichester PO18 8NG  
Tel. 01243 573596

e-mail: [briancurrell@btinternet.com](mailto:briancurrell@btinternet.com)

Nicky Horter  
Chichester Harbour Conservancy  
The Harbour Office  
Itchenor  
CHICHESTER  
PO20 7AW

6<sup>th</sup> October 2009

Dear Nicky

## **Possible Extension of Sustainable Development Fund CH-SDF/09-08**

As you are aware the Friends of Old Bridge Meadow this year have now been working for ten years. To celebrate our progress in developing our wild flower meadow and recreational areas the members are seeking to erect a continuous oak bench around one of our trees; this would provide seating for families and we would place our interpretation board conveniently nearby

The cost of this rather special bench is £1830 and I write to enquire if the Harbour Conservancy might be able to contribute say £500 to enable this project to go ahead. We are in the process of raising further funding with the help of local companies, local residents, and also the Bosham Parish Council; additionally all the necessary oak is being donated and we have reserves available to meet a potential shortfall.

This bench will not only provide a space where families can congregate but will also help to keep local people involved in the further development of the meadow.

One demonstration of the importance of our meadow to the local community is our annual "Carols on the Meadow" where some 200+ local residents gather round our fully lit Christmas Tree, enjoy singing to a Salvation Army Band and are fortified by locally made mince pies and mulled wine. Father Christmas also attends. I hope you can come and join us (Dec 18<sup>th</sup> 6.00pm)

Thank you so much for your continuing support and encouragement.  
Yours most sincerely

Brian C

# Chichester Harbour AONB Sustainable Development Fund

Year 5: 2009/10

<b>Project Name</b> Children's interpretation and Oak seat at Old Bridge Meadow, Bosham	<b>Project Number</b> CH-SDF/09-08
<b>Lead Organisation and contact name</b> Brian Currell, Friends of Old Bridge Meadow	
<b>Brief Project Description</b>  Old Bridge Meadow as an attractive 1.5 acre site adjacent to the A259 at Bosham. It has been managed by a community group, the Friends of Old Bridge Meadow, since 1999. This group of volunteers is dedicated to managing the meadow for wildlife, as a public recreation area, and as an educational resource for the local community.  Building on the success of a previous project to provide a new interpretation board, the group wishes to develop an information board designed especially for children to encourage their enjoyment of the meadow. To celebrate ten years of work to develop the wild flower meadow and recreational areas, the members are seeking to erect a continuous oak bench around one of the trees to provide seating for families.  The Friends of Old Bridge Meadow were awarded an SDF grant of £581 in 2008-09 and successfully delivered an attractive information board for adults.	
<b>Does the project meet SDF criteria? <u>YES</u> / NO</b>  <b>Any comments / feedback</b>	
<b>MHM recommendation</b> Award SDF grant of £1,000	
<b>Total project value</b> £3,177	<b>SDF grant sought</b> £1,000 (31%)
<b>SDF grant awarded? YES / NO</b> (if no give reasons below)  <b>Amount</b>	<b>Authorised by</b>  <b>Signature</b>   <b>Print name</b>  <b>Date</b>

<b>Any other comments / feedback</b>
--------------------------------------

# FRIENDS OF OLD BRIDGE MEADOW

Chairman: Brian Currell  
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Thank you so much for your continuing support and encouragement.  
Yours most sincerely

Brian Currell



**CHICHESTER HARBOUR CONSERVANCY****PLANNING COMMITTEE****19<sup>th</sup> OCTOBER 2009****REPORT BY THE MANAGER & HARBOUR MASTER****DEVELOPMENT CONTROL APPLICATIONS****WI/09/03424/FUL – TIDEMARK, SPINNEY LANE, ITCHENOR, CHICHESTER,  
WEST SUSSEX PO20 7DJ - DEMOLITION OF EXISTING DWELLING TO BUILD ONE  
NEW DWELLING**PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; RE1, RE4, BE11, H12, C1: Adopted Chichester District Local Plan 1999. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policies B1, B2, B3. Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions.

MANAGER AND HARBOUR MASTERS COMMENTS

'Tidemark' is a very large detached dwelling fronting the Harbour on Spinney Lane. It is very prominent as viewed from the water to the north due to its exposed position, white elevations and the substantial width of built frontage facing the Harbour. It is set within a wooded, rural part of the landscape (outside any defined built-up area within the Local Plan) and is also visible from the public footpath running along Spinney Lane itself, to the south, although is less exposed from this perspective due to a mature boundary hedge in excess of two metres high along the road boundary. The east and west boundaries are lined with mature trees and hedges. The existing building is made up of various elements including several gable features and is finished in white render, with black mock tudor boarding and matching window frames, and orange plain tiles to the roof. There are also several outbuildings, including a tennis pavilion close to the waterside (opposite a tennis court also situated close to the waterfront), a workshop building and garage/cottage outbuilding to the west side of the main building, and a larger garage building to the east side, close to the boundary with the road.

This application seeks permission to replace the existing dwelling with a new six-bedroom family dwelling with a slightly reduced footprint, from 645 to 630 square metres. The new building would have a frontage to the Harbour with three gable elements, all of which would mostly comprise square glazed elements. The new building would be sited no closer to the water than the existing, although it would continue parallel to the water at the closest point of the existing building, without stepping back on its eastern side as the existing building does. The roof would be the same height as the highest element of the existing roof (although floor levels inside have been raised 300mm to accord with flood prevention guidelines). The overall width fronting the Harbour would be similar to the existing main part of the building, without the existing double-gable-fronted extension on the western side.

The proposed side elevations include roof eaves extending down to the top of the ground floor with dormers above, which helps to reduce the mass of the building. The front elevation facing Spinney Lane includes one fairly central gable element with glazing of a similar style to those on the Harbour elevation, made up of square portions and filling the full width and height of the first floor. This front elevation would have a low-eaved hipped roof element extending southwards on the west side giving the building an overall L-shape, and would provide storage, a utility room, games room and a double car port. Materials would be beige-coloured render within a framework of natural timber tudor-style beams and matching window frames, with a small brick plinth running along the bottom of the building, and a clay tiled roof.

We are pleased to see the slight reduction in built frontage facing the Harbour and the softer palette of materials chosen for the new dwelling. However, we are very concerned that the proposed design and extent of glazing underneath each of the gable elements (three of these being Harbour facing) is inappropriate by virtue of its excessive coverage and square proportions. We feel that these elements are unsympathetic to the overall composition of the building, would draw the eye as viewed from the Harbour and footpath, and would result in excessive reflective areas, albeit that these are broken up with timber frames.

Unfortunately the sheer extent of glazing is excessive, particularly given the exposed location of the site and its rural, wooded character. Also, given the fact that a large portion of the proposed dwelling would be sited further towards the Harbour than the existing recessed part of the building (which would be lost from the design), and whilst the three gable elements project slightly from the remainder of the Harbour elevation, we would prefer to see the massing of this elevation broken up further through the use of staggered sections with greater recessed areas (as presently found), the possible use of canopies and the lowering of the eaves with greater overhangs to provide shade and interest, particularly on the gable elements, as these would be the most prominent elements as viewed from the Harbour. The treatment of the side elevations with eaves extending down to the top of the ground floor works well by substantially reducing the perceived massing of these elevations- we would therefore prefer to see this solution used on at least part of the Harbour facing elevation.

For the reasons above, we consider that the current plans are not sufficiently sympathetic to this extremely exposed, sensitive site and therefore we would not be in a position to support the application unless these concerns are addressed.


#### MANAGER AND HARBOUR MASTERS RECOMMENDATIONS

Propose recommend refuse.

# Tidemark, Spinney Lane



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 Kilometers



**WI/09/03423/DOM - TIDEMARK SPINNEY LANE ITCHENOR CHICHESTER WEST SUSSEX PO20 7DJ - REPLACEMENT OF OUTER BUILDINGS (PAVILION/WORKSHOP), REPLACEMENT OF GARAGE WITH ACCOMMODATION, EXTENSION LINK BETWEEN COTTAGE AND GYM. SOUTH/EAST ACCESS WIDENING, REPLACEMENT OF SWIMMING POOL**

PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; RE1, RE4, BE11, H12, C1: Adopted Chichester District Local Plan 1999. Chichester Harbour AONB Management Plan 2004-2009; BD1: Appendix 3: Policies B1, B2, B3. Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions.

MANAGER AND HARBOUR MASTERS COMMENTS

This second application seeks permission to replace the tennis pavilion, garden store and garage outbuildings with oak framed, cedar clad, clay tiled pitched roofed buildings, and to erect a link extension between the cottage and the gym outbuilding, also including some elevational changes. It is also proposed to replace the existing circular swimming pool located to the northeast side of the property and surrounded by a low hedge, with a rectangular one in approximately the same position. Finally, it is proposed to widen the eastern-most vehicular access onto Spinney Lane.

The existing tennis pavilion is located close to the waters edge on the western side of the plot, and is a flat roofed building with black timber boarding and white windows. It is proposed to replace this with a deeper building with a pitched roof rising to just over 2.9 metres high (the existing roof is 1.3 metres high), incorporating a verandah at the front, leading onto an area of timber decking.

The existing garden store is a small brick building with a pitched roof located just behind the front (road) boundary hedge on the eastern side of the plot. It is proposed to replace this with a larger, squarer building with a hipped roof rising to 2.7 metres high (the existing roof is just over 2 metres high).

The existing garage is a flat roofed building located within the front garden to the eastern side of the plot, with black timber boarding and white windows. It is mostly obscured from view by the front boundary hedge. The proposal is to replace this with a longer, pitched roof building with three open bays for car, boat and bike storage, and an enclosed section for use as a pool and plant room to the south of the new swimming pool. The new pitched roof would have hipped ends and would be just over 3.5 metres high to the ridge (the existing flat roof is just under 1.4 metres high). The west and north elevation would include roof lights (a playroom would be accommodated within the roof), including a set of double doors with side lights on the pool room element.

The proposed link between the existing cottage and gym on the west side of the main house would involve a continuation of the existing pitched roof at the same height, and the insertion of timber cladding and timber framed windows beneath. The existing building would remain in white-painted brick and flint elevations with black window frames. The existing triple garage doors would be removed and replaced with new timber doors with top lights, and a central glazed door with full-height glazed side-lights. It is stated that all boundary planting would be unaffected by the proposals.

The proposed changes with the most impact as viewed from the Harbour will be the proposed tennis pavilion which is located very close to the water, and also the garage which whilst being further back, is clearly visible from this perspective. The proposed tennis pavilion would involve a building of more sympathetic design and materials but of a significantly greater bulk. The most significant change would be the addition of a substantial pitched roof. We would question the need for such a large roof over this building and would be concerned about the visual impact of the increased bulk in this close proximity to the water. We would suggest a significantly lower pitch, or preferably that the building is designed with a flat roof as this would make it much less conspicuous as viewed from the water.

The proposed garage is also of serious concern; because the increase in bulk as a result of the new pitched roof some 2.1 metres higher than the existing building, on a building of this length and width, would be substantial, and as a result of the loss of the hedge around the swimming pool to the north, the building would become more exposed as viewed from the Harbour. It would also become clearly visible from Spinney Lane above the front boundary hedge, and there is concern that it would become quite a dominant structure when viewed from both perspectives. We would therefore ask that a reduction in bulk of the proposed roof, and screen planting of native species are considered as ways of mitigating the impact of this substantial increase in bulk. This may mean relocating the proposed play room within the cottage/gym or main house instead.

The proposed garden store replacement would be of a smaller scale and tucked into the corner of the frontage against trees and therefore would not be unduly intrusive as viewed from Spinney Lane. The proposed link extension would only be visible at an angle from either public perspective, being sited between the existing buildings. We would prefer to see the existing parts of the building either clad in timber to match the proposed link extension, or re-painted beige to match the proposed rendered elements on the proposed new dwelling, in order to tie in better with the remainder of the proposed scheme.

Overall it is considered that the proposed replacement garden store and link extension would not have a detrimental impact on the AONB landscape, subject to the existing white-painted cottage and gym building elevations being re-finished to tie-in with the proposals. We would also, for policy reasons, wish to see suitable conditions imposed to ensure that the buildings remain ancillary to the main house and do not become separate dwellings in this countryside location.

The proposed replacement swimming pool would have a minimal impact on the landscape provided no structures are erected around the pool and the extended 'terrace' is carried out in a sympathetic manner in terms of materials and height. However, there is significant concern over the impact of the proposed replacement tennis pavilion and garage, which would be substantially larger and higher than the existing buildings, with the garage becoming more exposed as viewed from the Harbour.

#### MANAGER AND HARBOUR MASTERS RECOMMENDATIONS

Propose recommend refuse.

**SB/09/04071/FUL - LAND TO WEST OF WESTON HOUSE FARM, FARM LANE, NUTBOURNE, CHICHESTER, PO18 8SA - CHANGE OF USE OF LAND TO PRIVATE GARDEN. LAND TO BE USED IN ASSOCIATION WITH WESTON FARM HOUSE, AND CONSTRUCTION OF TENNIS COURT**

PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; RE1, RE4, BE11, C1: Adopted Chichester District Local Plan 1999. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policies B1, B2.

MANAGER AND HARBOUR MASTERS COMMENTS

Weston House Farm is located on the south side of Farm Lane, with open countryside, including an apple orchard to the west, and marshland surrounding the Ham Brook to the east, with some isolated housing to the north and south, the built-up part of Nutbourne being further to the northeast. The site forms part of the designated Strategic Gap within the AONB. A network of footpaths runs to the east, north and south of the site. The foreshore footpath to the south is some 370 metres from the site.

The application proposes the change of use of a piece of land directly to the west of Weston House Farm to private garden, and for the construction of a tennis court on the land, just to the south of the public footpath running past the north boundary of the property. The land is currently in agricultural use, forming part of an apple orchard run by the owners of 'The Dray' (a property to the south), however, the site itself appears not to contain any significant part of the orchard but is mainly clear of trees. An agricultural barn has recently been permitted and is under construction for use in association with the orchard, to the south of the proposed tennis court. The retention of a greenhouse and potting shed in association with the same business was also recently granted permission subject to the shed being repainted olive green or dark brown to minimise its impact on the landscape, in accordance with the Conservancy's comments (this has not yet been carried out).

The proposed tennis court would be constructed from dark green rubberised tarmac with green wire-mesh fencing around at a height of 2.75 metres. It would be sited to the north of the permitted agricultural barn, greenhouse and potting shed as viewed from the foreshore, and to the south of a line of tall conifers lining the public footpath to the north. The existing apple orchard would remain to the west.

Planning permission was refused in 1998 for the construction of a tennis court several hundred metres to the south of Weston House Farm, on the grounds of its isolated position resulting in a visually obtrusive feature harmful to the rural character of the AONB, the Council noting that the tennis court would have been visible from the public footpath to the east and could lead to pressure for further domestication of this isolated piece of land.

The applicant argues that positions within the curtilage of the Farm House have been considered but discounted, due to their adverse impact on the AONB. It is argued that this position would be well screened with a substantial tree belt to the north. It is proposed to plant a native hedgerow extending further along this public footpath to enhance the existing screening.

Reference is made to a recent appeal decision where a tennis court in the north of the District was dismissed due to its artificial form with retaining walls and recountoured surrounds being an incongruous feature in the landscape which would detract from the rural character and appearance of the remainder of the field and the natural environment and beauty of the area, despite its very limited visibility from wider viewpoints. The Inspector did not consider that the limited area of visibility of the tennis court means that there is no adverse impact at all, "if this were the case, tennis courts could be constructed anywhere in the countryside in similar circumstances, detracting cumulatively from and ultimately seriously detracting from rural and countryside character over a large area." The applicant for Weston House Farm distinguishes this case from the appeal decision because no earth works or unnatural structures or change to the landform is proposed in this instance.

Conservancy officers have significant concern over the principle of erecting a tennis court on agricultural land and the extension of the domestic land into the countryside, and would agree with the Inspector's conclusion that limited visibility should not be a reason by itself for allowing such development to occur, as the cumulative effects of this could be seriously damaging to the character of the countryside. However, in this instance, not only is there very limited visibility of the site from the public footpaths (glimpsed through the line of conifers along the footpath to the north but unlikely to be visible from the northwest due to the apple trees and unlikely to be visible from the foreshore due to a combination of trees and the permitted agricultural barn); but the tennis court is also sited close to the existing house and the agricultural barn under construction. It is therefore less isolated than the proposal refused in 1998, being contained by existing development to the east and south. This further helps to minimise its impact on the countryside. As such, and given the lack of earthworks proposed and the very limited visibility from public viewpoints, we would not wish to raise an objection to the application, but would defer to the Council as to whether the principle of erecting such a structure for private use and extending the domestic curtilage of the Farm House into the countryside is acceptable in this instance.

We would ask however that if permission is granted, a condition is imposed to require a sample of colours for the proposed tarmac and fencing to ensure that any visual impact is minimised, and also that a condition is imposed to prevent any external lighting such as floodlighting being installed without a grant of planning permission, as this could have significant impacts on the surrounding rural landscape. Finally, we would ask that permitted development rights for further fences, walls, gates or outbuildings are removed in the interests of visual amenity.

#### MANAGER AND HARBOUR MASTERS RECOMMENDATIONS

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

- Samples of finished colours for tarmac and fencing to be agreed;
- No external lighting to be installed without a separate grant of planning permission.
- Native hedgerow planting to be carried out as indicated.
- Permitted development rights for fences, walls, gates or outbuildings be removed.

# Land to West of Western House Farm, Farm Lane



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**CHICHESTER HARBOUR CONSERVANCY****PLANNING COMMITTEE****19<sup>th</sup> OCTOBER 2009****REPORT BY THE MANAGER & HARBOUR MASTER****LATE RECEIVED DEVELOPMENT CONTROL APPLICATIONS**

**FU/09/04202/FUL - WEST ASHLING MILL, DOWN STREET, WEST ASHLING, CHICHESTER, PO28 8DS - PROPOSED WIND TURBINE ON 18.3M FREE STANDING TOWER AND 13 METRE DIAMETER DUAL BLADE ROTAR (OVERALL HEIGHT 24.8M)**

PLANNING POLICY FRAMEWORK

PPS 7 paragraphs 15, 21; PPS22 paragraphs 11, 12. RE1, RE4, BE11: Adopted Chichester District Local Plan 1999. South East Plan Policies C3, NRM15. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policies B5, B6.

MANAGER AND HARBOUR MASTERS COMMENTS

West Ashling Mill, now converted into a residential property, is situated on the western side of West Ashling Village, to the southeast of the village pond, within extensive grounds that extend southwards into the countryside, beyond which there is a small wooded area. The site lies within the rural area, some 1.65km from the AONB boundary, and is located on gently sloping land which forms a transition between the coastal plain and the downs. The site lies within the proposed South Downs National Park.

This application proposes to erect a 'small-scale' wind turbine within the grounds of the property, 150m to the south, while remaining to the north of the small woodland. It would be pale grey in colour, mounted on an 18m high tower, with the hub of the rotor standing at 18.3m above ground level. It would have a twin blade of a 13m diameter which, when in a vertical position, would extend to a height of 24.8m from blade to tip. It would be connected to the National Grid, however, the majority of the energy produced would be used to run the property by providing heating and lighting (only excess energy after this would be inputted into the National Grid). From predicted annual average wind speed, the estimated saving of CO2 annually would be over 9 tonnes, which would help contribute towards regional and sub regional targets for renewable energy generation for 2020. The peak rated output of the turbine would be 11kw, and it would have a constant revolution speed of 56 rpm, which is stated as being significantly lower than similar models.

National planning policy guidance, whilst generally promoting renewable energy schemes, makes it clear that within AONBs the conservation of the natural beauty of the landscape is to be given great weight, and that renewable energy schemes should only be permitted where the objectives of the AONB designation would not be compromised. Significant adverse impacts on the environment are to be avoided, with alternative options pursued.

PPS7 ('sustainable development in rural areas') advises that in areas statutorily designated for their landscape quality (such as AONBs), greater priority should be given to the restraint of damaging development. PPS7 makes it clear that development control decisions should give great weight to the conservation of the natural beauty of the landscape in such areas. PPS22 ('renewable energy') advises that 'small-scale' developments should be permitted within areas such as AONBs provided that there is no significant environmental detriment to the area concerned, and the objectives of designation (to conserve and enhance natural beauty) will not be compromised. This approach is repeated in Policy NRM15 of the recently adopted South East Plan. However, Local Planning Authorities are advised to recognise that the impact of turbines on the landscape will vary according to the size and number of turbines and the type of landscape involved, and that these impacts may be temporary if conditions are attached to planning permissions which require the future de-commissioning of turbines.

The National Association for AONBs' Position Statement on Renewable Energy considers that "smaller-scale" turbines for community or individual use may be acceptable where they 'would not, individually or in conjunction with other installations, be to the detriment of the natural beauty, character and amenity and/or nature conservation interest of the AONB through visual intrusion, noise, activity or associated infrastructure such as overhead lines.' It sets out the criteria to which regard should be had in assessing the appropriateness of scale and of a proposed development as a whole. These include the topography and character of the landscape, the zones of visual impact of the proposals and the proximity and likely effect upon rights of way and open access land. Management Plan Planning Policy B5 on 'micro-generation for householders' relates to domestic wind turbines and states that these should be positioned so as to minimise views of them from public vantage points in the wider AONB landscape, e.g. from the water or public footpaths; should be a dark colour and not white; and should not require the removal of existing planting/trees at the site.

The proposed wind turbine would be located outside Chichester Harbour AONB, but could have an impact on its setting due to its proximity and position on higher ground. In accordance with Policy C3 of the South East Plan, high priority will be given to the conservation and enhancement of natural beauty in the region's AONBs and planning decisions should have regard to their setting.

The applicant argues that the proposed turbine is slim-line and by virtue of its siting and design with only two blades as opposed to the usual three, would be unobtrusive within the wider landscape, and would benefit from screening provided by natural features of the areas when viewed from nearby roads and properties. The applicant points out that the old mill had a large turbine on the roof before the residential conversion in order to power the mill by wind and water. This new turbine, it is argued, is therefore merely a replacement for the roof mounted turbine in order to 'keep with the original purpose of the mill from its past'.

The application includes several photos taken from close to the site, and argues that the visual impact would not be harmful (and in fact suggests that although the wind turbine may be visible from some viewpoints, this is not necessarily a negative thing; and there is the view that they are a 'positive introduction to the landscape that adds visual interest, and many see them as a thing of beauty'). It goes on to state that the turbine would provide West Ashling Mill with a clean and sustainable source of energy, and as such there are no alternative sites.

The application also includes a photo montage of the turbine as viewed from the adjacent field. However, there is no further information provided to assist with the assessment of the impact on wider views from outside the site, for example, from Chichester Harbour AONB, or from nearby public footpaths and vantage points.

In order to make a considered assessment of whether the application would have an impact on the setting of Chichester Harbour AONB, we would expect to see diagrams showing potential zones of visual influence, and photo-montages from wider views and/or computer generated views. In the absence of these, we have asked that a 'balloon' or 'flag' test be provided whereby the height and position of the proposed turbine would be marked with a balloon or a flag on top of a pole, in order to enable an approximate assessment of any visual impact when viewed from the AONB.

It is argued that the proposed turbine is 'domestic' and 'small-scale' and therefore is acceptable in principle within this rural location within the proposed South Downs National Park; however, there appears to be an absence of helpful guidance to define the term 'small-scale' as referred to in National and Regional Policy. We would question whether a structure almost 25 metres in height (approximately three times the height of a substantial two-storey building) could reasonably be considered 'small-scale' or 'domestic' in visual impact terms.

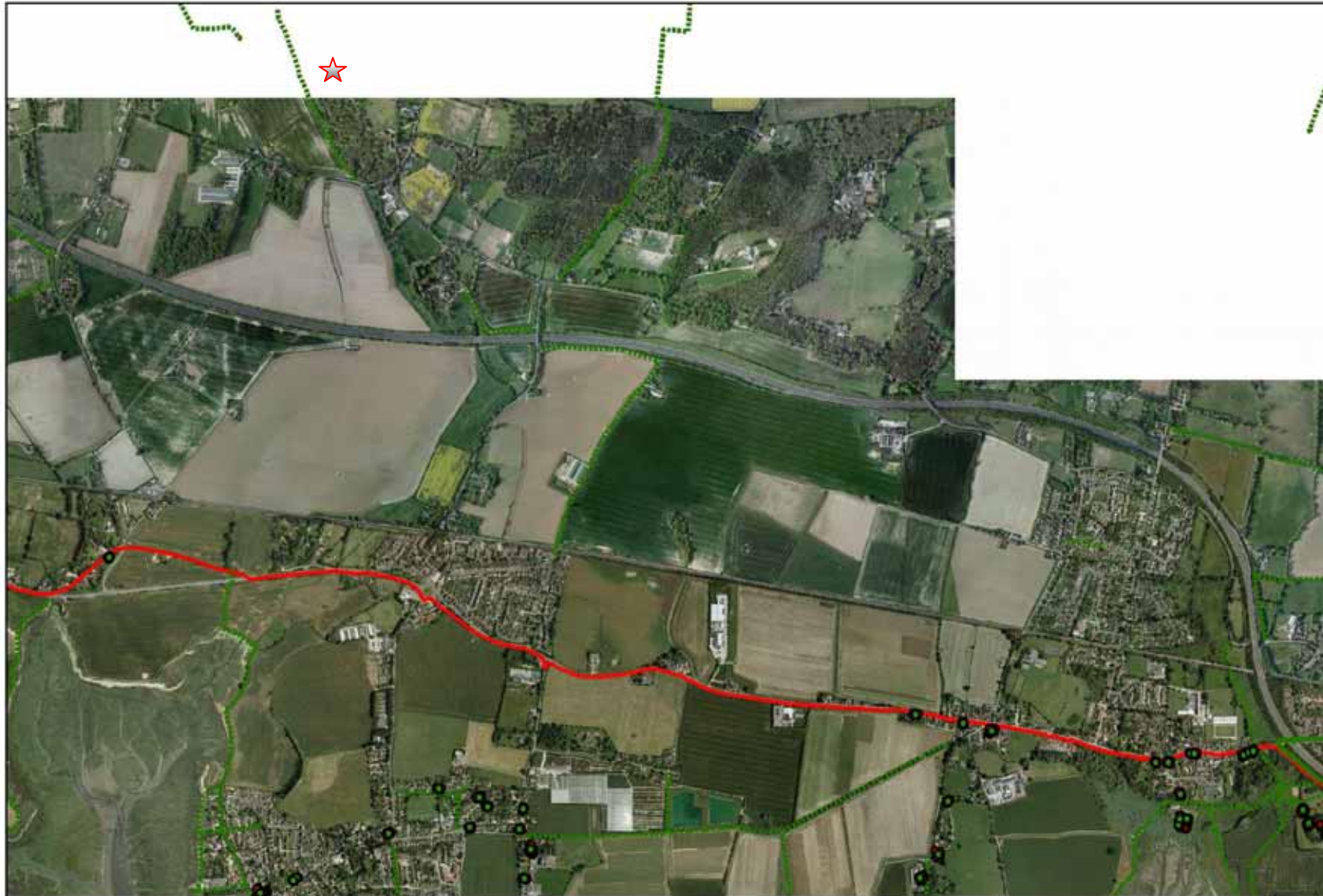
In conclusion, the information with the application lacks the relevant detail needed to assess the impact of the proposal on the setting of Chichester Harbour AONB. The application also fails to consider alternative renewable energy methods or to identify why a wind turbine of this size is considered to be the most appropriate solution for the property, as opposed to, for example, photovoltaic panels, or ground or air source heat pumps, which would be likely to have a significantly less visual impact. Photo montages and panoramic views are useful tools in assessing the impact of such development on the wider landscape, and we would expect these assessments to include views from the Bosham Channel/foreshore footpaths and the area around the A259/boundary of the AONB to the north of this, from which there are extensive views of the Downs, due to their elevated position in relation to the low-lying, flat coastal plain of the AONB.

In the absence of information to demonstrate that the turbine would either not be visible from the AONB or would not have a detrimental impact on its setting, the Conservancy has no option but to object to the application.

#### MANAGER AND HARBOUR MASTERS RECOMMENDATIONS

Propose recommend refuse pending further information to demonstrate that the proposed wind turbine would not have a detrimental impact on the setting of Chichester Harbour AONB.

## West Ashling - proposed wind turbine



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 Kilometers



## **FB/09/02431/OUT - SALTHILL ROAD, FISHBOURNE, WEST SUSSEX - RESIDENTIAL DEVELOPMENT OF 20 DWELLINGS**

### PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; Adopted South East Plan: Policy C3; RE1, RE4: Adopted Chichester District Local Plan 1999. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policy B1.

### MANAGER AND HARBOUR MASTERS COMMENTS

The site relates to a rectangular piece of land to the west of the built-up part of Fishbourne, some 25 metres to the north of Fishbourne Road West and the AONB boundary. The site is designated as countryside and forms part of the Chichester to Emsworth Strategic Gap.

As the proposed development lies outside the AONB boundary we were not formally consulted on the first application (FB/08/01406/OUT) which was for 26 dwellings. An agreement is now in place with the District Council to ensure that we are consulted when developments such as this lie outside the AONB boundary. Once alerted to the application, however, we did submit a letter outlining our concerns with the proposed development. It stated:

"The site lies within approximately 25 metres of the Chichester Harbour AONB boundary and the proposed dwellings would be visible from parts of the AONB. As such, the Conservancy would ask that the any permission granted be conditional upon the tree screening currently present between the site and Fishbourne Road West being retained, and additional screen planting being provided to the south and west of the proposed development, in order to minimise the visual impact upon the AONB.

The Conservancy is concerned about the close proximity of this development to the head of the Fishbourne channel of Chichester Harbour which is a designated nature conservation site. We would support Natural England's requirement for an Appropriate Assessment to be carried out under regulation 48 of the Habitats Regulations, and our concern is that 26 additional dwellings, in combination with other proposed housing developments in this area, will inevitably result in additional people using the footpaths around the head of the channel, which in turn will result in increased disturbance to wildfowl and waders in this area, particularly in the winter.

The Conservancy's other main concern derives from the fact that Chichester Wastewater Treatment Works is already at capacity. There have been several recent incidences where only primary treated effluent has been discharged into the harbour as a result of the present system unable to cope with the volume of waste water during storm conditions. Natural England have recently confirmed that Chichester Harbour SSSI is in 'unfavourable' condition due in part to nutrient status / eutrophication. We also believe that, in one of the busiest recreational boating harbours, that discharges of primary treated sewage during storm discharge conditions is an unacceptable situation. We are, therefore, concerned that 26 new dwellings, in isolation and combination with other proposed housing developments in this area, would put additional pressure on Chichester Wastewater Treatment Works which would pose a greater threat to water quality within the Harbour".

Natural England raised similar concerns and objected to the application, which was subsequently refused by the District Council. An appeal was then lodged, and during the appeal process both Natural England and the Environment Agency removed their objections in the light of further information to address unresolved concerns relating to recreational pressure, water pollution and surface water runoff.

This application forms a resubmission of the previous scheme to include proposals for mitigation of recreational pressure impacts, and an agreement from Southern Water and the Environment Agency that capacity at Apuldram waste water treatment works is available for the development. We understand that the height of the buildings has also been increased from the previous application in the southern end of the site (closest to the AONB), but we are unable to access the plans on the Council's website in the time given to comment and therefore cannot assess this aspect, except to repeat our previous comments that additional screen planting of native species should be provided to the south and west of the proposed development to minimise any impact. The issue of the proposed development being contrary to policies designed to protect the countryside and Strategic Gap is one that the Council have obviously already considered carefully; however, from an AONB perspective there would not be grounds for objection provided the development is sympathetically designed and effectively screened and landscaped; given its relationship with the existing settlement and location just outside the AONB.

Natural England have advised that on-site measures would provide the most appropriate mitigation for this particular proposal, including a contribution towards wardening and associated dog control measures (eg Dog Control Orders), interpretation boards and home information packs. However, the 'public open space' proposed in the scheme is small which would not be sufficient in itself to attract the new residents away from the Harbour footpaths. The site is, however, connected by a footpath to a large playing field and also cycle route which may help to provide an alternative open space for residents to use. The use of Dog Control Orders has arisen out of a proposed mitigation package for the Graylingwell Hospital site development and discussions are on-going as to the funding of, extent and effectiveness of this type of mitigation measure in reducing the impact on wildfowl and waders from dogs not controlled on the lead. We therefore feel that reliance should not be placed upon mitigation measures which have not to our knowledge been locally established nor their effectiveness tested.

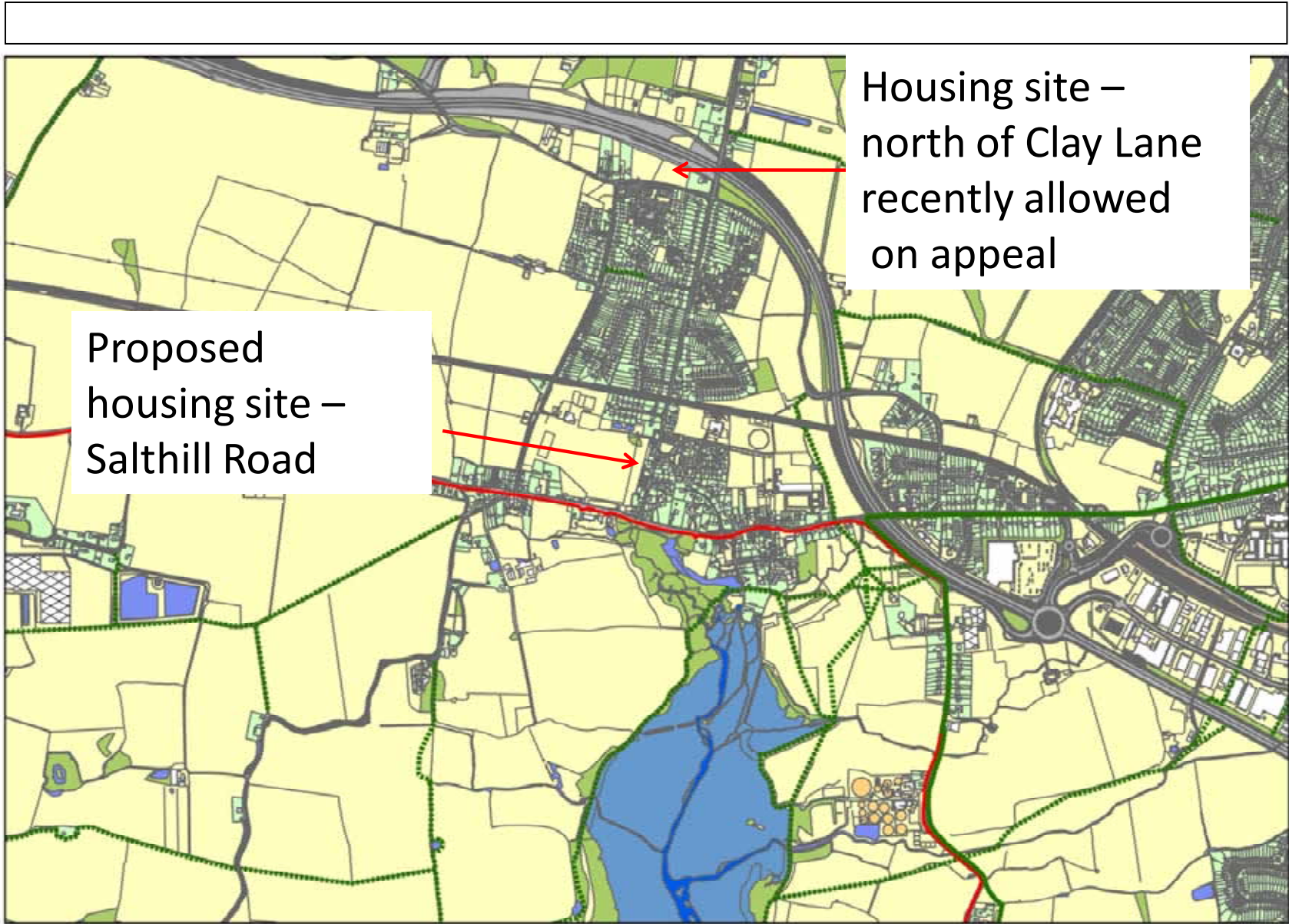
We are also not satisfied that the additional pressure the development would place on the Chichester Wastewater Treatment Works would not lead to increased storm water discharges of primary treated sewage into Chichester Harbour. To state that there is 'sufficient capacity' relates to dry flows and ignores the issue of storm flows which are a frequent problem in Chichester Harbour. We therefore still believe that the provision of suitable on-site wastewater treatment facilities should be considered in order to prevent the exacerbation of the existing problems, which is an unacceptable scenario in one of the busiest recreational boating Harbours in the South East.

Therefore, in the absence of evidence to reassure us that these issues would be satisfactorily addressed, the Conservancy has no option but to raise an objection to the application.

## MANAGER AND HARBOUR MASTERS RECOMMENDATIONS

Propose recommend refuse in the absence of evidence to demonstrate:

- the effectiveness of the proposed mitigation measures to address the issue of the increased recreational pressure resulting from the proposed development; and
- that the proposed new dwellings would not result in increased storm water discharges from Apuldram waste water treatment works into Chichester Harbour.



Housing site –  
north of Clay Lane  
recently allowed  
on appeal

Proposed  
housing site –  
Salthill Road

Map produced by Chichester Harbour Conservancy



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**CHICHESTER HARBOUR CONSERVANCY****PLANNING COMMITTEE****19<sup>th</sup> OCTOBER 2009****REPORT BY THE MANAGER & HARBOUR MASTER****DEVELOPMENT CONTROL APPLICATIONS DETERMINED UNDER MEMBERS DELEGATED POWERS****BI/09/03535/DOM - SALTERNS, LOCK LANE, BIRDHAM, CHICHESTER, WEST SUSSEX, PO20 7BB - DOUBLE DETACHED CAR PORT.**PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; RE1, 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

'Salterns' is a large detached house located at the junction of Lock Lane and The Causeway which leads into Birdham Pool Marina. The house is a modern design with black stained timber cladded elevations and a plain clay tiled roof, and sits close to the southeast boundary of the plot, which is marked by a mature hedgerow. It has a detached garage with a room above also sited close to this boundary. The property and existing garage are visible above this hedge from the footpath to the south alongside the southern part of Birdham Pool through the trees, and are more clearly visible from a distance from Lock Lane to the southeast across the adjacent open field. The northeast and northwest boundaries with the roads are marked with mature planting and trees and therefore allow only glimpsed views into the property.

This application proposes to erect a further double garage in the form of an open car port with a fully hipped roof rising to a central peak, sited adjacent to the existing double garage with room over. Materials would be an oak frame with dark stained timber cladding and interlocking plain tiles in a deep red colour ('burnt heather').

The proposed new car port would be most exposed in views from Lock Lane across the field to the southeast of the site. The roof would be the most visible part, rising above the hedgerow. Whilst the overall scale of the structure would not be excessive, we would prefer to see the use of plain clay tiles to match the existing house and garage, rather than the manufactured tiles proposed, as this would ensure that the building has a low key appearance suitable to its rural location, and would therefore not form an unduly intrusive feature in the landscape. It would also be important to retain the southeast boundary hedge in order to avoid further exposing the existing and proposed buildings in views from the public footpaths.

DATE CONSIDERED

13/10/09

## 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, but asks that the following matters be negotiated if possible:-

- Plain clay tiles be used for the roof rather than Ashmore interlocking tiles;
- Hedge to the southeast boundary be retained and managed by condition.

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**CH/09/03430/FUL** - LEWIS SAAB, RONIC HOUSE, MAIN ROAD, BOSHAM, CHICHESTER, WEST SUSSEX, PO18 8PN - EXTENSIONS AND ALTERATIONS TO EXISTING CAR SHOWROOM TO PROVIDE ADDITIONAL FLOORSPACE AND RE-MODELLED FACILITIES.

## PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; RE1, RE4, BE11, B5, C1: Adopted Chichester District Local Plan 1999. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policy D3.

## MANAGER AND HARBOUR MASTERS COMMENTS

'Lewis Saab' is a car dealership located on the north side of Main Road, just north of the AONB boundary. The site lies within the rural area and Strategic Gap, adjacent to a large recently constructed nursing home development directly to the west. The site lies close to the northwest tip of the Bosham Channel and the foreshore footpath running southwards along the western side of the Channel, from which the existing building is just visible above the hedgerow and trees lining the south side of the road. The existing building is single-storey and fairly low-form (particularly in comparison with the adjacent nursing home), with a glazed façade broken up by brick piers underneath a false pitch of slate roof tiles disguising the flat roof behind. The entrance into the building is located on the southwest corner opposite the vehicular entrance, and vehicles are displayed for sale both inside and outside the building on the forecourt, with a very low brick wall on the boundary with the pavement. There are two fascia signs located on the south facing roof tiles, advertising Lewis Saab and Mitsubishi Motors. There is also a free-standing sign for each dealership located close to the road.

The application seeks permission for an extension to the showroom to increase the floorspace by approximately 20%, by extending the building westwards (sideways) and southwards, including remodelling the front and side elevations to relocate the entrance to the centre of the building underneath a glazed gable feature. The extension has been designed to reuse as much glass as possible from the existing shop front, with matching slate roof tiles, incorporating a new hipped end on the southwest corner. The existing brick piers would be retained, with the addition of slim steel columns between the glazed elements (these would be powder-coated to match the brick piers in colour). The fascia signs would be positioned on the south roof slope, on either side of the gable entrance feature.

The proposed extension would be relatively modest in scale in relation to the existing building and therefore complies with the requirements of Policy B5 of the Local Plan and Policy D3 of the AONB Management Plan Planning Guidelines. The introduction of the gable element and hipped corner would provide a better overall composition to the south elevation of the building, reducing the awkward appearance of the existing roof. Due to the low form of the building, only the roof would be clearly visible from the AONB to the south, including from the foreshore footpath, and given the matching slate tiles and relatively modest size of the extension, it is not considered that it would make the building significantly more intrusive in the landscape. It is unfortunate however that the air conditioning units on the service building behind are visible from the AONB to the south. We would obviously prefer to see these relocated to a less visible position and would ask, if possible, that this be a condition of any permission granted in order to ensure that the proposal enhances the AONB landscape in accordance with established policy.

We would also seek to ensure that any external lighting on or around the building, including any lighting to the fascia signs, is appropriately discreet, given the sensitive position of the building on the edge of the AONB in close proximity to the Bosham Channel of the Harbour.

#### DATE CONSIDERED

13/10/09

#### 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, but asks that the following matters be negotiated if possible:-

- Relocation of the existing air conditioning units to a position less visible from the AONB ;
- Appropriate controls are imposed on any external lighting on and around the building.

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**BI/09/03422/DOM** - MARTINS COTTAGE MARTINS LANE BIRDHAM CHICHESTER WEST SUSSEX PO20 7AU - GARDEN ROOM EXTENSION. EXISTING PITCHED ROOF RAISED AND EXTENDED OVER GARDEN ROOM TO ACCOMMODATE TWO ENSUITE BEDROOMS.

#### 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: Policies B2, B3. Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions.

## MANAGER AND HARBOUR MASTERS COMMENTS

Martin's Cottage is situated on the north side of Martins Lane, within the defined Birdham Settlement Policy Area, with open fields close-by to the east of the site. The front boundary with the road is marked by a mature hedge in excess of 2 metres high, however, the roof of the property is still visible from Martins Lane, and is also visible above the hedge from the public footpath across the field to the southeast, viewed against a treed backdrop. The property is a traditional cottage with painted brickwork elevations and a clay tiled roof with pitched roof dormers.

It is proposed to erect a large two-storey extension at the front of the property, continuing onto a first floor extension over an existing single-storey element behind, all to the southwest of the existing property. The extension would measure approximately 6 x 5.5 metres and would project some 3 metres forward of the original cottage. It has been designed with a large gable on the front elevation, with the ridge being slightly higher than the original cottage, but kept below that of the existing detached garage with studio above. The gable face would be clad in clay tiles, with a clay tiled roof above to match the existing building.

There is some concern about the scale and forward position of this extension and the dominating effect that it will have on the original cottage. However, in terms of views from the road and the wider landscape to the southeast, the proposed extension would not be unduly intrusive given its set back position, the hedge screening and the proposed use of clay tile-hanging and roofing which would blend in well to the treed backdrop. We would ask however that the fascia on the projecting gable element is finished in a dark or non-contrasting colour to the elevations, as a light colour such as white would draw attention to this very large extension in wider views from the public footpath. We would also ask that the existing hedge and trees within the frontage are retained as specified in the application, as these help to soften the visual impact of the dwelling both from the road and the wider landscape.

## DATE CONSIDERED

13/10/09

## 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, but asks that the following matters be negotiated if possible:

- Proposed gable fascia on the southeast elevation to be finished in a dark or non-contrasting colour;
  - Front boundary hedge and trees to be retained as specified.
-

**WI/09/03920/COU - ITCHENOR PARK FARM ITCHENOR PARK ITCHENOR CHICHESTER WEST SUSSEX - CHANGE OF USE FROM REDUNDANT COVERED CATTLE BUILDING TO TEMPORARY BOATSTORAGE FOR ONE YEAR.**

PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; RE1, RE4, BE11, RE14, R2, B4: Adopted Chichester District Local Plan 1999. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policies A3, A4, A5, D2, J4.

MANAGER AND HARBOUR MASTERS COMMENTS

These were the Conservancy's comments on the previous application (08/02719/COU):-

*"The application relates to a redundant cattle shed and hardstanding area at Itchenor Park Farm. The site lies within the rural area and is accessed via a private road and public footpath running from the Itchenor Road to the site, which continues as a public footpath only past the western boundary of the site. The easternmost buildings on the site are just visible from the Itchenor foreshore but the site is not visible from the Itchenor Road due to a combination of distance, land levels and tree screening.*

*The application seeks permission for a change of use of a redundant cattle shed within the centre of the site (725 square metres floor area) and a hardstanding area (682 square metres to the north and west of the farm buildings) from its redundant agricultural use, to boat storage for up to 200 boats, for a temporary period of 1 year starting in September 2008. The storage would be predominantly keelboats and 20-26 foot classic sailing yachts, and would enable some of the space at 'Ferryside' to be released for improved shipwright work facilities. No changes to the existing farm layout or buildings are proposed.*

*As the supporting statement says, in recent years the land and facilities available for marine services around Chichester Harbour have reduced due to several conversions into residential developments. The use of this land and building for a business use such as the storage of boats is therefore supported in principle, as the AONB Management Plan policies state, subject to no detrimental impact on the landscape from excess artificial light, noise or visual intrusion.*

*The proposed storage areas are very close to and therefore visible from the public footpath running past the west boundary of the site. However, the proposed storage would either be contained within an existing large corrugated shed, or viewed against the backdrop of the farm buildings from this perspective. The storage areas would be unlikely to be visible from the foreshore and would not be visible from the Itchenor Road. Vehicular activity would be mainly at the beginning and end of the season and therefore would not be excessive or likely to cause unacceptable noise within the AONB. No additional lighting is proposed.*

*Overall this proposal is considered to be a beneficial use of part of a redundant farm complex and would not have an unacceptable visual or environmental impact upon the AONB. However, we would like to see a condition imposed upon any permission granted to agree details of any lighting proposed in the future in order to ensure that this does not cause unacceptable light pollution within this rural part of the AONB. We would also wish to see a condition imposed to restrict the storage areas to those indicated on the plan (i.e. to the north and west of the existing buildings) in order to ensure that no additional visual impact occurs without further consideration. Propose no objection but suggest that the following condition be imposed upon any permission granted:-*

*Details of any artificial lighting proposed in connection with the development to be agreed in writing with the Local Planning Authority.*

*Storage areas to be restricted to the areas shown on the plan submitted with the application.*

*No repair work to be undertaken at the premises beyond fitting out for the season."*

The application was granted temporary permission until 31st August 2009, and included the conditions requested by the Conservancy. This current application seeks to renew this permission for a further year. Haines Boatyard have submitted an application for the erection of a large boatshed within the Itchenor public car park to meet their long term needs; however, this application is still under consideration and therefore the temporary storage at Itchenor Park Farm is required to be continued until Haines is able to achieve a long-term solution.

Our previous comments, as above would apply again to this application.

#### DATE CONSIDERED

29/09/09

#### 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:

- Details of any artificial lighting proposed in connection with the development to be agreed in writing with the Local Planning Authority.
- Storage areas to be restricted to the areas shown on the plan submitted with the application.
- No repair work to be undertaken at the premises beyond fitting out for the season.

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**BO/09/03878/DOM** - HOVE TO, SMUGGLERS LANE, BOSHAM, CHICHESTER, WEST SUSSEX. PO18 8QP - ERECTION OF CHILDREN'S TIMBER CLIMBING FRAME

#### PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; RE1, 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

'Hove To' is a detached dwelling on the south side of Smugglers Lane, backing onto the end of Furzefield Creek. The property has various outbuildings including a shed on its west side, and two large brick built garages on the northern (road) side.

The application seeks permission for the erection of an L-shaped timber climbing frame for the applicant's childrens' use. This would be a maximum of 6.6 metres long by 4.7 metres wide and 3.2 metres high to the top of the pitched roof sections. It would be sited close to the north elevation of the dwelling, on the eastern side.

The climbing frame would not be visible from the Harbour due to its position on the north side of the main house, screened from view. It would not be visible from the wider landscape to the north and would only be glimpsed beyond a Willow tree from opposite the driveway entrance in Smugglers Lane. It is a relatively modest proposal and therefore would not have a significant impact on the AONB.

#### DATE CONSIDERED

29/09/09

#### 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.

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**SB/09/02435/DOM** - DOWNSTREAM, SCHOOL LANE, NUTBOURNE, CHICHESTER, WEST SUSSEX, PO18 8RZ - SOUTH ELEVATION: REMOVAL OF EXISTING SUNROOM, TO BE REPLACED WITH LARGER LEAN-TO CONSERVATORY. WEATHERBOARDING TO REPLACE EXISTING RENDER PANELS. NORTH ELEVATION: EXTENSION ABOVE ATTACHED GARAGES TO FORM LARGER BEDROOM WITH EN-SUITE BATHROOM.

#### 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: Policies B2, B3. Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions.

#### MANAGER AND HARBOUR MASTERS COMMENTS

'Downstream' is a detached, modern property located on the southwest end of School Lane, Nutbourne. Views of the roof and first floor of the south and east elevations of the property are obtainable from Farm Lane and from the public footpath leading down to the foreshore to the east of the site. The north elevation is only visible from School Lane itself. The site lies mostly within the Settlement Policy Area of Nutbourne (the boundary runs across the garden, just south of the property).

The application proposes to demolish the existing small flat roofed conservatory on the south elevation and to replace this with a larger, lean-to conservatory. It is also proposed to replace the existing rendered element on the south elevation at first floor level with weatherboarding (no colour specified) and finally, to erect a first floor extension above the garage on the north elevation.

The proposed conservatory would extend approximately half the width of the property, with the roof touching the underside of the first floor window. It would be mostly screened from view by existing vegetation within the ford to the southeast of the property; and therefore would have a limited impact in wider views from the public footpath. The proposed first floor extension would have a hipped roof no higher than the main house roof and would only be visible from School Lane; being set back on the far side of the property from this perspective, and therefore not appearing as an overdominant feature.

The proposed weatherboarding at first floor level on the south elevation provides an opportunity to soften the impact of the dwelling in the wider landscape in views from the public footpath and foreshore, since presently the cream-painted render contrasts with the mature planted setting and therefore increases the prominence of the building in the landscape. We would therefore ask that the weatherboarding is finished in a restrained, darker colour than the existing cream render (for example, if timber, it could be left untreated or stained in a natural wood or a dark colour to help to blend the building into its landscape setting).

#### DATE CONSIDERED

29/09/09

#### 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:

- The proposed weatherboarding finish be agreed by condition prior to construction.

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**SB/09/03995/FUL - MILL HOUSE, COT LANE, CHIDHAM, CHICHESTER, WEST SUSSEX PO18 8ST - REPLACEMENT DWELLING**

#### PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; RE1, RE4, BE11, 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

'Mill House' is a detached house located amongst open fields, on the west side of Cot Lane, Chidham. It sits in a triangular plot with a mix of mature trees and hedgerow marking its boundaries. A public footpath runs to the southwest and northwest of the site, meeting the foreshore footpath some 650 metres to the west. There are clear views obtainable of the property from various points along these paths including from the foreshore, as the low boundary hedge on the western boundary means that the property is fairly exposed to view, mostly viewed against the planted setting provided by the mature trees along the remaining boundaries. The house is also visible from Cot Lane above the low front boundary hedge.

The existing house is of traditional design with a hipped, clay tiled roof, a tile-hung first floor, and brickwork to the ground floor, with white-painted Georgian style windows and dormer roof windows. It has a white framed conservatory on the south side, and single-storey extensions including a garage, with slate, pitched roofs, to the north side.

Permission was granted in 2008 (CH/08/00211/DOM refers) for various extensions to the property, including a two-storey extension to the north and the replacement of the conservatory with a new single-storey element. The Conservancy raised no objection, considering that the changes would not have made the dwelling more intrusive in the wider AONB landscape due to the sympathetic, darker palette of materials and the scale of the proposals in relation to the building and the plot.

This application seeks to demolish the existing dwelling and to replace it with a new, reoriented building with the main elevations facing north and south, and single-storey elements with lead roofs on the east and west sides. The new dwelling would follow a similar traditional style to the existing building, with a hipped, clay tiled roof (although of larger proportions and therefore hiding a flat top to the roof), clay tile-hung first floor, facing brick ground floor, with painted timber Georgian style windows and dormer roof windows. There would be a pair of large roof lights on the west (Harbour facing) roofslope. The existing garage to the north would be retained, with dark stained boarding and a slate tiled roof to match existing, and would become detached from the new house. The footprint would be of more square proportions than the existing footprint with a long north-south axis, and would result in an increase from the plans approved in 2008 of approximately 30 square metres, to approximately 234 square metres (excluding the garage to be retained). It would also result in an increase in width of the main two-storey element of approximately 3 metres on the north and south elevations, and 1 metre on the east and west elevations. However, the overall width of built frontage facing west as viewed from the foreshore, would be reduced in comparison with the approved plans when including the various existing/approved single-storey elements. The application states that all trees and hedgrows on the site would be retained.

The proposed orientation of the new house would minimise its impact as viewed from the wider landscape, given that the elevation most exposed to view (the west elevation) would have the shorter frontage in comparison with the front and rear elevations facing north and south. Whilst there would be a significant increase in bulk at first floor and roof level; the most significant increase (the north and south elevations) would be mainly viewed at an angle from these public perspectives due to the boundary trees precluding more direct views, and the combination of traditional design, and sympathetic, locally distinctive materials of earthy, darker tones, would mean that the dwelling would not be unduly intrusive in the wider landscape despite its relatively exposed position. However, the south elevation would be clearly visible from Cot Lane to the south of the site, and therefore in accordance with the AONB Design Guidelines, and in order to mitigate the impact of the increase in bulk, we would prefer to see the windows and rainwater goods painted in a subtle, neutral colour, such as natural stained timber or a pastel green (avoiding bright colours such as white or cream). This would be particularly important on the exposed west elevation visible from the foreshore and Harbour, which includes a large glazed area with vertically divided frames on the proposed garden room (single-storey element). We would also raise some concern about the potential visual impact of the large roof lights on the west elevation, and would therefore prefer to see these reduced in size, also with a dark or non-contrasting frame, to ensure that these features are not intrusive in wider views within this very rural, exposed part of the AONB.

## DATE CONSIDERED

06/10/09

## 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: -

- Reduction in size of the proposed west facing rooflights;
- Details of the colour finish to the windows and rainwater goods to be agreed by condition;
- Retention of the existing mature trees and perimeter planting as specified in the application.

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**BI/09/03338/FUL** - PREMIER BUSINESS PARK, BIRDHAM ROAD, APPLIEDRAM, CHICHESTER, WEST SUSSEX. PO20 7BU - VARIATION OF CONDITION 9 ON PERMISSION BI/03/02203/FUL TO ALLOW 10 NO. CAR PARKING SPACES TO BE USED AS ADDITIONAL DISPLAY AREAS FOR MOTOR HOMES AND BOATS (5 NO. SPACES EACH).

## PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; RE1, RE4: Adopted Chichester District Local Plan 1999. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policy D3.

## MANAGER AND HARBOUR MASTERS COMMENTS

Premier Motor Homes is located on the north side of Main Road in Birdham, in the open countryside, just within the boundary of the AONB. It contains a large grey industrial building divided into four elements but containing three separate businesses, including Lansdale Marine and Premier Motor Homes. The site is surrounded by hedges on its rear and (west) side boundaries, so that only the tops of the buildings are visible from the public footpath running across the fields to the west. The site is very exposed to view from Main Road itself, owing to the low, open boundary fencing and sparse hedge planting which does little to screen the parking areas and forecourt.

The District Council granted permission in January 2004 (BI/03/02203/FUL) for the subdivision and refurbishment of the former factory into three separate units, the westernmost unit being for the sale and display of motor homes (the application site) and occupying two of the four elements of the building. The Conservancy had raised an objection to this element of the scheme as we considered that the display of large motor homes was not an appropriate use within the AONB, particularly as the boundary planting was not protected and therefore could be lost, exposing these units in the wider landscape. The applicant responded by reducing the motor home display area to be behind the main façade of the building, and suggesting some peripheral planting around the display area and parking areas to the front. However, we maintained our objection due to the concerns previously expressed.

The Council subsequently granted permission, subject to condition 9 which restricts the motor homes storage to a sizeable area behind black rough-iron fencing which runs in line with the frontage of the building, and also subject to a condition to retain and maintain the planting on the side and rear boundaries. However, several motor homes are frequently displayed in the parking forecourt area in front of the building during operating hours, in breach of this condition.

This application seeks to rectify the situation by varying condition 9 by allowing ten of the car parking spaces in front of the building to be used as additional display areas for motor homes, and for boats. Five of the spaces along the southwest boundary would be used for motor homes, and five spaces in front of the remaining two units would be used to display boats.. The reason given for the imposition of the condition restricting the display area was 'in the interests of visual amenity and in order for the District Planning Authority to regulate and control the development of the land in an acceptable manner.'

The application includes no explanation or justification for the proposed additional display areas in this more exposed part of the site, which is clearly visible from Main Road, and is also more exposed when viewed from the footpath across the fields to the west owing to the lower side boundary hedge (which increases in height further back into the site alongside the permitted motor homes display area). We are therefore concerned about the increased visual intrusion and urban appearance of the site within the AONB and feel that this would be exacerbated by the further spread of large motor homes into the more exposed position within the site proposed.

#### DATE CONSIDERED

06/10/09

#### 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.

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**BO/09/03359/DOM** - ORCHARD HOUSE, WALTON LANE, BOSHAM, CHICHESTER, WEST SUSSEX PO18 8QB - AMENDMENTS TO APPROVED APPLICATION BO/07/02878/DOM INCLUDING: CHANGE OF USE OF EXISTING GARAGE SPACE. ENCLOSURE OF VERANDAH TO CREATE INCREASED HABITABLE ACCOMMODATION. ADDITION OF CHIMNEY TO WEST ELEVATION. ADDITION OF ROOF WINDOW TO SOUTH ELEVATION.

#### 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

Orchard House is a detached two-storey house on the edge of Bosham, on the north side of Walton Lane. The site lies within the Settlement Policy Area, but is visible from the public footpath running across the fields to the south.

Permission was granted in 2007 (07/02878/DOM refers) for a large two-storey extension on the west side. The Conservancy raised no objection to this application. This new application seeks minor revisions to the approved application, including a change of use of the approved garage to habitable accommodation, the enclosure of the ground floor verandah to increase the habitable accommodation, the addition of a matching chimney to the west elevation, and the addition of a roof light to the south roof slope.

The ground floor of the dwelling is screened from the fields to the south by a thick hedge, however, the first floor is clearly visible from this perspective. As such, the proposed chimney and rooflight would have an impact on the wider landscape. Provided the chimney matches the existing brick chimney it would not be an intrusive feature. However, the proposed roof light would be an obvious feature within the roof and therefore we would ask that it is a 'conservation style' rooflight, as this would be more appropriate to the exposed, rural character of the site. We would also ask that the south boundary hedge is retained as this significantly softens the impact of the dwelling from the wider landscape to the south.

#### DATE CONSIDERED

06/10/09

#### 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:-

- Retention of south boundary hedge;
- Proposed rooflight be 'conservation style'.

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**CH/09/03825/FUL - RITHE COTTAGE, HARBOUR WAY, CHIDHAM, CHICHESTER, WEST SUSSEX, PO18 8TG - ERECTION OF A REPLACEMENT GREENHOUSE AND USE OF LAND AS GARDEN.**

#### PLANNING POLICY FRAMEWORK

PPS 7 paragraph 21; RE1, 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

'Rithe Cottage' is a large detached house on the north side of Harbour Way, with a wide frontage onto the Harbour, including a piece of land roughly square in shape adjacent to the original plot, which is used as an extension to the garden, and for cultivating plants and vegetables. There is a small greenhouse and a blue-painted shepherd's shelter on wheels which are used in association with the garden. The supporting statement suggests that the land was allocated as a development plot that was never built upon.

A certificate of lawfulness application for the existing use of the land as garden was refused in November 2008, as the Council were not satisfied on the balance of probability that the land had been used this way continuously for 10 or more years. This application therefore seeks to resolve the situation by applying for planning permission for the continued use of the land as garden, and also for a replacement greenhouse. The replacement greenhouse would have a larger footprint than the existing structure, measuring just over 2.4m x 3.6m. It would have a pitched roof with a cedar frame, which would be left to weather to a grey finish. It would be sited in approximately the same position as the existing greenhouse (set back slightly further from the foreshore), behind an area of Willow hedge as viewed from the water.

The proposed use of the land as garden is not considered to have a detrimental impact on the wider AONB landscape. Although there is a section of close-panelled fencing on the southeast boundary of the site with the neighbouring property, the remainder of the site is kept open or bounded by hedgerows and therefore retains a rural character which contributes positively to the surroundings. As such, there are clear views into the site, and the proposed greenhouse would be visible from the footpath running along Harbour Way itself, but given its size, materials and position, it would not be an unduly intrusive feature. The Willow planting to the north of the existing and proposed greenhouse provides an effective screen as viewed from the Harbour, and the hedgerow to the northwest boundary contributes to this screening. We would therefore ask that these hedges are retained and managed by condition in order to continue to screen the proposed greenhouse from the wider landscape. We would also ask that permitted development rights for further buildings or boundary structures are removed, so that the open, rural character of the site is maintained in this exposed position within the AONB.

#### DATE CONSIDERED

06/10/09

#### 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: -

- Retention and management of the Willow to the north and the mature hedgerow to the northwest (side) boundary of the site.
- Removal of permitted development rights for further garden buildings or walls/fences.



**CHICHESTER HARBOUR CONSERVANCY****PLANNING COMMITTEE****19<sup>th</sup> OCTOBER 2009****REPORT BY THE MANAGER & HARBOUR MASTER****GOVERNMENT PLANNING POLICY CONSULTATION: NEW PLANNING POLICY ON DEVELOPMENT AND COASTAL CHANGE – OCTOBER 2009****1 Introduction**

- 1.1 PPG20 'Coastal Planning' (1992) sets out the Government's planning guidance on development within coastal areas. The Government proposes to replace this guidance with new policy guidance on 'development and coastal change' (relating specifically to physical changes to the coast such as erosion, as opposed to flooding) which will form a supplement to PPS25 ('Development and Food Risk'). It is then proposed to combine the policies into a new, consolidated, streamlines PPS on development and flooding and coastal change. This report will outline the parts of PPG20 of relevance to Chichester Harbour AONB, and will then briefly explain the approach to the proposed new policy which would replace PPG20. It will then set out the Manager & Harbour Master's comments on the proposed changes.

**2 Existing policy guidance in PPG20**

- 2.1 PPG20 includes conservation policies to protect and enhance the natural character and landscape of the undeveloped coastline, and highlights the issue of coastal areas being particularly vulnerable to visual intrusion due to the high visibility of development on the foreshore, on the skyline and affecting views along stretches of undeveloped coast.
- 2.2 The guidance emphasises the fragility of the interrelationships that sustain livelihoods dependent on coastal resources, the diversity of wildlife, and the beauty and historic interest of the landscape. It takes a precautionary approach which does not normally provide for development which does not require a coastal location; and states that whilst realistic provision should be made in development plans for the foreseeable development needs of an area; the undeveloped coast will seldom be the most appropriate location for development. Its approach is also to minimise development in areas at risk from flooding, erosion and land instability.
- 2.3 The guidance places an emphasis on environmental considerations in coastal areas, and on the improvement of the coast in areas of natural beauty and of high conservation value. It includes potential development requiring a coastal location as encompassing tourism, recreation, ports/marinas/industries depending on access to the sea; mineral extraction, energy generation, and waste water/sewage treatment and disposal. However, it does advise that tourism should be guided to existing urban areas in most instances. It also stresses that recreation should be managed appropriately in terms of balancing with landscape

and nature conservation issues. It makes it clear that if there is irreconcilable conflict between recreation and conservation objectives, conservation and enhancement of natural beauty must take precedence.

