**Draft** Minutes of the Planning Committee meeting of Chidham & Hambrook Parish Council held on Thursday 20 May 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 A Moss and D Rodgers

Members of the

Public: Mrs S Green, Ms M Koutstaal, on behalf of Reside Developments, Mr N Hebden of Hebden Design Studio and a further member of public.

*Meeting opened at 7:30pm*

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| 22-001 | **Election of Chair**  Cllr R Gowlett was re-elected as Chair. |
| 22-002 | **Apologies for absence**  Cllr P MacDougall had given apologies. |
| 22-003 | **Declarations of Disclosable Pecuniary Interests**  Cllr B Garrett declared a personal interest in agenda item 5.5 as he was a customer of this dog grooming business. |
| 22-004 | **Minutes**  **Resolved:** That the minutes of the Planning Committee meeting held on 15 April 2021 be agreed and signed by the Clerk noting this minute number. |
| 22-005 | **Public Open Forum**  Mr N Hebden gave some detail of future applications to be submitted in respect of Grey Thatch. A Zoom meeting had been held recently to discuss the application with regard to raising the height of the sea defences.  A member of the public commented on hurdles the public had to go through to get planning matters considered. Cllr Moss responded that it was national Government who made the regulations and the regulations were there to stop unsuitable development.  Ms M Koutstaal, on behalf of Reside Developments, spoke about their recent newsletter to residents regarding the development of land at Willowbrook Riding School and answered questions from the committee. She undertook to send some further information via the Clerk. The committee was concerned at the number of large developments proposed in the north of the district and the effect this would have on traffic and congestion on small rural roads. |
| 22-006 | **Planning Applications** |
| 22-006.1 | CH/21/00712/DOM - Case Officer: Vicki Baker (Wk16)  Mrs Jennifer Schmidschneider 3 Wayte Cottages Chidham Lane Chidham PO18 8TQ  Replace existing garden room and shed with 1 no. garden building.  The applicant had produced good photographs explaining what they were going to do which aided understanding. It was suggested that CDC should have the requirement for photos or an artist’s impression on their planning applications. It was subsequently confirmed by Mr N Hebden that this was indeed a new requirement.  **Resolved:** That the Council had no objection and no comment to make. |
| 22-006.2 | CH/21/00919/DOM - Case Officer: Maria Tomlinson (Wk18)  Cheryl Jones The Gables Scant Road Hambrook Chichester  Proposed rear single storey extension and minor internal alterations to existing dwelling with an additional two storey side extension in replace of existing garage.  There was a comment about the effect of the build which could cast darkness over the neighbour’s property. Mr N Hebden confirmed that the right of light was not a consideration in planning terms. There had been no comment on this application as yet by neighbours.  **Resolved:** That the Council had no objection and no comment to make. |
| 22-006.3 | CH/21/01365/ADJ - Case Officer: William Price (Wk19)  Marine Management Organisation  Grey Thatch Harbour Way Chidham Chichester  MMO Ref: MLA/2021/00165  Proposal: Raising height of sea defences  This application had been cancelled on the CDC website. The Parish Council had already commented on 21/00782/FUL. District Cllr Moss confirmed that he would take matters up with the Harbour Conservancy. |
| 22-006.4 | CH/20/02888/TPA - Case Officer: Henry Whitby (Wk19)  Mrs Linda Mould 7 Hazel Copse Hambrook Chichester West Sussex  Crown reduce by 3m (all round) back to previous pruning points on 1 no. Oak tree (T1), subject to CH/08/00135/TPO.  This was the second reduction of this tree which was in the junction between two houses. The Council’s Tree Councillor had made comments which were taken into account.  **Resolved:** That the Council had no objection and no comment to make. |
| 22-006.5 | CH/21/00587/FUL - Case Officer: Vicki Baker  Alexandra Barley Little Tappners Chidham Lane Chidham PO18 8TH  Change of use of existing detached garage into dog groomer salon business (A1) with parts of the garage used also for storage and a utility area.  **Resolved:** That the Council had no objection and no comment to make. |
| 22-007 | **Planning Decisions** |
| 22-007.1 | CH/21/00644/DOM  Mr & Mrs M Gladwin Wheatfields Cot Lane Chidham Chichester West Sussex PO18 8SP -  Single storey rear extension. PERMIT |
| 22-007.2 | CH/21/00739/FUL  Mr/Mrs Gladwin/Robertson Wheatfields And Canigou Cot Lane Chidham Chichester West Sussex PO18 8SP - Roof extensions to both Wheatfields and Canigou. WITHDRAWN |
| 22-007.3 | CH/20/02189/FUL  Mr Mark Sheldrake  Jubilee Building Chidham Lane Chidham PO18 8TE - Proposed partial demolition of building and replacement to provide improved staff accommodation, changing facilities, boat maintenance and meeting/training spaces. PERMIT |
| 22-007.4 | CH/21/00005/DOM  Mrs & Miss O'Dea  3 Oak Tree Farm Hambrook Chidham PO18 8QA - Demolition of side and rear conservatories. Construction of two storey side extension annexe and single storey rear extension. PERMIT |
| 22-007.5 | CH/20/00593/FUL  Mr & Mrs P Glynn 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. PERMIT WITH S106 |
| 22-008 | **Planning Appeals** |
| 22-008.1 | In progress - 20/00412/OUT – Informal hearing  Land Off Broad Road 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.  There was comment that this land was now up for sale, along with Cooks Lane, owned by PNH Properties. |
| 22-008.2 | In progress – 20/01826/FUL  Land adjoining A27, Scant Road West, Hambrook West Sussex PO18 8UA  Public Enquiry into the appeal DCLG Ref No. APP/L3815/W/21/3274502  Written representations are requested to the Planning Inspectorate (PI) by 18 June 2021 via the website at: <https://acp.planninginspectorate.gov.uk/>.  Cllr P MacDougall had referred his comments to the committee. District Cllr A Moss indicated that he suspected that there would be an informal hearing on this appeal. He stated that he did not feel that CDC Officers had been clear enough in drawing out some of the comments from residents and the Council in the arguments presented in the report to CDC’s Planning Committee. All those who commented on this application would have received a letter from the PI inviting them to make any further comment.  A further response to the Planning Inspectorate would be drawn up and submitted by due date. **Action:** **Cllr Towers to forward the PI letter to Mrs Green. Planning Committee to develop response and send to Clerk to submit.** |
| 22-009 | **Planning Enforcement**  There were no updates. |
| 22-010 | **Chair’s Report**  The Chair had no report. |
| 22-011 | **Southbourne Neighbourhood Plan (NP) Consultation**  A response to this Regulation 16 consultation had been sought by 5pm on Thursday 3 June 2021. Cllr P MacDougall had submitted his proposed comments to all councillors for comment. Southbourne’s Cllr J Brown had circulated an email and his comments were read out at the meeting. Cllr Towers gave some background as to the consideration undertaken by Southbourne in developing their NP. She suggested that we should be making constructive comments about Southbourne’s NP at this stage of the process.  Their NP would have a big impact on the parish. District Cllr A Moss advised that CDC had been requested to undertake transport studies from Emsworth to Chichester.  A response would be circulated to all councillors for their input and the final response sent to the Clerk to put in a formal response. **Action: Planning Committee/Clerk.** |
| 22-012 | **Any Other Business**  Cllr Bramwell Smith made a point about residents submitting a planning application and their inability to get a mortgage.  There was concern that the committee was not sufficiently balanced in terms of representation of the North Hambrook area. The Clerk would investigate the option to co-opt local residents onto this committee with non-voting rights. **Action: Clerk to check.**  There was concern about out of date information being used by Central Government in planning decisions.  Long acres in Drift Lane – there appeared to be a house being construction – queried whether there was planning permission. **Action: Clerk to investigate**. |
| 22-013 | **Date of Next Meeting**  The date of the next Planning Committee meeting is 17 June 2021. |

Meeting closed at 9:05pm

Signed by:

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Signed: (Chairman) (Date)