**Draft** Minutes of the Planning Committee meeting of Chidham & Hambrook Parish Council held remotely on Thursday 15 April 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 and D Rodgers

Members of the

Public: Mrs S James, Mr & Mrs A Green

*Meeting opened at 7:30pm*

A minutes' silence was held to mark the death of HRH The Duke of Edinburgh. The Clerk read out the following statement: The Councillors and Clerk & RFO of Chidham and Hambrook Parish Council are deeply saddened at the news of the death of HRH The Duke of Edinburgh. Our thoughts are with the Royal Family at this time.

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| 109-21 | **Apologies for absence**  All members were present. |
| 110-21 | **Declarations of Disclosable Pecuniary Interests**  No interests were declared. |
| 111-21 | **Minutes**  Minute 101-21.4 To be reworded: ‘The committee did not want to comment on this application until the application relating to the bund had been dealt with.’  Minute 105-21 – Scant~~s~~ Road.  **Resolved:** That, subject to the above amendment, the minutes of the Planning Committee meeting held on 18 March 2021 be agreed and signed by the Clerk noting this minute number. |
| 112-21 | **Public Open Forum**  Mrs James asked a couple of questions:   1. Could you tell me how CDC has communicated to our Parish Council that the AONB is not suitable for housing development as per page 4 of the parish resident research leaflet? District Cllr Plant referred Mrs James to the paragraphs within the National Planning Policy Framework (NPPF) and agreed to forward a response by email. 2. In response to minute 107-21 she raised the disparity between the 400 houses quoted as an unofficial figure whereas in the leaflet sent to residents it states ‘If we don’t accept 400, they (CDC) will step in and select the sites for us’. Cllr Towers advised that the figure of 400 had not yet been published and that that question should be directed to the Parish Council at its next meeting.   Mrs Green advised that they had seen surveyors at Hambrook Hill South marking the road and would expect the developers to reapply for planning permission. She stated that it might it be to move the sewer which was one of the objections to the application.  Mrs Green asked whether there was a limit on the number of houseboats on Birdham Marina? District Cllr Plant advised that CDC would try to limit the number but that this may be difficult to enforce. Chichester Harbour had in excess of 9,000 craft. |
| 113-21 | **Declarations of Disclosable Pecuniary Interests**  No interests were declared. |
| 114-21 | **Planning Applications** |
| 114-21.1 | CH/20/03234/DOM - Case Officer: Oliver Naish (Wk12)  Pamela, Rupert, Andrew and Caroline Thresher Creek End Harbour Way Chidham PO18 8TG  Replacement 2 storey extension and 2 small single storey extensions.  Concerns were raised as follows:  - A sizeable increase but it may fall within the 50% footprint.  - There had been some contact by the owners with a neighbour and a request to remove a window on the east side.  - It is not clear whether Chichester Harbour Conservancy had been consulted.  - Plans did not give indications of the materials to be used and how it would impact on the street scene or on Bosham.  - Chichester Harbour Conservancy and Chichester Harbour Trust were not statutory consultees. However they would comment on applications in the AONB.  **Resolved:** That the Council is not minded to object but that it would like to be reassured that Chichester Harbour Conservancy has been consulted and is content with the application. |
| 114-21.2 | CH/21/00782/FUL - Case Officer: William Price (Wk12)  Mr and Mrs Evans  Grey Thatch Harbour Way Chidham PO18 8TG  Raise existing sea defences to achieve flood protection.  Concerns were raised as follows:  - it is not clear whether the owners have consulted with Chichester Harbour Conservancy  - it is not clear from the plans whether the level of the sea wall is being increased around the curtilage of the land owned by the owners or whether they intend to raise the entire length of the sea wall  - if it is their land only the flood risk for the residents on either side would be greater as it would allow seawater to come in more forcefully on either end of the adjustment  - the matter of the sea wall is considered regularly by the Harbour Way Conservancy Management Companyl  **Resolved:** That the Council is minded to object to this application as it is not clear whether protection would be afforded to the entire length of the sea wall. The Council requests an extension of time to consider this application in more detail with further detailed information. |
| 114-21.3 | CH/21/00773/DOM - Case Officer: Oliver Naish (Wk13)  Mr K Davey La Traite Chidham Lane Chidham PO18 8TH  Erection of single storey extension to rear elevation plus alterations to rear and side elevations.  **Resolved:** That the Council has no objection to this application and no comment to make. |
| 114-21.4 | CH/21/00298/DOM - Case Officer: Alicia Snook (Wk14)  Peter Schofield Lyndale Broad Road Nutbourne PO18 8SW  Single storey side extension.  **Resolved:** That the Council has no objection to this application and no comment to make. |
| 114-21.5 | CH/20/00593/FUL Appleton House Farm, Drift Lane, Chidham PO18 8PR  Change of use of detached garage, store with games room over to 1 no. 3 bed dwelling.  To consider whether who might attend CDC's Planning Committee on 21 April 2021 to represent the Council in this matter.  **Resolved:** That Cllr Towers will attend this meeting. **Action: Clerk to register Cllr Towers as a speaker giving her email address.** |
| 115-21 | **Planning Decisions** |
| 115-21.1 | CH/20/00164/OUT  Mr M Herridge Orchard Farm Drift Lane Chidham PO18 8PP  Erection of 1 no. 3 bed single storey dwelling.  PERMIT  The Clerk advised that the Council had responded to this application in May 2020 advising that it would consider the full application when it was submitted. |
| 115-21.2 | CH/21/00146/DOM  Mr Thomas Schlieben Ivy Bank Main Road Chidham Chichester PO18 8TP  Demolition of conservatory and erection of single storey rear extension.  PERMIT  The Council has responded in February 2021 with no objection. |
| 115-21.3 | CH/21/00387/FUL  Mr George Smith Land North of Good View Priors Leaze Lane Hambrook  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)  WITHDRAWN  It was commented on that there was correspondence on the portal from the Case Officer writing to the agent advising that the mobile home, fencing etc. would have to be removed. |
| 116-21 | **Agenda Item 7 - Planning Appeals**  20/00412/OUT Land Off Broad Road Broad Road Hambrook PO18 8RF  Informal Hearing  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.  IN PROGRESS |
| 117-21 | **Agenda Item 8 - Planning Enforcement**  There were no updates. |
| 118-21 | **Chair’s Report**  The Chair wished to thank Cllrs Sheppard and Towers for their preparation work in reviewing the layout of the Village Hall for possible resumption of face-to-face meetings. |
| 119-21 | **Chichester Harbour Conservancy – consultation on Planning Principle on Houseboats**  An email had been circulated to members with this consultation. The Clerk advised that CDC’s response to this consultation would be considered at CDC’s Planning Committee on 21 April 2021. District Cllr Plant advised that the issue was in Birdham Marina which appeared to have a number of houseboats moored up being offered as holiday rentals. It was not clear whose responsibility it was to licence houseboats. In Chichester Marina they are well supervised and pay to use facilities. |
| 120-21 | **Any Other Business**  None. |
| 121-21 | **Date of Next Meeting**  The date of the next Planning Committee meeting is 20 May 2021. This meeting may be held face-to-face depending upon Government notification. |

Meeting closed at 8:25pm

Signed by:

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Signed: (Chairman) (Date)