**Draft** notes of the Advisory Group to the Planning Committee meeting held on Thursday 17 February 2022 at 7:30pm

**Present:** Cllr S Bramwell Smith Cllr R Gowlett

Cllr S Johnson Cllr S Johnson

Cllr J Towers (Chair)

**In attendance:** Clerk & RFO

**Also in attendance:** District Cllr D Rodgers

**Members of public:** Ms K Standing, Smith Simmons & Partners

*Meeting opened at 7:30pm*

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| AGP 90-22 | **Apologies for absence**Cllrs Garrett and MacDougall had given their apologies.  |
| AGP 91-22 | **Declarations of Disclosable Pecuniary Interests**None.  |
| AGP 92-22 | **Notes of the last meeting**Minute AGP 81-22 – remove ‘subject to the incorporation of the above amendments’ as there were no amendments.**Recommendation under the Scheme of Delegation dated 27 May 2021 and revised on 28 October 2021:** That, subject to the above amendment, the notes of the last meeting held on 20 January 2022 be agreed as a correct record and be signed by the Clerk noting the minute number. |
| AGP 93-22 | **Public Open Forum** Ms Standing spoke on agenda item 5.2 relating to Cockleberry Farm. She had been working with the CDC planning officer and with Chichester Harbour Conservancy in responding to comments and issues raised. She had also responded to the technical points raised by WSCC regarding education and the crossover from the Southbourne Parish Council Neighbourhood Plan.  |
| AGP 94-22 | **Planning Applications**The Chair agreed that the planning applications be taken in reverse order. |
| AGP 94-22.1 | CH/21/02361/FUL Cockleberry Farm, Main Road, Bosham PO18 8PNDemolition of existing warehouse buildings, B8 container storage, residential caravans/park homes and stables and the erection of 9 no. dwellings and associated works including landscaping and access alterations – amended plans and reduction of dwellings from 10 to 9; AONB Impact Assessment provided; drainage ditch buffer and access included; further landscape included; scale of dwellings reduced. Members were pleased that some improvements and issues raised previously had been addressed but were concerned that fundamental issues with the application remained. **Recommendation under the Scheme of Delegation dated 27 May 2021 and revised on 28 October 2021:** The Parish Council reiterates the comments made earlier and objects to the amended plans for the following reasons:* The amended lay out has reduced the number of homes to 9, Of those three are 3 bed and two 4 bed. They are still substantial in size being detached and more akin to 4 and 5 bed as they incorporate dressing areas and three bathrooms. This is heavily weighted towards large, expensive homes which do not meet an identified need. Furthermore, it means there is no longer any provision for affordable housing where there is an identified need. We note the comments from CDC Enabling Housing Officer but would say that challenges in finding providers for affordable houses should not result in local people losing out while the contribution from the developer is made elsewhere.
* This development is not within, or adjacent to, a settlement boundary. It is in a rural location, and so the proposal is not in line with the guidance to developers in the Council’s Interim Housing Position statement.
* The Council is able to demonstrate a 5-year housing land supply. There is no overriding presumption in favour of the development proposal.
* The applicant has provided no evidence that the units, currently registered for business rates are no longer in use or that they are solely used for ‘hobbies’.
* The applicant argues that LP1 of the NP supports this development as a windfall site, this is flawed. The Policy states:

*Development of the following will be supported:· Affordable units on rural exception sites where this can be demonstrated to meet local needs.**· Development of ten units or fewer on windfall sites. The number and variety of such windfall sites makes it too prescriptive to identify them individually and the preferred approach is to assess the suitability of each site at the time the development proposal is made in accordance with development plan policies*It fails the first part of the policy as these are not affordable units which can demonstrate a local need.It ignores the second part by suggesting that the site is a windfall site of nine units and is thus supported.This sentence was included in the policy because otherwise the windfall element could be used to justify any number of (up to 10 unit) proposals which would then bypass much of the Local Plan policy.The intention of the final sentence was that any windfall proposal would not be supported automatically, but would be assessed for suitability in accordance with the development plan policies in place at the time. |
| AGP 94-22.2 | [CH/22/00063/PLD](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R5L7MJERJZY00) - Case Officer: Oliver Naish (Wk 4)Mrs Tracey Petter Chidham Nurseries Drift Lane Chidham PO18 8PPProposed lawful development addition of a mobile home placed within the curtilage of the dwelling house. (Extension requested until Fri 18 Feb 22)There was concern about the lack of information available to fully consider this application including sewage discharge.**Recommendation under the Scheme of Delegation dated 27 May 2021 and revised on 28 October 2021:** That the committee request an extension of time in which to consider this application as there is insufficient information available including sewage discharge details. The committee would also like to carry out a site visit.  |
| AGP 95-22 | **Planning Decisions** |
| AGP 95-22.1 | [CH/21/01304/DOM](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QS9I80ERHCU00)Mr & Mrs Wood 12 Mansfield Cottages Main Road Nutbourne PO18 8RS Proposed single storey rear extension, hip to gable roof extension, insertion of three rooflights to the front elevation and a dormer to the rear to facilitate use of the roofspace as habitable accommodation.PERMIT |
| AGP 95-22.2 | [CH/21/01712/FUL](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QTTO10ER0WY00)Mr Mark Hopkins Land Adjacent To Paddock View Drift Lane Bosham Chichester West Sussex PO18 8PR Change of use of land to travellers caravan site consisting of 2 no. pitches and associated development.REFUSE |
| AGP 95-22.3 | [CH/21/02052/FUL](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QVKO6EER0WY00)Mr M Hopkins Land To The East Of Paddock View Drift Lane Bosham Chichester West Sussex PO18 8PR Change of use of land to a travellers caravan site consisting of 1 no. mobile home, 1 no. touring caravan and associated development.REFUSE |
| AGP 95-22.4 | [CH/21/02572/DOM](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QYAVXNERMB100)Mr S Harris 6 Chidham Place Main Road Chidham PO18 8TP Proposed single storey external store and extension to front porch.PERMIT |
| AGP 96-22 | **Planning Appeals** |

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| AGP 96-22.1 | 20/03378/OUT - **IN PROGRESS**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.The informal hearing planned for 15 Feb 2022 was postponed by PNH Properties until 26 April 2022. The Clerk had received no notification to this effect. **Action: Clerk to write to CDC to establish why the Parish Council was not advised in time and to ensure there was sufficient time to make a response.** |  |

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| AGP 97-22 | **Planning Enforcement**No updates had been received on enforcement matters.However, the following update on planning application SB/21/02082/FUL was noted.Land Adjacent to Plot 8 Priors Leaze Lane HambrookChange of use of land from agricultural to 2 no. travelling showmen plotsThis application, which was previously the subject of an enforcement case 20/00367/CONBC, was refused on 27 Jan 2022. An enforcement notice will be issued to require removal of the tarmac laid.  |
| AGP 98-22 | **Chair’s Report**Cllr Towers reported that she and Cllr Johnson had met with PNH Properties regarding the appeal in progress for Land at Flat Farm Hambrook. A request was made that we remove our objection to the application and if so they would not go ahead with a further application for an ELES site for 35 houses. The delay to the appeal related to the death of the owner and the need for them to progress an undertaking with the new owners of the site. Cllr Towers also reported back on the All Parishes meeting held by the District Council and the presentation on the 5-yr housing supply. |
| AGP 99-22 | **Any Other Business**None. |
| AGP 100-22 | **Date of Next Meeting** The date of the next Advisory Group to the Planning Committee meeting is 17 March 2022.  |

The meeting closed at 20:03pm

Signed by:

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Signed: Chairman Date: