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

**Present:** Cllr S Bramwell Smith Cllr B Garrett

Cllr R Gowlett Cllr S Johnson

Cllr M Savory Cllr J Towers (Chair)

**In attendance:** Clerk & RFO

**Also in attendance:** District Cllrs A Moss and P Plant

**Members of public:** Mr and Mrs Green

*Meeting opened at 7:30pm*

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| AGP 101-22 | **Apologies for absence**  The Chair welcomed Cllr Savory to the meeting. Cllr MacDougall had given apologies. | |
| AGP 102-22 | **Declarations of Disclosable Pecuniary Interests**  None. | |
| AGP 103-22 | **Notes of the last meeting**  **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 17 February 2022 be agreed as a correct record and be signed by the Clerk noting the minute number. | |
| AGP 104-22 | **Public Open Forum**  Mrs S Green raised a number of issues:   * The planning application for Willowbrook and the Natural England (NE) report with their objection to the application. She appreciated Cllr Johnson’s report on bats and asked him to look at the NE letter to comment on this. Cllr Johnson advised that the applicant would need to take account of the comments made in the NE report or it could be refused by CDC. District Cllr Moss had spoken to the Harbour Conservancy on this application. A different perspective is taken by Harbour Conservancy and CDC on the comments made, however there are further points raised in the latest report to CDC. * Hambrook Dark Skies Policy and the rules on outside lights e.g. xmas lights, patio lighting and asked whether CDC ever monitors properties with this policy as a condition. She was advised that only the Harbour Conservancy and the South Downs National Park have this policy, and that CDC does not monitor this. * Bird population affected by large numbers of cats in the area | |
| AGP 105-22 | **Planning Applications** | |
| AGP 105-22.1 | [**CH/22/00107/LBC**](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R5V703ER10R00)  Jess Liney Christmas Cottage Main Road Chidham Chichester  Removal of redundant chimney stack.  It was unclear to members when the chimney stack was erected - it is positioned on the west side of the cottage close to the alley way leading to the Village Hall and the Main Road pavement. The surveyor’s report was brief and did not include details of repairing.  **Recommendation under the Scheme of Delegation dated 27 May 2021 and revised on 28 October 2021:**  That the committee objects to the removal of the chimney stack and suggests that repairs be considered to the chimney to maintain the integrity of the listed building. | |
| AGP 105-22.2 | [**SB/22/00406/FUL**](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R7EOSRERL7200) (Southbourne application)  Mr John Matthews Land Adjacent To Plot 8 Priors Leaze Lane Hambrook Chidham  Change of use of land for 2 no. travelling showmen plots (was planning application number SB/21/02082/FUL which was refused)  The Parish Council neither objected nor supported the previously submitted application. It appears that this revision is the layout the showmen had wanted when it was discussed with them. The road was considered inappropriate and the wrong surface. The previous application was for 4 plots and this one is for 2 plots. There was concern about the usage of the land at the front of the site. This application is against Policy 45 in the Local Plan.  **Recommendation under the Scheme of Delegation dated 27 May 2021 and revised on 28 October 2021:**  That the committee objects to this planning application and comments that the original reasons sited for refusal still stand. | |
| AGP 105-22.3 | [**CH/20/00337/LBC**](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R71NTRER0YN00)  Middleton House Steels Lane Chidham Chichester PO18 8TB  Replacement of two-storey cottage with single storey dwelling, construction of studio/carport to rear – Variation of condition 2 of planning consent CH/20/03179/LBC – alterations to glazing and fenestration pattern on the proposed carport/studio  **Recommendation under the Scheme of Delegation dated 27 May 2021 and revised on 28 October 2021:**  That the committee had no objection to this planning application and no comment to make. | |
| AGP 105-22.4 | [**CH/22/00248/FUL**](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R6O7W1ERKMJ00)  Mr Clive Beharrell Middleton House Steels Lane Chidham West Sussex  Replacement of two-storey cottage with single-storey dwelling, construction of studio/carport to rear - Variation of condition 2 of planning permission CH/20/03178/FUL - alterations to glazing and fenestration pattern on the proposed carport/studio.  **Recommendation under the Scheme of Delegation dated 27 May 2021 and revised on 28 October 2021:**  That the committee had no objection to this planning application and no comment to make. | |
| AGP 106-22.5 | [**SB/21/03519/EIA**](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?keyVal=R3QS9TER0ZU00&activeTab=summary) (Southbourne property)  G and R Harris Main Road Nutbourne Chichester PO18 8RL  EIA Screening Opinion in responses to development for approximately 120 new homes, a children’s nursery, vehicle access from the A259, pedestrian and cycle connections, associated green space and sustainable drainage solutions  This Parish Council had been asked to comment on this application by Southbourne Councillors. The site was based very close to Nutbourne East and was important due to the effect on the wildlife corridor.  It was considered that there was no need to comment at present until the Environmental Impact Assessment had been carried out. A consultation was being carried out by the developer at Southbourne Village Hall.  **Recommendation under the Scheme of Delegation dated 27 May 2021 and revised on 28 October 2021:**  That the committee comments on the necessity of the Environmental Impact Assessment and it will make a formal comment when this is available. | |
| AGP106-22.6 | [**CH/21/02873/FUL**](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?keyVal=R03LO2ER0PD00&activeTab=summary)  The Granary Barn Steels Lane Chidham West Sussex  Retrospective application to regularise the restoration and change of use of granary building to provide holiday accommodation and associated works.  Advised by CDC that nitrogen mitigation and updated site plan received.  The following issues were raised:   * Class R was for permitted development and could not be used for a retrospective application * No answer had been forthcoming to our question about the septic tank and whether it had building regulations. There was no paperwork from the builder who installed the septic tank. District Cllr Moss advised that because the claimed original application was not formal no formal building regs were required for the original septic tank. * The Committee were disappointed that the application had not followed the usual process The consequence could be that there would be further development of similar dilapidated structures in the AONB.   This application is likely to be on the CDC Planning Committee agenda in April as it has been red carded.  **Recommendation under the Scheme of Delegation dated 27 May 2021 and revised on 28 October 2021:**  That the committee reiterates the points it has made on the previous planning application and will not comment further. | |
| AGP 106-22.7 | [**CH/22/00331/DOM**](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R717V7ERKWL00)  Penny Haven Scant Road West Hambrook PO18 8UA  Erection of 1 no. free-standing greenhouse  **Recommendation under the Scheme of Delegation dated 27 May 2021 and revised on 28 October 2021:**  That the committee had no objection to this planning application and no comment to make. | |
| AGP 106-22 | **Planning Decisions** | |
| AGP 106-22.1 | [CH/21/03269/DOM](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R2B9XCERHK300)  Ms Anya Roberts Furness Broad Road Hambrook Chidham PO18 8RG  Change use of loft space to habitable accommodation to include 2 no. side dormers and the erection of a garden room.  PERMIT | |
| AGP 106-22.2 | [CH/21/03556/DOM](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R403CDERITO00)  Rebecca & Chris Hanson & Harding-Roberts 17 Maybush Drive Chidham Chichester West Sussex PO18 8SR  Single storey side extension to western elevation, new porch, removal of existing chimney, external insulation and replacement of 1 no. front bay window with 2 no. bay windows.  PERMIT | |
| AGP 106-22.3 | [CH/21/03139/FUL](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R1KOUUERGXS00)  Mr A Jones Orchard Farm Drift Lane Chidham PO18 8PP  Erection of detached dwelling. Alternative scheme to that approved under application 20/00164/OUT.  PERMIT WITH S106 | |
| AGP 106-22.4 | [CH/22/00063/PLD](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R5L7MJERJZY00)  Mrs Tracey Petter Chidham Nurseries Drift Lane Chidham PO18 8PP  Proposed lawful development addition of a mobile home placed within the curtilage of the dwelling house.  REFUSE | |
| AGP 106-22.5 | [CH20/01854/OUT](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?keyVal=QDXFW5ERLVK00&activeTab=summary) – decision not yet on portal  Chas Wood Nurseries, Main Road, Bosham, PO18 8PN  Outline permission for 26 no. dwellings with access, public open space, community orchard and other associated works (with all matters reserved except for access).  CDC Planning Committee 2 March 2022  REFUSE – AGAINST OFFICER RECOMMENDATION | |
| AGP 107-22 | **Planning Appeals** | |
| AGP 107-22.1 | 20/03378/OUT  **IN PROGRESS**  Case Officer: Andrew Robbins  Informal Hearing 26 April 2022  Virtual event | 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. | |
|  | CDC has advised that the hearing letter is sent out 2 weeks before the hearing which does not leave us much time to get a further submission in to the Planning Inspectorate. **Action: District Cllr Moss to take this back to CDC.** | | |
| AGP 108-22 | **Planning Enforcement**  No updates had been received on enforcement matters.  District Cllr Plant advised that Planning Enforcement is a discretionary service, not mandatory. The team does not have many legal powers for action. District Cllr Moss advised that the CDC Overview & Scrutiny Committee would be considering this matter at its meeting next week. | |
| AGP 109-22 | **Chair’s Report**  The Chair advised that the Planning Committee decision regarding Chas Wood has still not been put up on the portal. She and Cllr Johnson had spoken at the meeting as had District Cllrs Moss and Rodgers. There was concern that in the Officer’s recommendations in the committee report there was scant mention of the previously dismissed appeal. A copy of the appeal result had been given to each of the CDC Planning Committee members in advance of the meeting. | |
| AGP 110-22 | **Any Other Business**  None. | |
| AGP 111-22 | **Date of Next Meeting**  The date of the next Advisory Group to the Planning Committee meeting is 21 April 2022. | |

The meeting closed at 20:36pm

Signed by:

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Signed: Chairman Date: