**Draft** Notes of the Advisory Group to the Planning Committee meeting held on Thursday 15 July 2021 at 7:30pm

**Present:** Cllr R Gowlett (Chair) Cllr J Sheppard Cllr J Towers

**In attendance:** District Cllrs P Plant, A Moss and D Rodgers

Clerk & RFO

Members of the

Public: Mrs S James, Mr & Mrs A Green, Ms A Tait – Southbourne Parish Councillor

*Meeting opened at 7:30pm*

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| AGP 12-22 | **Apologies for absence**  Cllrs S Bramwell Smith, B Garrett and P MacDougall had given apologies. |
| AGP 13-22 | **Declarations of Disclosable Pecuniary Interests**  None. |
| AGP 14-22 | **Notes of the last meeting**  **Recommendation under the Scheme of Delegation dated 27 May 2021:** That the notes of the last meeting held on 15 July 2021 be agreed as a correct record and be signed by the Clerk noting the minute number. |
| AGP 15-22 | **Public Open Forum**  A number of questions were raised:  Mrs Green queried the final date for objections on the Willowbrook Riding School application this is 28 July 2021.  Mrs Tait, attending for agenda item 5.5, advised that she had addressed the district council as to why Willowbrook Riding School was in Chidham & Hambrook and not Southbourne. Southbourne Parish Council had requested an extension for consideration of this application. District Cllr Moss advised that he would send her his report about the site which would answer her question. Both parishes were being consulted. Southbourne PC had a Neighbourhood Plan which was further developed than that of Chidham & Hambrook and, as most of the land is in Southbourne, planning arguments based on policies in the draft NP could be used. He advised that planning applications were currently taking months for the district council to consider as there was so much work; there would therefore be adequate time for an extension request.  Mrs James queried whether her recent request for information on agricultural nitrates had been considered and requested a response from parish planning councillors. District Cllr Moss responded that this was a difficult issue which was fully known and understood even by the district councillors and that he would address a request sent to him. [Post meeting note: A response has been given to Mrs James by District Cllr Moss] |
| AGP 16-22 | **Planning Applications** |
| AGP 16-22.1 | CH/21/01859/ELD - Case Officer: William Price (Wk 25)  Mr & Mrs Evans Land South Of Grey Thatch Harbour Way Chidham PO18 8TG  Existing lawful development certificate for land south of the existing dwelling used as a residential garden for more than 10 years.  An extension had been granted on this application until Friday 30 July 2021  **Resolved:** That. Cllr J Towers will liaise with Cllr B Garrett regarding a response. |
| AGP 16-22.2 | CH/21/01896/FUL - Case Officer: William Price (Wk 25)  Mr William Curtis Foreshore Harbour Way Chidham West Sussex  To repair and raise the existing sea wall from the entrance at Harbour Way to the steps at Grey Thatch to meet the Environment Agency Flood Protection levels for 2070.  There was concern about the extent of this sea wall and the origin of the application. District Cllr Plant referred to Environment Agency flood level evidence which predicted a sea level rise of 0.5 to one meter before the end of 2100 and the levels of policy relating to flood defence. With a ‘managed alignment’ this would let water in at other parts which have no protection.  An extension to this application has been agreed to 30 July 2021.  **Resolved:** That Cllr Towers liaise with Cllr Garrett regarding a response. |
| AGP 16-22.3 | CH/21/01336/DOM - Case Officer: Maria Tomlinson (Wk 26)  Jane and Andy Coe, Swallows Reach Main Road Bosham Chichester  Installation of photovoltaic panels to south elevation and replacement of cedar shingle roof (like for like).  **Resolved:** That the group had no objection to this application and no comment to make. |
| AGP 16-2.4 | CH/21/01702/DOM - Case Officer: Sascha Haigh (Wk 26)  Mr Matt Taylor 5 Cutmill View Bosham Chichester West Sussex  Proposed garden room.  **Resolved:** That the group had no objection to this application and no comment to make. |
| AGP 16-22.5 | CH/21/01910/OUT - Case Officer: Jane Thatcher (Wk 27)  Willowbrook Riding Centre, Hambrook Hill South Hambrook Chidham  Outline planning permission with all matters reserved (except for access) for the demolition of all existing buildings and structures on site and the erection of 73 no. dwellings including 3 no. custom/self-build plots, parking, landscaping and associated works.  This application straddles both Southbourne parish and Chidham & Hambrook, with only the entrance being in Chidham & Hambrook. The access would be in Hambrook Hill South almost opposite another proposed large development of Sunley Homes. If both application were to be approved there would be massive implications for traffic and WSCC Highways would need to understand these. The planning statement has many errors which should be corrected.  Mrs Tait advised that the site straddles a (non-designated) wildlife corridor and chalk stream and was outside the settlement boundary. Developers would have to culvert a large section of the site to allow road access. Southbourne Parish Council’s Planning Committee meets on 29 July to discuss this application.  There were implications for Chidham & Hambrook parish as Southbourne PC would receive CIL monies and reduction in housing numbers.  **Resolved:** That an extension of six weeks be requested for response and that a joint meeting with Southbourne Parish Council be arranged to discuss the application.  [Post meeting note: an extension has been granted until Friday 27 August 2021] |
| AGP 17-22 | **Planning Decisions** |
| AGP 17-22.1 | CH/21/00712/DOM  Mrs Jennifer Schmidschneider 3 Wayte Cottages Chidham Lane Chidham PO18 8TQ - Replace existing garden room and shed with 1 no. garden building.  PERMIT |
| AGP 17-22.2 | CH/21/01469/DOM  Mr J Gray Woodlands Broad Road Nutbourne PO18 8SW - Erection of additional storey, double storey extension to east and internal alterations.  WITHDRAWN |
| AGP 18-22 | **Planning Appeals** |
| AGP 18-22.1 | 20/00412/OUT Chidham & Hambrook Parish Case Officer: Joanna Bell 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.  Informal hearing. |
| AGP 18-22.2 | 20/01826/FUL Chidham & Hambrook Parish Case Officer: Andrew Robbins Land Adjoining A27 Scant Road West Hambrook Chidham West Sussex PO18 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 Inquiry 01/09/2021 10:00 Virtual Event |
| AGP 19-22 | **Planning Enforcement** |
| AGP 19-22.1 | 20/00367/CONBC Land North of Good View enforcement matter  We are advised that planning application 21/00387/FUL in relation to this matter has been withdrawn on the basis that condition 13 of the decision notice dated 14 September 2018 clearly states 'no building, structure or other alteration permitted by Classes A, Bl, C, D, E, G, H of Part 1 Schedule 2 shall be erected or made on the application site without a grant of planning permission. Reason: In the interest of protecting the amenity of neighbours and the surrounding area'.  District Cllr Rodgers had spoken to the CDC Planning Officer and had been advised that the planning application for a 2 bed house would expire on 14 September 2021. The Officer was expecting a further application by that date. |
| AGP 19-22.2 | Long Acres  The CDC Enforcement Officer had visited the site on 1 July 2021 accompanied by the land owner who advised that the chalet was a pre-existing building that he was carrying out alterations to. However the Officer had been unable to find evidence of this on the Council’s records and had requested further evidence from the land owner. |
| AGP 19-22.3 | The Granary Barn  District Cllr Moss advised that CDC Planning Enforcement would be passing information to their legal services next week in order that an Enforcement Notice be prepared. |
| AGP 20-22 | **Chair’s Report**  The Chair wished to congratulate District Cllr P Plant on the district council’s recycling initiatives. |
| AGP 21-22 | **Any Other Business**  District Cllr A Moss reported on Hambrook Holiday Park. There were ongoing issues with freehold caravans having challenges as their electricity had been cut off. He was pressing CDC on matters such as hedges being put up too close to their caravans. A range of conditions had been discharged in May 2021. However he wasn’t happy that they had been adequately discharged. The site was being redeveloped and the owners were not prepared to do anything about current issues at present. He was discussing this with CDC Officers. |
| AGP 22-22 | **Date of Next Meeting**  The date of the next Advisory Group to the Planning Committee meeting is 19 August 2021. |

Meeting closed at 8:30pm

Signed by:

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Signed: Chairman Date: