**Draft** notes of the Advisory Group to the Planning Committee meeting held on Thursday 21 October 2021 at 7:30pm

**Present:** Cllr B Garrett 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, Mrs S James, Ms K Simmons – Smith Simmons & Partners

*Meeting opened at 7:30pm*

|  |  |
| --- | --- |
| AGP 45-22 | **Apologies for absence**Cllr Gowlett and District Cllr D Rodgers had given apologies. In the Chairman’s absence, Cllr J Towers was elected Chair of this meeting. |
| AGP 36-22 | **Declarations of Disclosable Pecuniary Interests**None.  |
| AGP 47-22 | **Notes of the last meeting**Minute 40-22.1 – suggest rewording this to say They have also asserted that a previous employee ~~was acting prematurely by giving homes over to social housing before proving the mortgage issue~~ had suggested the housing association hadn’t given due time to allow other mortgage providers to come forward.**Recommendation under the Scheme of Delegation dated 27 May 2021:** That the notes of the last meeting held on 16 September 2021 be agreed as a correct record subject to the above amendment and be signed by the Clerk noting the minute number. |
| AGP 48-22 | **Public Open Forum** 1. Mrs Green queried whether anyone knew the age of the hedge on the east side of Hambrook Hill South opposite Watercress Farm. There were TPOs on Twin Oaks and a further tree. **Action: Cllr S Bramwell Smith to investigate this in her role as Tree Councillor.**
2. Ms K Simmons of Smith Simmons & Partners, the planning agent, attending for agenda item 5.1 (Cockleberry Farm), spoke about this application and the recent site visit which had taken place with members of the committee on 22 September 2021.

It was agreed that the planning application at agenda 5.10 should be considered first to allow Mrs James to respond. |
| AGP 49-22 | **Planning Applications** |
| AGP 49-22.1 | [CH/21/02873/FUL](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R03LO2ER0PD00) - Case Officer: Calum Thomas (Wk 41)Ms Sandra James The Granary Barn Steels Lane Chidham West SussexRetrospective application to regularise the restoration and change of use of granary building to provide holiday accommodation and associated works.Members asked Ms James why a planning application had not been made at the appropriate time i.e. prior to commencement of reparation works and for explanation of the meaning of “associated works”. Ms James referred members to the covering letter on the application which provided the background. Associated works covered the land immediately adjacent to the granary. She advised that she carried out the renovation on the Granary Barn as she considered it was a good contribution to the village. She was critical of CDC as she felt there had been maladministration and a complaint had been made to senior officers. Ms James considered she was being hounded and her integrity was at stake. She advised she had used the area as a garden since she had lived at Knapp House, using the woodstore and a hen shed and her children had played on the land. She did not consider that her plans would change that use and was unsure if the classification would change.Members indicated that the renovation of the granary was sympathetic and the Chair said that she was supportive of holiday accommodation in the parish. The 2004/5 planning application which had been refused was discussed. Ms James advised that this related to land north of the Granary Barn. Ms James was asked why she did not follow due process by following the correct route for planning permission.Ms James advised that she had made a notice under Permitted Development Rights which would have allowed her to change the structure and restore it as this was below the set area. A discussion took place about the land classification as agricultural land and the need for this classification to continue in perpetuity. Members agreed to seek an extension of time to consider the full history and seek clarification from CDC Planning Officers on relevant queries.This application had come about as the result of an enforcement case. The Planning Committee were informed by CDC in January 2021 that no further action would be taken on the Granary Barn, but the associated land would remain a live case. Enforcement action would be suspended whilst there was a retrospective planning application in progress.**Recommendation under the Scheme of Delegation dated 27 May 2021:** That an extension to this planning application be sought in order to seek clarification on relevant queries.  |
| AGP 49-22.2 | [CH/21/02361/FUL](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QX9P3UERLI900) - Case Officer: Jane Thatcher (Wk 36)Mr and Mrs A Brown Cockleberry Farm Main Road Bosham ChichesterDemolition 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.Ms Simmons confirmed that neighbours to this property had brought about a civil case not related to planning. It was noted that this was a windfall site, not a rural exception site. There was already planning permission for 2 self-build houses. This application, which was separate, was for the erection of 3 affordable homes and 7 x 4/5-bedroom open market homes.It had been noticed that there was no public notice on site however CDC had now put up a notice on the bus stop near the entrance to the site.**Recommendation under the Scheme of Delegation dated 27 May 2021:** That the Council neither support nor object to this application but would comment as follows:1. The site is neither inside nor contiguous with the settlement boundary by some distance. It is also in designated countryside.
2. The access to the site is very narrow with no footway. Any vehicles accessing the site from the approach road will be extremely close to the existing houses with no buffer. As you enter the site itself the road narrows considerably. It is difficult to see how a development of 10 houses could result in 109 fewer trips a day, even if the site was further developed for commercial use. The size of the proposed houses would suggest high car ownership.
3. Accessing the A259 in this location is difficult with reduced visibility at a point where vehicles are invariably gearing up to the national speed limit.
4. We consider that employment opportunities will be lost. Currently, in addition to storage units, there is one full-time, established business operating with two employees, servicing classic cars. The owner of the business who we spoke to on a site visit, does not know where he would locate to. Employment opportunities are low in our Parish and we believe they should be retained where they exist.
5. Although three ‘affordable’ dwellings are included, the other six are very large 3 and 4 bed detached, the inclusion of ‘dressing rooms’ makes them more akin to 4 and 5 beds. On current house price trends these would market for upwards of £800k which does not meet a local need. Chidham & Hambrook is already over weighted with a large percentage of homes of this size, attracting higher values and putting pressure on smaller sized stock more affordable for young people and those wishing to downsize (2.4 Chidham & Hambrook Housing Need Survey Report)
6. Nitrate mitigation will be some distance away in Hampshire (East Dean) therefore there is no benefit to the community.
7. Southern Water has yet to comment but given the very limited capacity remaining at Thornham WWT it would need to be confirmed that all houses could connect for wastewater treatment.
8. The site is very close to the Chichester Harbour AONB but there is no statement on impact of the development through increased recreational disturbance.
9. We understand there is a dispute with residents living on the approach road. We would like assurances that this does not have a bearing on the application

  |
| AGP 49-22.3 | [CH/21/02289/FUL](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QWUJ75ERL6W00) - New access @ Land on the East Side of Cot Lane, ChidhamThe location of the access has now been confirmed as being in the position shown on the original block plan (i.e. broadly opposite the access to Kiloran Cottage), and not in the position that was recently marked out on site (We understand that the posts marking the position have now, or shortly will be, removed).This application and the adjoining orchard in Maybush Copse were discussed.**Recommendation under the Scheme of Delegation dated 27 May 2021:** That the Council neither support nor object to this application but would comment as follows:1. requests a condition that this entrance route be used only for agricultural machinery for the orchard and
2. reparation is made for the hedgerow taken out
 |
| AGP 49-22.4 | [CH/21/02567/FUL](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QYAIOPERMA900) - Case Officer: Calum Thomas (Wk 38) Extension granted to 21/10/21Mr & Mrs Hipperson Land Attached to Maybush Cot Lane Chidham PO18 8SPThe erection of a barn for machinery storage.Cllr Bramwell Smith had visited the site and provided some context. **Recommendation under the Scheme of Delegation dated 27 May 2021:** That the Council supports this application but would reiterate the comments made by the Harbour Conservancy relating to the windows.   |
| AGP 49-22.5 | [CH/21/02572/DOM](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QYAVXNERMB100) - Case Officer: Oliver Naish (Wk 38) Extension sought to 21/10/21 – awaiting responseMR S Harris 6 Chidham Place Main Road Chidham PO18 8TPProposed single storey external store and extension to front porch. **Recommendation under the Scheme of Delegation dated 27 May 2021:** That the Council neither supports nor objects to this application provided nothing is carried out in contravention of restrictive covenants.  |
| AGP 49-22.6 | [CH/21/02690/DOM](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QZ3VMHERMVN00) - Case Officer: Rebecca Perris (Wk 38) Extension granted to 21/10/21Mr & Mrs Brindley Ivydene Cottage Ivydene Crescent Chidham PO18 8TRErection of single storey rear extension and associated works.**Recommendation under the Scheme of Delegation dated 27 May 2021:** That the Council has no objection to this planning application. |
| AGP 49-22.7 | [CH/21/02474/DOM](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QXS6ZUER0YN00) - Case Officer: Maria Tomlinson (Wk39) Extension sought to 21/10/21- awaiting responseMichael Whyte-Venables Fairhaven Main Road Chidham ChichesterSingle storey single garage/home workshop to replace dilapidated asbestos-clad garage - (variation of condition 2 and 3 from Planning Permission CH/01/01253/DOM - variation to include change of materials to match those of the main house and alterations to the size of building.)**Recommendation under the Scheme of Delegation dated 27 May 2021:** That the Council has no objection to this planning application |
| AGP 49-22.8 | [CH/21/01098/DOM](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QRABK7ERGL500) - Case Officer: Rebecca Perris (Wk40)Mr & Mrs Sutherland Newlands Scant Road West Hambrook ChidhamErection of two storey rear extension and cladding of first floor.**Recommendation under the Scheme of Delegation dated 27 May 2021:** That the Council has no objection to this planning application. |
| AGP 49-22.9 | [CH/21/01712/FUL](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QTTO10ER0WY00) - Case Officer: Maria Tomlinson (Wk40)Mr Mark Hopkins Land Adjacent To Paddock View Drift Lane Bosham ChichesterChange of use of land to travellers’ caravan site consisting of 2 no. pitches and associated development.The location of this property was discussed and that building work had appeared to have started. **Recommendation under the Scheme of Delegation dated 27 May 2021:** That the Council has no objection to this planning application.  |
| AGP 49-22.10 | [CH/21/02843/DOM](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QZVQF2ERFQT00) - Case Officer: Oliver Naish (Wk 41)Mr Tony Leigh Long Acres Drift Lane Chidham PO18 8PRRetrospective application for construction of tiled pitched roof over existing outbuilding with front pitched roof dormer.A further storey had been put on the original building. This was the subject of an enforcement matter however enforcement action is stopped whilst a retrospective planning application is being considered. **Recommendation under the Scheme of Delegation dated 27 May 2021:** That the Council neither supports or objects to this planning application.  |
| AGP 50-22 | **Planning Decisions** |
| AGP 50-22.1 | [CH/21/00260/FUL](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QNNLFUER0ZW00)Mr Richard Cummins Coastway Cottage Drift Lane Bosham Chichester West Sussex PO18 8PP - Conversion of 1 no. dwelling house to 2 no. flats resubmission of 19/02695/FUL. WITHDRAWN |
| AGP 50-22.2 | [CH/21/02116/DOM](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QVWZIAERKHO00)Mr M Herridge Orchard Farm Drift Lane Chidham PO18 8PP - Replacement single storey rear extension. PERMIT |
| AGP 50-22.3 | [CH/21/02152/DOM](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QW2Y3QERKMF00)Mr J Gray Woodlands Broad Road Nutbourne PO18 8SW - Erection of additional storey, single storey extension to east and internal alterations. PERMIT |
| AGP 50-22.4 | [CH/21/02195/DOM](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QW91BAER0ZW00)Mr Alex Stephens 3 Greenacre Gardens Chidham Chichester West Sussex PO18 8GD - Single storey side extension. PERMIT |
| AGP 50-22.5 | [CH/21/02367/TPA](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QX9UPTER10R00)Mr Graham Richards Wincels Hambrook Hill South Hambrook Chidham Chichester West Sussex PO18 8UT - Removal of 1 no. large lateral limb on the western sector on 1 no. Oak tree (T1) subject to CH/93/00894/TPO. PERMIT |
| AGP 50-22.6 | [CH/21/02386/TPA](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QXBLAMER0PD00)Mrs Sandra James Knapp House Cot Lane Chidham Chichester West Sussex PO18 8TA - Reduce east sector by 4m, west sector by 3m, north sector by 2m and south sector by 1m on 1 no. Holm Oak tree (T1) subject to CH/89/00360/TPO. PERMIT |
| AGP 50-22.7 | [CH/20/02743/FUL](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QIV7T0ERHX100) Mr Tony Leigh Long Acres Drift Lane Chidham PO18 8PR - Re-location of existing sand school. PERMIT  |
| AGP 50-22.8 | [CH/20/03319/OUTEIA](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QLJMNRERJZD00)Mr E Van de Wee Land West Of Pottery Lane Main Road Nutbourne West Sussex Outline planning application (with all matters reserved except Access) for up to 94 dwellings and provision of associated infrastructure. REFUSE |
| AGP 50-22.9 | [CH/20/03320/OUTEIA](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QLJMQ7ERJZF00)Mr E Van de Wee Land East Of Broad Road Broad Road Nutbourne West Sussex Outline planning application (with all matters reserved except access) for up to 132 dwellings and provision of associated infrastructure. REFUSE  |
| AGP 50-22.10 | [CH/20/03321/OUTEIA](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QLJMSPERJZH00)Mr E Van de Wee Land North Of A259 Flat Farm Main Road Chidham West Sussex Outline planning application (with all matters reserved except access) for up to 68 no. dwellings and provision of associated infrastructure. REFUSE |
| AGP 51-22 | **Planning Appeals** |
|  |  |

|  |  |
| --- | --- |
| AGP 51-22.1 | \* 20/00412/OUT **IN PROGRESS**Case Officer: Andrew RobbinsLand 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.Informal Hearing 23-Nov-2021 Chichester Harbour Hotel at 10 amAn email is due from CDC regarding this appeal very shortly. |
| AGP 51-22.2 | 20/03378/OUT **NEW APPEAL LODGED**Case Officer: Andrew Robbins 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.Informal Hearing 15 Feb 2022 Chichester Harbour Hotel |
| AGP 51-22.3 | \* 20/01826/FUL **IN PROGRESS**Case Officer: Andrew RobbinsLand 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.Public Enquiry 01-Sep-2021 VIRTUAL HEARING HELD  |

|  |  |
| --- | --- |
|  | It was suggested that the Council have an attendee who can attend the entire hearing as you lose the thread of the arguments if you are not there continuously. The Parish Council could use someone to do the summing up. District Cllr Plant advised that CDC normally sends a Planning Officer to the appeal, however they are proposing to use a professional legal firm to give evidence to the appeal. |
| AGP 52-22 | **Planning Enforcement** |
| AGP 52-22.1 | 21/00144/CONHH - Chalet building under construction - Long Acres Drift Lane Bosham Chichester West Sussex PO18 8PRRetrospective planning application [CH/21/02843/DOM](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QZVQF2ERFQT00) submitted and considered above. |
| AGP 52-22.2 | 18/00293/CONDWE - Refurbishment of the building for use as habitable accommodation and the change of use of adjoining land from meadow to residential garden land associated with the use of Knapp House and The Granary Barn - The Granary Barn Steels Lane Chidham West SussexRetrospective planning application [CH/21/02873/FUL](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R03LO2ER0PD00) submitted and considered above. |
| AGP 53-22 | **Chair’s Report**In the absence of the Chair there was no report. |
| AGP 54-22 | **Any Other Business**There was no other business. |
| AGP 55-22 | **Date of Next Meeting** The date of the next Advisory Group to the Planning Committee meeting is 18 November 2021.  |

Meeting closed at 8:51pm

Signed by:

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

Signed: Chairman Date: