**Draft** notes of the Advisory Group to the Planning Committee meeting held on Thursday 18 November 2021 at 7:30pm

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

**In attendance:** Clerk & RFO

**Also in attendance:** District Cllr P Plant

**Members of public:** Ms S James, Mr K Seddon, Mr B Clarke.

*Meeting opened at 7:30pm*

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| AGP 56-22 | **Apologies for absence**Cllrs Gowlett and MacDougall had given their apologies. District Cllr A Moss had also given apologies. In the Chairman’s absence, Cllr J Towers was elected Chair of this meeting. |
| AGP 57-22 | **Declarations of Disclosable Pecuniary Interests**None.  |
| AGP 58-22 | **Notes of the last meeting**Revised notes had been circulated in advance of this meeting and placed on the website. Ms James suggested several amendments and these were agreed by the group.**Recommendation under the Scheme of Delegation dated 27 May 2021 and revised on 28 October 2021:** That, subject to the incorporation of the above amendments, the notes of the last meeting held on 21 October 2021 be agreed as a correct record and be signed by the Clerk noting the minute number. |
| AGP 59-22 | **Public Open Forum** Ms James spoke regarding her application for consideration at this meeting. She had tried to address the report from Chichester Harbour Conservancy and had responded to queries from local residents.   |
| AGP 60-22 | **Planning Applications** |
| AGP 60-22.1 | [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.Cllr Towers advised that the group had found this application extremely difficult to consider as it was quite involved. Other examples of restoration of granary barns were being used for storage. Since the retrospective planning application had been submitted much communication had taken place with local people, meeting with the CHC, with this group and attending the Parish Council meeting. It was not clear why this communication had not taken place in 2014 before the Granary Barn was restored. **Recommendation under the Scheme of Delegation dated 27 May 2021 and revised on 28 October 2021:** That the Parish Council considers there are two cases to consider - firstly the restoration and use of the Granary and secondly, associated works to the adjacent land, which is designated agricultural land. As such we have divided our submission accordingly. 1. **Retrospective application to regularise the restoration and change of use of granary building to provide holiday accommodation**

 We have been unable to reach a decision either supporting or objecting to the retrospective use of the Granary as holiday accommodation and would make the following comments:* The application seems to rest on Permitted Development Rights being granted under Class R. It is not clear to us whether prior approval was given and, if they were, under which Class. In any event, the uses under Class R do not include self-catering holiday accommodation and the building would have had to have been in agricultural use in 2012. This confusion as to the status of PDR is unfortunate. In the absence of this information, we have considered the application as seeking retrospective planning permission.
* Given the location of the site within the AONB we would have expected to see reference to the AONB Planning Principles and an acknowledgement of its special status within the Design and Access Statement. This is contrary to criteria 5 of Local Plan Policy 43: ‘to meet the policy aims of the Chichester Harbour Conservancy Management Plan.’ We note the comments of the CHC.
* No Environmental Impact Statement has been provided.
* There is scant information about the disposal of wastewater. We would like confirmation that the installation of the septic tank complied with building regulations, details of tanker disposal arrangements and nitrate mitigation measures.
* Although meeting some of the criteria contained in Policies 30 and 46 of the Chichester Local Plan (2014-2029) the building is highly visible within a calm and tranquil landscape with increased recreational activity associated with a holiday let This is contrary to criteria 4 of Policy 43, 1- 2 of Policy 30, criteria 4 of policy 46 and criteria 1-3 of Policy 48.
* We are concerned that approval of the change of use could set a precedent in an area where there are several disused agricultural buildings.
* Should the application for change of use to the Granary be approved we would wish to see a condition attached that there could be no further change of use and no further extensions or alterations to the building.
1. **Associated works**

 We are assuming’ associated works’ to be alterations to the area of land adjacent to and within the curtilage of The Granary  We strongly **OBJECT** to any changes to this land, which is designated agricultural.* We see no reason to increase the car parking allocation, given this is a small one-bedroom holiday let. In fact, we would like to see all parking take place off site.
* To protect the environment and adhere to Local Plan Policy 49 on biodiversity there should be no further alterations. These could lead to demonstrable harm to wildlife, habitats, species, flora and fauna.
* We feel it is vital, to protect the special characteristics of the AONB, that this land remains within a classification of agricultural in perpetuity. This will protect it from any development in the future.
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| AGP 60-22.2 | [CH/21/02905/FUL](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R091BMER0ZW00) - Case Officer: Calum Thomas (Wk 43) – extension agreedMr Hughes Land Adjacent To Plot A Pond Farm North Newells Lane West AshlingThe use of land as a travellers caravan site consisting of 2 no. pitches and associated development.The WSCC Fire & Access report stated that the nearest fire hydrant was too far away from this site. It was suggested that we should comment on this. Councillors were unclear about the location of the sites. District Cllr Plant suggested that the CDC mapping system should be accessed which showed exactly where the sites were just below the A27. It was suggested that perhaps the link to CDC’s mapping system could be included in the application on the portal.  **Recommendation under the Scheme of Delegation dated 27 May 2021 and revised on 28 October 2021:** That the Council neither supports nor objects to this planning application but would concur with WSCC Fire & Access regarding the availability of water for firefighting and suggests that the correct remedial action is taken before the static homes are occupied.  |
| AGP 60-22.3 | 21/03139/FUL – Case Officer: Rebecca Perris (Wk 44)Orchard Farm Drift Lane Chidham PO18 8PP Erection of detached dwelling. Alternative scheme to that approved under application 20/00164/OUT.It appeared that this alternative scheme incorporated dormer windows on a similar footprint as the previous application. **Recommendation under the Scheme of Delegation dated 27 May 2021 and revised on 28 October 2021:** That the Council supports this application and has no comment to make. |
| AGP 60-22.4 | [21/01714/FUL](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QTTP09ER0WY00) – Case Officer: Calum Thomas (Wk 46)Plot A, Pond Farm, Newells Lane, West Ashling, Chichester, PO18 8DF1 no. additional travellers caravan pitch consisting of 1 no. mobile home and 1 no. touring caravan and associated works, within red line of existing consent CH/19/02880/FUL.**Recommendation under the Scheme of Delegation dated 27 May 2021 and revised on 28 October 2021:** That the Council neither supports nor objects to this planning application but would raise the issue in a related application regarding the availability of water for firefighting and suggests that the correct remedial action is taken before the static homes are occupied.  |
| AGP 61-22 | **Planning Decisions** |
| AGP 61-22.1 | [CH/21/02289/FUL](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QWUJ75ERL6W00)Mr J Spicer Land On The East Side Of Cot Lane Chidham PO18 8SP Proposed new vehicle access off Cot Lane. PERMIT |
| AGP 61-22.2 | [CH/21/02567/FUL](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QYAIOPERMA900)Mr & Mrs Hipperson Land Attached To Maybush Cot Lane Chidham PO18 8SP The erection of a barn for machinery storage. PERMIT |
| AGP 61-22.3 | [CH/21/02690/DOM](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QZ3VMHERMVN00)Mr & Mrs BrindleyIvydene Cottage Ivydene Crescent Chidham PO18 8TR Erection of single storey rear extension and associated works. PERMIT |
| AGP 62-22 | **Planning Appeals** |

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| AGP 62-22.1 | \* 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 10amThis appeal and the appeal below related to the same piece of land. If the developers lost this appeal they would no doubt progress the following appeal. It is not an ELES site as it does not conform to the criteria. CDC would be defending it. The land was currently up for sale.It was **agreed** that Cllrs Towers, Bramwell Smith and/or Garrett would attend the hearing.  |

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| AGP 62-22.2 | 20/03378/OUT **IN PROGRESS**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 62-22.3 | \* 20/01826/FUL **ALLOWED**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 HELDIt was **agreed** that we should contact the developers following a meeting of the NPSG in early December when this would be discussed.  |

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| AGP 63-22 | **Planning Enforcement**No updates had been received on enforcement matters. |
| AGP 64-22 | **Chair’s Report**In the absence of the Chair there was no report. |
| AGP 65-22 | **Any Other Business*** At the last meeting there had been a request for information on the hedge in Hambrook Hill South. Cllr Bramwell Smith had been to see the hedge and had contacted Ms Hughes, Wildlife Officer at CDC for information. She will respond once she has heard back from Ms Hughes.
* Cllr Bramwell Smith had some fruit trees and it was agreed that these could be given to those living on caravan sites if they wanted them.
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| AGP 66-22 | **Date of Next Meeting** The date of the next Advisory Group to the Planning Committee meeting is 16 December 2021. It was agreed that this meeting would take place at 4.30pm. **Action: Clerk to advertise revised timing on website.**  |

Meeting closed at 8:45pm

Signed by:

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Signed: Chairman Date: