

# Chidham & Hambrook Parish Council

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12 February 2021

## MEETING OF THE PLANNING COMMITTEE

Due to the continuing pandemic lockdown situation and following a recent change in legislation, Parish Council meetings are permitted to be held remotely. You are therefore requested to attend a Zoom meeting of the Parish Council on **Thursday 18 February 2021 at 7:30pm**. Members of the public are welcome to attend this virtual meeting. Meetings will be recorded.

MEMBERS: Cllr S Bramwell Smith, Cllr B Garrett, Cllr R Gowlett (Chair), Cllr J Sheppard and Cllr J Towers

Signed: **B Jones**  
Mrs B Jones Clerk and RFO

## AGENDA

1. **Apologies for absence**  
No apologies have been received.
2. **Declarations of Disclosable Pecuniary Interests**
3. **Minutes**  
To approve and sign the minutes of the Planning Committee meeting held on 21 January 2021 and authorise the Clerk to sign these – *attached*.
4. **Public Open Forum**  
Please advise the Chairman or Clerk if you wish to address the committee on a specific planning matter. We also ask you to limit your comments/ presentation to 3 minutes.
5. **Planning Applications**  
To consider and comment on the following planning applications notified by Chichester District Council - *attached*.
6. **Planning Decisions**  
To note the following planning decisions advised by Chichester District Council - *attached*
7. **Planning Appeals**  
To consider the planning appeals notified - *attached*
8. **Planning Enforcement**  
To consider planning enforcement matters - *attached*
9. **Report**  
To receive an oral update report from the Planning Committee Chair.
10. **Any Other Business**
11. **Date of Next Meeting**  
The date of the next Planning Committee meeting is 18 March 2021.

## THE PUBLIC HAVE A RIGHT TO ATTEND COUNCIL MEETINGS AND ARE MOST WELCOME

Filming of Parish Council meetings and use of social media: During this meeting the public are allowed to record or film the meeting or to use social media, providing it does not disrupt the meeting. You are encouraged to let the Parish Clerk know in advance if you wish to record or film. Mobile devices should be switched to silent for the duration of the meeting.

**Draft** Minutes of the Planning Committee meeting of Chidham & Hambrook Parish Council held remotely on Thursday 21 January 2021 at 7:30pm

**Present:** Cllr S Bramwell Smith Cllr B Garrett  
Cllr R Gowlett (Chair) Cllr J Sheppard  
Cllr J Towers

**In attendance:** District Cllrs D Rogers, P Plant and A Moss

Members of the Public: Mrs S James, Mr P White, Smith Simmons & Partners, Mr & Mrs Hipperson, Mr M Helyer, Helyer Davies Architects

*Meeting opened at 7:30pm*

072-21 **Apologies for absence**  
None.

073-21 **Declarations of Interest**  
There were no declarations of interest.

074-21 **Minutes**  
Cllr MacDougall had given his apologies for the last meeting as Chair of the Neighbourhood Plan Steering Group.  
**Resolved** that the minutes of the Planning Meeting held on 17 December 2020 be approved as a correct record subject to the above amendment and signed by the Clerk noting this minute number.

075-21 **Matters arising:**  
None

076-21 **Public Open Forum**  
Mr P White wished to speak on planning applications 1 and 2.  
CH/20/03305/FUL Maybush – The architect Mr M Helyer and the owner Mr S Hipperson were also present. This was a replacement dwelling and garage as the existing property had fallen into disrepair. Chichester Harbour Conservancy had no objection as the design complied with their guidelines. The orchard and grounds would be retained for the applicant's use in perpetuity.  
CH/20/03379/FUL Cut Mill House – It was proposed to extend the footprint of the property rather than go up one storey. The owner had had difficulty in letting the one bedroomed tourist accommodation hence the application to extend the property.

077-21 **Planning Applications**

077-21.1 CH/20/03305/FUL  
Mr & Mrs Hipperson Maybush Cot Lane Chidham PO18 8SP  
Demolition of the existing dwelling and outbuildings and the construction of a replacement dwelling and associated works.  
Members of the committee had been to view this proposal and supported the application.  
**Action: Clerk to send details of CDC's Wildlife Officer to Cllr B Garrett.**  
The access to the property would be where it is currently.  
**Resolved:** That the committee had no objection to this planning application and no comment to make.

077-21.2 CH/20/03379/FUL  
Mr M Wrennall Cut Mill House Cut Mill Chidham Chichester  
Extension of existing tourist accommodation unit.  
Mr P White confirmed that owner wanted to move elsewhere in the locality and would continue to manage the holiday accommodation. CDC would impose planning conditions to prevent it becoming a separate dwelling. The property had not been used as holiday

let accommodation. The design does not exceed the AONB tolerances of 50% increase above existing footprint and 25% increase above existing silhouette. The base is currently laid for car parking but part of this area would be used for the extension.

Members concerns were as follows:

- If this application were to be permitted the property could become a separate dwelling
- Enormous storage in the roof could lead to a later application for a 2 storey house
- the plans do not show the severance point with Cut Mill House in relation to the proposed extended boat house. The boathouse seems to sit within the curtilage of the main house and garden which appears 'on the market'.
- The property had not yet been occupied as a holiday let. There was no evidence submitted as to the difficulty in securing rentals nor how this was marketed. Locally there are many one bedroom holiday lets which have had no difficulty.

**Resolved:** That the committee objects to this planning application on the basis of the comments above.

- 077-21.3 CH/20/01826/FUL - (ongoing application)  
Sunley Estates Ltd Land Adjoining A27 Scant Road West Hambrook Chidham  
Erection of 118 dwellings (including 35 affordable dwellings) accessed via Broad Road, and the provision of public open space, landscaping and associated works at Rose Briar Copse, Land East of Broad road, Hambrook – revised design and more detailed internal layout  
The committee agreed that there was no need to add further commentary on this revision to the plans.
- 077-21.4 CH/20/03319/OUTEIA  
Pallant Homes – Land West of Pottery Lane Nutbourne  
Outline planning application (with some matters reserved except Access and Layout) for up to 94 dwellings and provision of associated infrastructure  
This application was deferred to be considered at a Public Meeting arranged by the Council on Tuesday 26 January 2021.
- 077-21.5 CH/20/03227/DOC – Case Officer: Sascha Haigh (not part of a list)  
Greenacre (Chidham) Ltd - Green Acre Main Road Chidham PO18 8TP  
Discharge of condition 4 (tree protection) of Planning Permission 16/04132/OUT  
Cllr B Garrett was concerned with the plans available on the portal which, when reduced from A0, were difficult to see. He undertook to carry out a visit to the property to establish the current situation. He will circulate comments to the committee for approval to be input to the CDC Planning Portal. **Action: Cllr B Garrett**
- 077-21.6 CH/20/03220/OUTEIA  
Land East of Broad Road Broad Road Nutbourne  
Outline planning application (with some matters reserved except Access and Layout) for 132 dwellings and provision of associated infrastructure  
This application was deferred to be considered at a Public Meeting arranged by the Council on Tuesday 26 January 2021.
- 077-21.7 CH/20/03321/OUTEIA  
Land North Of A259 Flat Farm Main Road Chidham West Sussex  
Outline planning application (with some matters reserved except Access and Layout) for 68 no. dwellings and provision of associated infrastructure.  
This application was deferred to be considered at a Public Meeting arranged by the Council on Tuesday 26 January 2021.
- 078-21 **Planning Decisions**
- 078-21.1 CH/20/02662/DOM  
Mr and Mrs A Robertson Canigou Cot Lane Chidham PO18 8SP  
Single storey rear extension.  
PERMIT noted.
- 078-21.2 CH/20/02886/ELD

Mr & Mrs Evans Land South Of Grey Thatch Harbour Way Chidham PO18 8TG  
Existing lawful development certificate for land south of the existing dwelling used as a residential garden for more than 10 years.  
WITHDRAWN noted.

079-21 **Planning Appeals**  
20/00412/OUT – Land Off Broad Road Hambrook PO18 8RF - Outline application for the construction of 55 no. affordable dwellings for first time buyers and those looking to rent their first home with all matters reserved.  
The Appeal had been confirmed by the Planning Inspectorate in October 2020 however this did not appear on their website.

080-21 **Planning enforcement**  
20/00367/CONBC - Land North Of Good View, Priors Leaze Lane  
The move onto the site of a mobile home last week had been reported to CDC Enforcement by a councillor and by the Clerk.  
  
18/00293/CONDWE – The Granary Barn Steels Lane Chidham - Refurbishment of the building and use as habitable accommodation  
Noted.  
  
CH/20/00292/CONHH - Warwick Lodge Main Road Chidham - Construction of a structure forward of the dwelling house  
Noted.

CH/20/00235/CONADV – Barleycorn Main Road Nutbourne – Display of flags on poles  
There were still 2 flags on poles at full height remaining at the property.

081-21 **Contaminated Land Strategy**  
Chichester District Council was carrying out a consultation on the draft Contaminated Land Strategy, subject to public consultation between 1 January 2021 and 29 January 2021. District Cllr P Plant advised that CDC held a database of sites with potential contamination. No response was required from the Parish Council.

082-21 **Chair's Report**  
The Chair did not have an oral report. District Cllr D Rodgers had reported a pipe coming out of a fence at Land North of Good View as an enforcement matter. This pipe had now been removed.

083-21 **Any other business**  
None

084-21 **Next meeting**  
The next meeting of this committee would be held on **Thursday 18 February 2021.**

Meeting closed at 8:12pm

Signed by:

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Signed: (Chairman)

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(Date)

## Agenda Item 5 - Planning Applications for weekly lists 4-7

Wk 4 – distribution 27 January 2021; response by 17 February 2021 – no applications

Wk 5 – distribution 3 February 2021; response by 24 February 2021 – no applications

Wk 6 – distribution 10 February 2021; response by 3 March 2021

Wk 7 - distribution 17 February 2021; response by 10 March 2021

- 1 CH/20/03378/OUT - Case Officer: Joanna Bell (Wk 6)  
PNH Properties Land At Flat Farm Hambrook West Sussex PO18 8FT  
Outline Planning Permission With Some Matters Reserved (Access) - Erection of 30 dwellings comprising 21 market and 9 affordable homes, access and associated works including the provision of swales.  
O.S. Grid Ref. 478756/106038  
To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QLUNT8ERK8G00>  
*Previous application CH/20/00412/OUT went to appeal*
- 2 CH/21/00233/DOM - Case Officer: Oliver Naish (Wk 6)  
Mr Rob MacDonald Wight Cottage Main Road Nutbourne PO18 8RT  
Demolition of lean-to and erection of single storey side/rear extension and replacement conservatory, two storey annex to far east of the site, with ground floor garage and pilates studio and first floor bedroom with ensuite.  
O.S. Grid Ref. 478491/105460  
To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QNL2BZERL900>
- 3 CH/20/00593/FUL – Case Officer: William Price  
Appleton House Farm Drift Lane Chidham PO18 8PR – **revised application**  
Change of use of detached garage, store with games room over to 1 no. 3 bed dwelling  
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?keyVal=Q6D8G8ERGCJ00&activeTab=summary>
- 4 CH/20/03319/OUTEIA  
Pallant Homes – Land West of Pottery Lane Nutbourne  
Outline planning application (with some matters reserved except Access and Layout) for up to 94 dwellings and provision of associated infrastructure  
This application was deferred to be considered at a Public Meeting arranged by the Council on Tuesday 26 January 2021.  
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QLJMNRRERJZD00>
- 5 CH/20/03220/OUTEIA  
Land East of Broad Road Broad Road Nutbourne  
Outline planning application (with some matters reserved except Access and Layout) for 132 dwellings and provision of associated infrastructure  
This application was deferred to be considered at a Public Meeting arranged by the Council on Tuesday 26 January 2021.  
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?keyVal=QLJMQ7ERJZF00&activeTab=summary>
- 6 CH/20/03321/OUTEIA  
Land North Of A259 Flat Farm Main Road Chidham West Sussex  
Outline planning application (with some matters reserved except Access and Layout) for 68 no. dwellings and provision of associated infrastructure.

This application was deferred to be considered at a Public Meeting arranged by the Council on Tuesday 26 January 2021.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QLJMSPERJZH00>

- 7 20/01826/OUT  
Land adjoining A27 Scant Road West Hambrook PO18 8UA  
Mixed use development comprising 118 dwellings (incl 36 affordable dwellings), public open space, landscaping and associated works and a retail convenience store with community space above all accessed via Broad Road  
To consider representation at CDC Planning Committee on 3 March 2021

## **Agenda Item 6 - Planning Decisions**

- 1 CH/20/03178/FUL  
Mr Clive Beharrell Middleton House Steels Lane Chidham PO18 8TB  
Replacement of two-storey cottage with single-storey dwelling, construction of studio/carport to rear.  
PERMIT  
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QKZA0DERJI300>
- 2 CH/20/03179/LBC  
Mr Clive Beharrell Middleton House Steels Lane Chidham PO18 8TB  
Replacement of two-storey cottage with single-storey dwelling, construction of studio/carport to rear.  
PERMIT  
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QKZA0HERJI400>
- 3 CH/20/02027/DOM  
Mr Adam Sennitt 8 Maybush Drive Nutbourne PO18 8SS  
Erection of single storey side/rear extension.  
PERMIT  
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QEYAW0ERMNI00>

## **Agenda Item 7 - Planning Appeals**

Nothing to report.

## **Agenda Item 8 - Planning Enforcement**

CH/20/00235/CONADV - Display of flags on poles

The Barleycorn, Main Road, Nutbourne, Chichester, West Sussex, PO18 8RS

Advised that the breach of planning control had been resolved. The remaining advert is within deemed consent limitations. File closed.