**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 P Plant, D Rogers and A Moss

Members of the

Public: Mrs S James, Mr & Mrs A Green

*Meeting opened at 7:30pm*

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| 097-21 | **Apologies for absence**  District Cllr D Rodgers was recovering from a hospital procedure. [He subsequently attended this meeting] |
| 098-21 | **Declarations of Disclosable Pecuniary Interests**  No interests were declared. |
| 099-21 | **Minutes**  Minute 093-21 – Amend eye sore to one word.  **Resolved:** That, subject to the above amendment, the minutes of the Planning Committee meeting held on 18 February 2021 be agreed and signed by the Clerk noting this minute number. |
| 100-21 | **Public Open Forum**  Mr & Mrs Green raised the following points:  - thanked the Council for the circular letter sent to residents recently.  - they had noticed that the Planning Committee had voted on the Land adjoining A27 Scant Road West site against Officer's recommendations.  - noticed that yellow marks were being painted along the site previously withdrawn on Hambrook Hill South.  - They had recently joined the Sussex Wildlife Trust and CPRE and wondered whether these organisations would be useful for planning applications. District Cllr Moss replied that CPRE had provided useful advice in the past.  District Cllr Plant was currently developing information regarding gypsy and travellers which is required for the Local Plan. |
| 101-21 | **Declarations of Disclosable Pecuniary Interests** |
| 101-21 | **Planning Applications** |
| 101-21.1 | CH/21/00644/DOM - Case Officer: Alicia Snook (Wk10)  Mr & Mrs M Gladwin Wheatfields Cot Lane Chidham Chichester  Single storey rear extension.  **Resolved:** That the committee had no objection to this planning application and no comment to make. |
| 101-21.2 | CH/21/00260/FUL – Case Officer Calum Thomas  Coastway Cottage Drift Lane Bosham PO18 8PP  Conversion of 1 no. dwelling house to 2 no. flats (resubmission of 19/02695/FUL)  Amendment to location plan red line.  Committee members had visited the site individually. There was enough access between the old house and the new house to enable access to the back of the property. Drift Lane was considered very narrow with no parking and no ability to turn around.  **Resolved:** That the committee had no objection to this planning application but would comment that the issues raised by WSCC Highways be considered and that a Habitats Regulation Assessment is carried out as recommended. |
| 101-21.3 | CH/20/03378/OUT  Land at Flat Farm Hambrook 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 Parish Council submitted an objection to this application on 21 February 2021. On 11 March 2021 a communication was received from the agent attaching a nitrate mitigation report which had not been available on the CDC Planning Portal when the application was considered.  **Resolved:** That the committee had no further comment to make. **Action: Clerk to respond to the agent to this effect.** |
| 101-21.4 | CH/20/02743/FUL - Case Officer: Calum Thomas  Mr Tony Leigh Long Acres Drift Lane Chidham PO18 8PR  Re-location of existing sand school.  The committee was concerned that the bund appeared to have been put in place.  **Resolved:** That the Clerk email the Planning Officer and Planning Enforcement to advise them of the above, copying the District Councillors in, and requesting the Planning Officer enquire of the owner what they were likely to use the sand school area for when it was relocated. |
| 101-21.5 | CH/21/00739/FUL - Case Officer: Alicia Snook  Mr/Mrs Gladwin/Robertson Wheatfields And Canigou Cot Lane Chidham Chichester  Roof extensions to both Wheatfields and Canigou.  Two loft conversions would be put in on each house.  **Resolved:** That the committee had no objection to this planning application but would comment that environmental protection is put in place in line with the Harbour Conservancy’s Dark Skies Policy. |
| 102-21 | **Planning Decisions** |
| 102-21.1 | CH/20/00642/FUL  Mr Hughes Plot C2a And Cb Pond Farm Newells Lane West Ashling Chichester West Sussex PO18 8DF  Use of land as a Gypsy and Travellers caravan site consisting of 2 no. pitch containing 1 no. mobile home and 1 no. touring caravan.  PERMIT WITH S106 |
| 102-21.2 | 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.  PERMIT |
| 102-21.3 | CH/20/00075/FUL  Mr Richard Paine Ronic House Main Road Bosham PO18 8PN  Re-use of previously developed land comprising car showroom for residential development of 5 no. dwellings and associated works - Variation of Condition 3 of planning permission CH/18/01721/FUL and CH/19/00502/DOC - to amend the roof tile (make/colour), with all other materials schedule unchanged.  PERMIT WITH S106 |
| 102-21.4 | CH/20/01826/FUL  Sunley Estates Ltd Land Adjoining A27 Scant Road West Hambrook Chidham West Sussex 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.  REFUSE |
| 102-21.5 | CH/20/03379/FUL  Mr M Wrennall Cut Mill House Cut Mill Chidham Chichester West Sussex PO18 8PS  Extension of existing tourist accommodation unit.  REFUSE |
| 102-21.6 | CH/20/02916/FUL  Mr Tony Leigh Long Acres Drift Lane Chidham PO18 8PR  Erection of a bund and hardstanding.  REFUSE |
| 103-21 | **Agenda Item 7 - Planning Appeals**  CH/20/00412/OUT  Land Off Broad Road Hambrook PO18 8RF  Outline application for the construction of 35 no. affordable residential dwellings for first time buyers and those looking to rent their first home (Paragraph 71 entry-level exception site), with all matters reserved other than access.  Notification of Planning Appeal. Representations required by 24 March 2021.  **Resolved:** That Cllr J Towers would review the current objection and the Clerk would submit this to the Planning Inspectorate website. **Action: Cllr Towers/Clerk** |
| 104-21 | **Agenda Item 8 - Planning Enforcement**  The list of updates on enforcement cases, which had been drawn from CDC’s Planning Portal, were considered unhelpful. The flags issue at The Barleycorn pub was being reconsidered by CDC Enforcement. |
| 105-21 | **Chair’s Report**  The Chair wished to congratulate those who had made presentations to the CDC Planning Committee on the planning application for Land adjoining A27 Scants Road West Hambrook which resulted in refusal of the application. |
| 106-21 | **Soft Sand Review of the Joint Minerals Local Plan – Planning Inspector’s Report**  The committee had considered the letter dated 1 March 2021 from the South Downs National Park Authority and agreed to await the publication of the report. |
| 107-21 | **Any Other Business**  There was concern at the Chaswood Nursery site where cheap fencing had been erected at the road, underpinning for tarmac had been put in on the lane and the verges had been disturbed. It was agreed that the Clerk should write to the Planning Officer raising these concerns pending further consideration of the planning application 20/01854/OUT. **Action: Clerk**  Mr and Mrs Green raised questions about the above property which were answered. In response to a question from Mrs S James regarding the publication of the housing numbers for the Neighbourhood Plan, Cllr Towers advised that this number, which was above 400, was still unofficial. |
| 108-21 | **Date of Next Meeting**  The date of the next Planning Committee meeting is 15 April 2021. |

Meeting closed at 8:25pm

Signed by:

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Signed: (Chairman) (Date)