- 2.4 PPG20 includes guidance on coastal specific development such as intertidal structures and boat-related facilities, advising that the loss of marine-related uses should be discouraged to other uses not requiring a waterside location. It also states that public access the coast should be a basic principle, unless it can be demonstrated that it is damaging to nature conservation or impractical. The guidance stresses that renewable energy can have significant impact on the coastal environment, but that a balance between national policy to develop renewable energy and need to protect the environment must be struck. It encourages the inclusion of information on natural processes in Development Plans (e.g. ecological diversity, water and air quality, flora and fauna populations, landscape assessments, agricultural land quality, fishing interest, heritage interest).

### **3 Proposed new policy on Development and coastal change**

- 3.1 The Government considers that PPG20 adopts a strongly precautionary approach, restricting development in areas at risk of coastal erosion – which means that even appropriate development that would be beneficial to the sustainability of a community is unable to go ahead. The proposed new policy on coastal change proposes to strike the right balance between economic prosperity and reducing the consequences of coastal change on communities.
- 3.2 The policy proposes a broad consideration of the impacts of coastal change, recognising their long-term nature and the uncertainty in our understanding of coastal processes, encourages use of an agreed evidence base on coastal change, proposes to ‘avoid inappropriate development in areas vulnerable to coastal change, but recognising that activities that require a coastal location, such as recreation and tourism, may provide economic benefit to communities, and therefore may be permitted where the lifetime of the development can be managed within the time-frame of the expected coastal change impact.’
- 3.3 The proposed policy therefore seeks to provide a more flexible approach by ‘allowing necessary development that is appropriate and safe’.
- 3.4 The policy proposes that Local Planning Authorities (LPAs) will define a ‘Coastal Change Management Area’ (CCMA) in which the policy applies, defined primarily from the evidence within the Shoreline Management Plan (SMP). SMPs will identify the risks for a local area and proposals on how to manage them. SMPs will therefore inform Local Development Frameworks (LDFs), and effective partnership working between LPAs and the SMP process is proposed.
- 3.5 LDFs should assist with the relocation of development affected by coastal change away from areas at risk. Coastal change impacts should be considered alongside wider social, economic and environmental spatial policy objectives, requiring joint working between neighbouring LPAs and the Environment Agency. LPAs should have regard to the marine policy statement, related marine plans and the proposed continuous coastal route as proposed by the Marine and Coastal Access Bill.

- 3.6 Proposed Policy DCC6: 'Policy principles guiding the consideration of applications for development in coastal change management areas' appears to omit environmental impact considerations. 'Appropriate' development within CCMA's is defined in the proposed practice guide. In areas with short-term risk (20 years), it suggests that beach huts, cafes, tea rooms, car parks, holiday or short-let caravans and camping may be appropriate, with 'time-limited permissions'. For medium to long-term risk areas (50-100 years) a wider range of time-limited development could be appropriate, such as hotels, shops, office or leisure activities requiring a coastal location and providing substantial economic and social benefits to the community. Permanent new residential development will not be appropriate.
- 3.7 LPAs are encouraged to consider removing permitted development rights for extensions to dwellings within CCMA's in areas of short-term risk. 'Time-limited permissions' would contain conditions relating to the review of the permission in relation to rates of coastal change and removal of the development prior to the impact of the coastal change. The new policy also promotes the principle of planned relocation and 'roll-back' of development and infrastructure to more sustainable locations further inland from the changing coast. LDFs should allocate suitable sites for this purpose.

#### 4 **Manager & Harbour Master's comments**

- 4.1 There is concern about the loss of planning guidance from PPG20 on the ***undeveloped coast*** which we consider isn't sufficiently covered in other Government planning policy (PPGs or PPSs). Examples of the guidance that would be lost includes the section highlighting the issue of the vulnerability of coastal areas to visual intrusion from new development, which is a significant issue for Chichester Harbour AONB given the very flat, coastal plain landscape and high visibility across both the land and stretches of water in the Harbour channels. Another element of PPG20 which we would be anxious not to lose relates to the description of the fragility of the interrelationships that sustain livelihoods dependent on coastal resources, the diversity of wildlife, and the natural beauty and historic interest of the landscape. PPG20 also stresses that the conservation and enhancement of natural beauty should take precedence where there are irreconcilable conflicts with recreational development. We are very concerned about the loss of coastal planning policy which is still very relevant today, and would seek reassurance that this issue will be addressed.
- 4.2 There is also concerned about the priority that the proposed new policy seems to be giving to economic/social issues over environmental issues, whereas PPG20 makes it quite clear that environmental considerations should take priority on the ***undeveloped coast*** and that it will seldom be an appropriate location for new development. We believe that the potential impact of new buildings which are considered potentially 'appropriate' by the proposed policy, such as hotels, shops, cafes, caravan parks etc, could be seriously detrimental to the landscape and nature conservation interests of Chichester Harbour AONB.
- 4.3 Whilst the wish to *maintain* the viability of coastal communities by ensuring that important community facilities are not lost is understood (supporting the local community and rural economy of the AONB is one of the Conservancy's key

concepts), the new policy seems to suggest that new development may be appropriate *over and above what already exists*. We are worried that this more 'flexible' approach could pave the way for inappropriate and unsustainable new development on the undeveloped coast, for 'economic prosperity' reasons. We also consider that the concept of allowing new buildings to be erected subject to 'time-limited permissions' cannot accord with the principles of sustainable development. We would therefore only support the retention of *existing* buildings for various appropriate uses on the undeveloped coast subject to this type of approach, and also for the reasons given above regarding the potential negative impact on the landscape and nature conservation interests of Chichester Harbour AONB.

4.4 The thrust of this report has been sent in a letter to the Department for Communities and Local Government (DCLG), which is attached as annex 1 to this report.

## 5 **Recommendation**

5.1 It is recommended that Members endorse this report and the comments sent.

## Annex 1: Response sent to DCLG

# Chichester Harbour Conservancy

The Harbour Office                      Telephone: (01243) 512301                      **Manager and Harbour Master**  
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Matthew Bigault  
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12th October 2009

**By e-mail only, no hard copy to follow:** [matthew.bigault@communities.gsi.gov.uk](mailto:matthew.bigault@communities.gsi.gov.uk)

Dear Matthew

### **Consultation response to Consultation Paper on a new planning policy on Development and coastal change**

#### **Introduction**

Chichester Harbour Area of Outstanding Natural Beauty (AONB) was designated in 1964 under the National Parks and Access to the Countryside Act 1949. Chichester Harbour Conservancy is both the Statutory Harbour Authority and the Joint Advisory Committee for the AONB, representing the interests of all those people that live in and enjoy Chichester Harbour AONB. The primary purpose of the designation is to conserve and enhance the natural beauty of the landscape. The Government has confirmed that AONBs are equivalent to National Parks in terms of their landscape quality, scenic beauty and planning. Public bodies, including the Government, have a 'duty of regard' to the purpose of the AONB designation under Section 85 of the Countryside and Rights of Way Act 2000.

Chichester Harbour Conservancy wishes to make the response below to the consultation paper on a new planning policy on Development and coastal change. The attached response has been prepared under delegated powers and will be presented for approval to the Conservancy's Planning Committee which meets on 19<sup>th</sup> October 2009. It should be noted that not all elements of the public consultation document have been responded to, only those that are considered to have a direct or indirect impact on the Chichester Harbour Area of Outstanding Natural Beauty.

### Specific comments

We are concerned about the loss of planning guidance from PPG20 on the **undeveloped coast** which we consider isn't sufficiently covered in other PPGs or PPSs. Examples of the guidance that would be lost includes the section highlighting the issue of the vulnerability of coastal areas to visual intrusion from new development, which is a significant issue for Chichester Harbour AONB given the very flat, coastal plain landscape and high visibility across both the land and stretches of water in the Harbour channels. Another element of PPG20 which we would be anxious not to lose relates to the description of the fragility of the interrelationships that sustain livelihoods dependent on coastal resources, the diversity of wildlife, and the natural beauty and historic interest of the landscape. PPG20 also stresses that the conservation and enhancement of natural beauty should take precedence where there are irreconcilable conflicts with recreational development. We are very concerned about the loss of coastal planning policy which is still very relevant today, and would seek reassurance that this issue will be addressed.

We are also concerned about the priority that the proposed new policy seems to be giving to economic/social issues over environmental issues, whereas PPG20 makes it quite clear that environmental considerations should take priority on the *undeveloped coast* and that it will seldom be an appropriate location for new development. We believe that the potential impact of new buildings which are considered potentially 'appropriate' by the proposed policy, such as hotels, shops, cafes, caravan parks etc, could be seriously detrimental to the landscape and nature conservation interests of Chichester Harbour AONB.

We can understand the wish to *maintain* the viability of coastal communities by ensuring that important community facilities are not lost (supporting the local community and rural economy of the AONB is one of the Conservancy's key concepts), but the new policy seems to suggest that new development may be appropriate *over and above what already exists*. We are worried that this more 'flexible' approach could pave the way for inappropriate and unsustainable new development on the undeveloped coast, for 'economic prosperity' reasons. We also consider that the concept of allowing new buildings to be erected subject to 'time-limited permissions' cannot accord with the principles of sustainable development. We would therefore only support the retention of *existing* buildings for various appropriate uses on the undeveloped coast subject to this type of approach, and also for the reasons given above regarding the potential negative impact on the landscape and nature conservation interests of Chichester Harbour AONB.

We would be grateful if our comments could be taken into account during the formulation of the new policy.

Yours sincerely,



Linda Park BSc (Hons) MA MRTPI  
Planning Officer  
Chichester Harbour Conservancy