**Draft** Minutes of the Planning Committee meeting of Chidham & Hambrook Parish Council held remotely on Thursday 18 February 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 and A Moss

Members of the

Public: Mrs S James, Mr A Kerry-Bedell, Mr A White and Mrs S White

*Meeting opened at 7:30pm*

|  |  |
| --- | --- |
| 085-21 | **Apologies for absence**  An apology for absence had been received from District Cllr P Plant. |
| 086-21 | **Declarations of Interest**  There were no declarations of interest. |
| 087-21 | **Minutes**  **Resolved** that the minutes of the Planning Meeting held on 21 January 2021 be approved as a correct record and signed by the Clerk noting this minute number. |
| 088-21 | **Matters arising:**  None |
| 089-21 | **Public Open Forum**  Cllr J Sheppard joined the meeting.  Mrs S James was concerned with a reference Mr Kerry-Bedell made to a Neighbourhood Plan policy of objecting to development on all sites without enhancement of biodiversity Mrs James asked a subsequent question regarding information on site selection. Cllr Towers advised this was not the appropriate forum for Neighbourhood Plan matters and recommended her to put her question to the Parish Council. Mrs James also stated that Councils were not able to comment on private boundary issues as they do not relate to planning policy. |
| 090-21 | **Planning Applications** |
| 090-21.1 | CH/20/03378/OUT - Case Officer: Joanna Bell  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.  The previous application CH/20/00412/OUT had gone to Appeal.  This application was no longer an Entry Level Exception Site. Cllr Towers had prepared an objection on the following points:  - housing was still only a distance of 3.3m further away from the pylons than the original application  - all houses close to the pylons would be affordable housing  - there was no proposal for nitrate mitigation  It was suggested that if the housing nearer the pylons was removed from the application this reduced size development might be more acceptable to the Council.  **Action: Cllr Towers to circulate her comments to the committee for comment.**  **Resolved:** That the Council object to this planning application based on the above comments once agreed by the Committee electronically. |
| 090-21.2 | CH/21/00233/DOM - Case Officer: Oliver Naish  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 en-suite.  The committee was concerned that building work appeared to have commenced. Members were confused as to the plans and the layout of the development. When the application was considered last year, they were going to separate the site and there was going to be a separate access, however this didn’t appear to have taken place. There were only 4 documents to consider.  **Resolved:** That the agent be approached for a meeting in order that he may explain the development to the committee. A two week extension be sought.  **Action: Clerk** |
| 090-21.3 | CH/20/00593/FUL – Case Officer: William Price  Appleton House Farm Drift Lane Chidham PO18 8PR – **revised application** (consultation response by 10 Feb 2021)  Change of use of detached garage, store with games room over to 1 no. 3 bed dwelling  A neighbour, Mr A Kerry-Bedell, had submitted information on his objection to the development to members and was present. He was concerned about an historic boundary line issue following previous planning applications in addition to concerns about impact on wildlife. There was currently planning permission for a 4 bed house, however car parking was not clearly marked on the plans This was a very rural property and there was no information on the protection of wildlife habitats.  **Resolved that the Council object to this planning application and comment as follows:**   1. The site does not meet rural needs as defined in the NPPF Paragraphs 77-79 that deal with ‘rural housing’. 2. There is no evidence of the protection of wildlife habitats in accordance with CDC Local Plan Key Policy 49 and the Chidham and Hambrook Neighbourhood Plan Policy Justification para. 55 which states ‘Community questionnaire responses demonstrated overwhelming support for the protection of wildlife habitats/biodiversity, in particular, trees/woods/orchards, green corridors or ecological networks, waterways and ponds.’ 3. The boundary issue be resolved before this application progresses. 4. Concern of overdevelopment if the four bedroom house is also built out. |
| 090-21.4 | CH/20/03319/OUTEIA (Wk 3 with extension)  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  The Parish Council, at its Extraordinary Meeting held on 26 January 2021, agreed that the Council object to this planning application and the Planning Committee prepare the response by the extension date of Friday 26 February 2021.  District Cllr A Moss advised that he had sent the recent Harbour Conservancy responses to the Planning Committee. Southern Water, Natural England and the South Downs National Park had also responded.  The agreed response would be returned to the Clerk by lunchtime on 26 February and copied to the Parish Council for information before submission to the Planning Portal. |
| 090-21.5 | CH/20/03220/OUTEIA (Wk 3 with extension)  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  The Parish Council, at its Extraordinary Meeting held on 26 January 2021, agreed that the Council object to this planning application and the Planning Committee prepare the response prior to the extension date of Friday 26 February 2021.  The agreed response would be returned to the Clerk by lunchtime on 26 February and copied to the Parish Council for information before submission to the Planning Portal. |
| 090-21.6 | CH/20/03321/OUTEIA (Wk 3 with extension)  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.  The Parish Council, at its Extraordinary Meeting held on 26 January 2021, agreed that the Council object to this planning application and the Planning Committee prepare the response prior to the extension date of Friday 26 February 2021.  The agreed response would be returned to the Clerk by lunchtime on 26 February and copied to the Parish Council for information before submission to the Planning Portal. |
| 090-21.7 | 20/01826/OUT  Land adjoining A27 Scant Road West Hambrook PO18 8UA  Mixed use development comprising 118 dwellings (including 36 affordable dwellings), public open space, landscaping and associated works and a retail convenience store with community space above, all accessed via Broad Road  This application was due to be considered by the CDC Planning Committee on 3 March 2021 and it was agreed that Cllr J Towers represent the Council at this meeting. |
| 090-21.8 | CH/21/00005/DOM - Case Officer: Alicia Snook  Mrs & Miss O'Dea 3 Oak Tree Farm Hambrook Chidham PO18 8QA  Demolition of side and rear conservatories. Construction of two storey side extension annexe and single storey rear extension.  **Resolved:** That the Council had no objection to this planning application but would comment that a condition should be included that the house should not be treated as ancillary accommodation or marketed as a separate dwelling. |
| 090-21.9 | CH/21/00146/DOM - Case Officer: Alicia Snook  Mr Thomas Schlieben Ivy Bank Main Road Chidham Chichester  Demolition of conservatory and erection of single storey rear extension.  **Resolved:** That the Council had no objection to this planning application and no comment to make. |
| 090-21.10 | CH/21/00260/FUL - Case Officer: Calum Thomas  Mr Richard Cummins Coastway Cottage Drift Lane Bosham Chichester  Conversion of 1 no. dwelling house to 2 no. flats; resubmission of 19/02695/FUL.  There was general confusion about the site and the proposals – particularly the ‘red line’ in the plans and access through to the back which was considered very narrow.  **Resolved:** That the plans were considered insufficient for the committee to make a decision. An extension of time should be sought to consider further information to be provided.  [Post meeting note: District Cllr A Moss queried the application with the Case Officer. As a result the application has been invalidated due to the ‘red line’ confusion and lack of information’] |
| 090-21.11 | CH/21/00387/FUL - Case Officer: Calum Thomas (Wk 7)  Mr George Smith Land North Of Good View Priors Leaze Lane Hambrook Chidham  Erection of 2 bed dwelling. (Variation of condition 13 of permission CH/18/00243/FUL- temporary siting of mobile home to accommodate owner and family for duration of building works and prior to provision of a security fence).  The committee discussed the site and the concern about the proposal to build a 2 bed dwelling when the mobile home recently sited and additional caravan and outbuildings took up most of the site.  **Resolved:** That the Council object to this planning application as there was insufficient detail on how exactly it was possible to build this house with the mobile home, caravan and outbuildings taking up most of the site.  Should CDC be minded to approve this application the following comments are made:   1. A condition be added that following the completion of the development that the mobile home, caravan and ancillary structures be removed from the site. 2. A further condition be added that immediately after removal of the mobile home from the site, the ditch and the exit from the pipe under Broad Road (draining Scant Road West) be completely cleared of any material deposited in the ditch for temporary access.   District Cllr A Moss will take this matter up with the Case Officer. |
| 091-21 | **Planning Decisions** |
| 091-21.1 | 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 Noted. |
| 091-21.2 | 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 Noted. |
| 091-21.3 | CH/20/02027/DOM  Mr Adam Sennitt 8 Maybush Drive Nutbourne PO18 8SS  Erection of single storey side/rear extension.  PERMIT Noted. |
| 092-21 | **Planning Appeals**  Land at Flat Farm 20/00412/OUT has gone to Appeal – no response. |
| 093-21 | **Planning enforcement**  CH/20/00235/CONADV - Display of flags on poles  The Barleycorn, Main Road, Nutbourne, Chichester, West Sussex, PO18 8RS  Advised by CDC Enforcement that the breach of planning control had been resolved and the file closed.  The remaining advert was within deemed consent limitations.  The committee was concerned that the flag poles/flag in front of this Grade II listed building were an eye sore. The poles do not appear to have been reduced in height. There is one flag remaining.  **Resolved:** That the Council should write to the Enforcement Officer challenging the above decision.  District Cllr A Moss requested comments be sent to him and District Cllr D Rodgers to take up with CDC as well. |
| 094-21 | **Chair’s Report**  The Chair wished to thank all planning committee members, District Councillors and the Clerk for all the additional work they had been carrying out with regard to the planning application responses.  Due to their joining the meeting after the Public Open Forum, the Chair invited Mr and Mrs Green to speak. Mrs Green advised that they live close to the property Land North of Good View where a mobile home had been sited. There appeared to be another wooden structure, like a garden room. A tree was down and fencing around.  Mr Green advised that there were a number of oversized very bright red painted signs advertising businesses particularly on Hambrook Hill and the lane leading off to the West and he wondered whether they need planning permission. He was requested to send in photos and a location plan for the Clerk to take up with CDC. **Action: Clerk and District Cllr Moss.** |
| 095-21 | **Any other business**  Cllr Sheppard reported that the children crossing sign on Main Road, which had been reported as damaged to LoveWestSussex, was still not repaired. **Action: Clerk to check progress and copy in County Cllr Magill.**  Cllr Towers suggested that a set of questions be compiled for the Zoom meeting with CDC Planning Officers Jeremy Bushell, Jane Thatcher and Tony Whitty on 23 February at 3.00pm. **Action: Cllr Towers to circulate for comment.** [Post meeting note: the invitation link has been sent out by the Clerk] |
| 096-21 | **Next meeting**  The next meeting of this committee would be held on **Thursday 18 March 2021.** |

Meeting closed at 8:58pm

Signed by:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signed: (Chairman) (Date)