

Agenda Item PM:14.26(1)

Planning Applications

Application No	Location	Proposal	Date Notified Members	Members Comments	Response Submitted to CDC	CDC Decision
FB/26/00134/DOM	Harmony 20 Appledram Lane South Fishbourne	Removal of garage. Proposed single-storey rear/side extension with associated internal and external alterations. Proposed detached garage - (Variation of Conditions 2 (Permitted Plans) and 4 (Materials) of Planning Permission FB/25/01580/DOM to omit solar array to south elevation, revised utility and log store roof and revised fenestration	12/02/26		No comment submitted lack of response to enable delegated decision to be made	PERMIT

		to store. Alterations to footprint of garage, alterations to garage roof from pitched to flat, and material changes from render to brickwork				
BO/26/00323/FUL	Land North of Highgrove Farm Main Road Bosham	Construction of 300 no. dwellings (including 90 affordable dwellings), community hall, public open space, associated works and 2 no. accesses from the A259 (one temporary for construction). (Variation of conditions 15 (Foul Drainage) and 21 (Vehicular Access) of permission: 24/01012/FUL - amendments to the	5/03/26		Condition 15 of planning permission 24/01012/FUL states: "No dwelling shall be occupied until the off-site foul drainage infrastructure necessary to serve the relevant phase of the development is operational. Reason: To ensure adequate provision for drainage. It is considered necessary for this to be a precommencement condition as such details need to be taken into account in the construction of the development and thus go to the heart of the planning permission." Condition 15 as proposed in 26/00323/FUL is:	WITHDRAWN

		delivery timescales of the relevant planning conditions relating to access and foul connection).			The off-site foul drainage infrastructure necessary to serve the relevant phase of the development shall be operational before the development is first occupied, or in accordance with [the submitted details] and timetable for implementation, whichever shall first occur, unless otherwise agreed, in writing, with the Local Planning Authority.' The developer proposes an interim solution "to hold the foul, with it being periodically removed by tankers." This is an interim tanker solution. No limits on when the foul drainage infrastructure should be operational There is no proposed deadline for connecting the off-site foul drainage infrastructure or on the number of houses that may be sold and make use of the interim tanker solution. The interim tanker solution	
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					<p>could go on for much longer and for many more houses than anticipated (and this is implied by the developer in the application as they expressly state they need flexibility for this). The interim tanker solution risks becoming the permanent solution for all 300 houses. We urge the council to refuse the proposed variation of condition 15. Failing that, we urge the council to impose firm limitations on the interim solution. Heart of the planning permission This condition goes "to the heart of the planning permission". How can it be that the developers Barratt David Wilson did not give this condition the priority required so that in the two years since planning permission was granted they could not arrange to connect the main foul sewer? This</p>	
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					<p>infrastructure is vital to be completed before the occupation of any dwellings on the site. The applicant's reason for the apparent failure of this condition is due to road space restrictions and priority being given to SGN as a statutory undertaker. There has been ample time from the granting of the planning permission to request road space and carry out work to the sewage infrastructure. The existing condition 15 is clear and unambiguous. We urge the council to make sure that the developer complies with the original condition. No capacity for the foul at Apuldram Wastewater Treatment Works The interim tanker solution refers to the expected volume of foul and numbers of tankers expected to be needed. Nowhere does the proposal say where the</p>	
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					<p>tankers are going to empty into. Surely this should be a matter for consideration. The tanker proposal would place an impossible burden on the local communities (Harbour Villages ward) especially those residents of Apuldram living in Appledram Lane South where the Apuldram WwTW is located. At present these works are at capacity and during the heavy rainfall of the last two months have been adopting "storm overspill" measures (and the same can be said for the Bosham Wastewater Treatment Works). This has led to complaints being put to Southern Water by Cllr Richard Bates as follows: "Recent increased rainfall has meant more tankers going to Apuldram Wastewater Treatment Works (WwTW). Tankers carry rainwater, known as "storm overspill",</p>	
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					<p>which allows them to dump their contents untreated into the harbour. We believe they also contain sewage from newly built housing that cannot be connected to the sewerage system because of lack of capacity. We are receiving complaints from residents in Apuldram concerning the increased traffic and noise levels since the gates and fencing were installed around the WwTW. Some days there are 10 or more tankers waiting in line to enter the WwTW. These tankers also add to congestion on the Fishbourne Roundabout (as the photo shows). They damage wet road surfaces. We have forwarded your complaints to Southern Water (SW), and asked them to report back. We have asked SW to confirm the maximum number of tanker movements</p>	
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					<p>allowed at Apuldram; whether there are any time restrictions on these tankers; whether there are night time movements; where these tankers are coming from. Chichester's MP Jess Brown-Fuller has also received your complaints and is acting on them in Parliament." We urge the council to refuse the variation of the condition to avoid the tankers being deployed to empty into all or any WwTW in the area. Proper infrastructure should be operational for these houses before they are occupied, as per the existing condition 15. No road capacity for the tankers Sewage tankers (sometimes double length tankers) from other new housing estates are already using the road at an increased volume, a country lane which is narrow and has bends leading to road safety</p>	
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					<p>issues. The carriageway is being destroyed by these heavy vehicles and there is increased noise and pollution from them. These factors are having a detrimental effect on the physical health and mental well being of the residents of Apuldram especially those living on Appledram Lane South. Any further tanker movements, even for a limited period, are highly undesirable damaging the environment and peoples' lives. We urge the council to refuse the proposed amendment to Condition 15. No dwelling should be occupied until the permanent infrastructure is in place.</p>	
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