**Draft** Notes of the Advisory Group to the Planning Committee meeting held on Thursday 16 September 2021 at 7:30pm

**Present:** Cllr S Bramwell Smith Cllr J Sheppard Cllr J Towers (Chair)

**In attendance:** Clerk & RFO

Members of the

Public: Mr A Green, Mrs S Green, Mr M Perryer, Mr N Perryer, Ms K Simmons – Smith Simmons & Partners

*Meeting opened at 7:30pm*

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| AGP 34-22 | **Apologies for absence**  Cllrs Garret, MacDougall and Gowlett had given apologies. Cllr D Rogers and Cllr P Plant (CDC Cllrs) had also given apologies. In the Chairman’s absence, Cllr J Towers was elected Chair of this meeting. |
| AGP 35-22 | **Declarations of Disclosable Pecuniary Interests**  None. |
| AGP 36-22 | **Notes of the last meeting**  **Recommendation under the Scheme of Delegation dated 27 May 2021:**  That the notes of the last meeting held on 19 August 2021 be agreed as a correct record and be signed by the Clerk noting the minute number. |
| AGP 37-22 | **Public Open Forum**   1. Mr Mark Perryer and his son Mr Nick Perryer, attending for agenda item 5.6 (32 The Avenue), gave a brief history to this application. The scheme submitted last year had been revised, removing the dormer windows and the garage on the boundary and resubmitted. 2. Ms K Simmons of Smith Simmons & Partners, the planning agent, attending for agenda item 5.9 (Cockleberry Farm), spoke about this application. It was being brought forwad under the Brownfield First policy. Four mobile homes on the site would be replaced with two new self-build properties with a mix of housing. A landscaping scheme had been drawn up providing 22 new trees. Technical reports detail drainage, highways, sustainable construction and nitrate neutrality. |
| AGP 38-22 | **Planning Applications** |
| AGP 38-22.1 | CH/21/02195/DOM  3 Greenacre Gardens Chidham Chichester  Single storey side extension  Last meeting requested extension to 17 September in order to respond and requested documents/layout plans be submitted in readable format.  **Resolved:** That the Council had no objection and no comment to make. |
| AGP 38-22.2 | CH/21/02303/OUT  Caravan and Camping Site Orchard Farm Drift Lane Bosham  Outline application (with all matters reserved except Access) for the demolition of caravan repair building, cessation of use of land for caravan storage and removal of hardstandings and erection of 6 no. 3 bed chalet bungalows and 3 no. 2 bed bungalows.  At the last meeting an extension had been requested to 30 September 2021. There were still no comments from Natural England or the Environment Agency. There are issues with regard to the site being within a proposed wildlife corridor. There are concerns about access arrangements. The site is very close to the AONB and members would like to see comments from the Harbour Conservancy. The map was difficult to decipher. CDC’s statement relating to remaining waste water capacity at Thornham WWTW was also to be considered.  **Resolved:** That the Council object to this application.  **Action:** Cllr Towers will pull together an objection for submission and circulate for comment. |
| AGP 38-22.3 | CH/21/02116/DOM  Orchard Farm Drift Lane Chidham  Replacement single storey rear extension  Last meeting requested extension to 30 September – see comments in minutes of last meeting.  **Resolved:** That the Council had no objection and no comment to make. |
| AGP 38-22.4 | CH/21/01910/OUT  Willowbrook Riding Centre Hambrook Hill Chidham  At the last meeting a response was agreed to be submitted. Since then a public meeting has been held with residents on Thursday 9 September 2021.  The public meeting had not been well attended and the various questions put to the agent was not sufficiently well answered. With reference to the CDC statement regarding capacity at Thornham WWTW, this was another 73 houses to be added along with houses in Havant, Emsworth and Southbourne. We also need to see a traffic survey.  **Resolved:** That the Council pull all the relevant points together and meet with Southbourne Parish Council to formulate a joint response. |
| AGP 38-22.5 | CH/21/02254/FUL - Case Officer: Sascha Haigh (Wk 34)  Mr. N. Perryer 32 The Avenue Hambrook Chidham PO18 8TY  Demolition of dwelling. Erection of 2 no. semi-detached houses.  There was concern about the erection of two houses on this small site which seemed more appropriate for a one bedroomed house. There was a lot of surface water on the site and the issue of water coming off the rooves. Also concern relating to the protection of bats during construction works and access through Hazel Copse.  The site owners answered these queries explaining the provision of bat boxes and the presence of an ecologist on the site during construction. Also that water buts would be employed to catch rainwater and used to flush toilets. The architect had advised the layout as it was felt it would fit the street scene better. They would be amenable to meet with the management company to arrange to contribute towards upkeep of the access.  **Resolved:** That the Council support this application with a condition that the drainage issues are addressed. |
| AGP 38-22.6 | CH/21/00037/DOM - Case Officer: Oliver Naish (Wk 35)  Mr C Bull Copperfield Main Road Bosham Chichester  Proposal of new rooflight to west elevation. New dormer with Juliette balcony to south elevation and to lower cill on existing dormer to south elevation.  **Resolved:** That the Council had no objection to make but would request a condition relating to the dark skies policy with reduced lighting. |
| AGP 38-22.7 | CH/21/02168/FUL - Case Officer: Calum Thomas (Wk 36)  Mr George Smith Land North Of Good View Priors Leaze Lane Hambrook Chidham  Erection of 2 bed dwelling. Temporary siting of mobile home to accommodate family.  SBS spoke to him today. He has dug out foundations. He blamed the 1st application was too close to the front boundary and put in second application to move the boundary back.  **Resolved:** That the Council had no objection to this application subject to a condition relating to the removal of the mobile home once construction has been completed. |
| AGP 38-22.8 | CH/21/02361/FUL - Case Officer: Jane Thatcher (Wk 36)  Mr and Cllr A Brown Cockleberry Farm Main Road Bosham Chichester  Demolition of existing warehouse buildings, B8 container storage, residential caravans/park homes and stables and the erection of 10 no. dwellings and associated works including landscaping and access alterations.  Some documents were not on the portal such as Natural England, Highways England etc. therefore an extension was suggested. Ms Simmons answered questions relating to the occupants of the site. There was low level employment on the site, mainly workshops with hobby work and a lot of storage. A Highways Transport statement had been received. The access drive was long and parking provision and site optimising capacity was noted should it be turned into an industrial estate.  **Resolved:** That the Council requests an extension until 22 October 2021 in order to meet with the agent at the property once he is back from leave.  **Action: Clerk to arrange a meeting with Ms K Simmons, Smith Simmons & Partners, to visit the site next week.** |
| AGP 38-22.9 | CH/21/02537/DOM - Case Officer: Oliver Naish (Wk 36)  Mr Daniel Taylor Waterman House Broad Road Hambrook Chidham  Erection of single storey rear extension.  JS - no effect on external view.  **Resolved:** That the Council had no objection to this application and no comment to make. |
| AGP 38-22.10 | [CH/20/02743/FUL](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?keyVal=QIV7T0ERHX100&activeTab=summary)  Long Acres Drift Lane Chidham  Relocation of existing sand school  **Resolved:** That the Council had no further comment to make. |
| AGP 38-22.11 | [CH/21/01859/ELD](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?keyVal=QUN0NFERJHT00&activeTab=summary)  Land South of Grey Thatch Harbour Way Chidham  Existing lawful development certificate for land south of the existing dwelling used as a residential garden for more than 10 years.  **Resolved:** That the Council’s comments made previously still stand and there is no further comment. |
| AGP 38-22.12 | CH/02289/FUL  Land East of Cot Lane  Location of gate is not correctly shown.  **Resolved:** That the Council notes the suggestion made by the Planning Officer that the application is withdrawn and supports this withdrawal and the need for further information before it can be fully considered. |
| AGP 39-22 | **Planning Decisions** |
| AGP 39-22.1 | CH/21/00773/DOM  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.  PERMIT |
| AGP 39-22.2 | [CH/20/03234/DOM](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QL7VKMERJOL00)  Creek End Harbour Way Chidham PO18 8TG  Replacement 2 storey extension and 2 small single storey extensions.  PERMIT |
| AGP 39-22.3 | [CH/21/01987/PLD](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QV8WU4ERJYK00)  11 Maybush Drive Chidham Chichester West Sussex PO18 8SR  Demolition of existing rear kitchen extension and erection of a single storey full width extension.  PERMIT |
| AGP 40-22 | **Planning Appeals** |
| AGP 40-22.1 | 20/03378/OUT **NEW APPEAL LODGED**  Chidham & Hambrook Parish  Case Officer: Andrew Robbins Informal Hearing 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.  This is the same piece of land which is the subject of the appeal 20/00412/OUT. The Council needs to put in a submission to the Planning Inspectorate. The agent is endeavouring to prove that mortgage lenders are giving mortgages to land near pylons. They have also asserted that a previous employee was acting prematurely by giving homes over to social housing before proving the mortgage issue.  The agent had written to the Council requesting a meeting and putting in a revised application, taking away 9 houses, before pulling the request to meet us. This needs to be informed to the Inspector as part of our submission.  **Resolved:** That our submission to this Appeal be pulled together and submitted. |
| AGP 40-22.2 | \* 20/00412/OUT **IN PROGRESS**  Land Off Broad Road Broad Road Hambrook PO18 8RF  Chidham & Hambrook Parish  Case Officer: Andrew Robbins  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.  Our submission for this appeal has been submitted. |
| AGP 40-22.3 | \* 20/01826/FUL **IN PROGRESS**  Chidham & Hambrook Parish  Case Officer: Andrew Robbins  Public Enquiry 01-Sep-2021 VIRTUAL  Land Adjoining A27Scant Road West Hambrook Chidham West SussexPO18 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 public hearing has taken place and we await the decision. |
| AGP 41-22 | **Planning Enforcement** |
| AGP 41-22.1 | Ch/20/00367/CONBC  Land North of Good View Priors Leaze Lane Chidham  Breach of conditions  Planning application CH/21/02168/FUL has been received. Enforcement action will be held in abeyance until determination of this application. |
| AGP 42-22 | **Chair’s Report**  In the absence of the Chair there was no report. |
| AGP 43-22 | **Any Other Business**  There was no other business. |
| AGP 44-22 | **Date of Next Meeting**  The date of the next Advisory Group to the Planning Committee meeting is 21 October 2021. |

Meeting closed at 8:36pm

Signed by:

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Signed: Chairman Date: