**Draft** notes of the Advisory Group to the Planning Committee meeting held on Thursday 21 April 2022 at 7:30pm

**Present:** Cllr S Bramwell Smith Cllr R Gowlett Cllr M Savory Cllr J Towers (Chair)

**In attendance:** Clerk & RFO

**Also in attendance:** District Cllrs A Moss and D Rodgers

**Members of public:** Mr and Mrs Green, Mrs C Hawkins

*Meeting opened at 7:30pm*

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| AGP 112-22 | **Apologies for absence**Apologies from Cllrs Garrett and Johnson. District Cllr Plant had also given apologies. |
| AGP 113-22 | **Declarations of Disclosable Pecuniary Interests**None.  |
| AGP 114-22 | **Notes of the last meeting****Recommendation under the Scheme of Delegation dated 27 May 2021 and revised on 28 October 2021:** That the notes of the last meeting held on 17 March 2022 be agreed as a correct record and be signed by the Clerk noting the minute number. |
| AGP 115-22 | **Public Open Forum** Mrs Green spoke about a proposed 20mph speed limit on Priors Leaze Lane and Hambrook Hill South. She readout a proposed notice to residents which she suggested be placed in the Post Office. The Chair agreed with this proposal as residents’ support was required to put this speed limit forward to West Sussex County Council as a TRO. Mrs Green advised that the two ends of Priors Leaze Lane were 30mph and the middle section was 50mph and she hoped that a 20mph limit could be introduced for the entire road. Mrs Green advised that she include the Parish Council’s website at the bottom of the flyer. |
| AGP 116-22 | **Planning Applications** |
| AGP 116-22.1 | [CH/22/00473/DOM](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R7RCWXER0ZU00) Mr And Mrs Hawkins Swallowfield Drift Lane Bosham ChichesterOpen sided two bay car port built from timber with supporting posts concreted into existing gravel drive. Timber shiplap low pitch hip roof. **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. |
| AGP 116-22.2 | [CH/22/00735/DOM](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?keyVal=R91O74ERMG200&activeTab=summary) Mr P Dessent Iolanthe Chidham Lane Chidham Proposed extension to existing dropped kerb**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. |
| AGP 116-22.3 | [CH/22/00674/PA1A](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?keyVal=R8U61VER0ZU00&activeTab=summary) Mr Steve Parker 10 Shepherds Close Hambrook Chidham PO18 8FDGarage conversion and single storey extension to the rear (a) rear extension 4.4m (b) maximum height 2.8m (c) height of eaves 2.5m.Members of the committee had visited a neighbour who was not aware of the planning application and had concerns that excessive parking on Shepherds Close would not allow for emergency vehicles to pass. The Chair advised that issues of neighbourliness, noise, and parking were not planning matters for comment. The application was considered a reasonable extension.**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. The Parish Council would like to see planning application notices posted nearer to the houses that are directly affected by the application. |
| AGP 116-22.4 | [CH22/00748/DOM](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?keyVal=R93QLFERMHX00&activeTab=summary) David and Liz Roberts Bay Tree House Broad Road Hambrook PO18 8RGErection of a 4m timber boundary fence on the western boundaryThe fence was considered excessively high and unneighbourly. In high winds a fence of this height could be a health and safety risk. On the boundary line there are a line of trees and it is not clear how the fence will be erected without removing trees. **Recommendation under the Scheme of Delegation dated 27 May 2021 and revised on 28 October 2021:** That the committee objects to this planning application based on the excessive height of the fence and health and safety issues in high winds. It is also not clear whether trees would be required to be removed from the boundary line in erecting the fence. |
| AGP 116-22.5 | [CH/22/00026/FUL](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?keyVal=R5CDDPER10R00&activeTab=summary) Hawthorne Meadow Broad Road Hambrook PO18 8RGInstallation of circular footpath and picnic area with benches on Hawthorne MeadowThe committee discussed the comments on the application to date, namely from the Environmental Officer and WSCC Highways. Emails had also been received from residents of the Hawthorne Gardens development.**Recommendation under the Scheme of Delegation dated 27 May 2021 and revised on 28 October 2021:** That the committee supports this planning application. The Parish Council responds to WSCC Highways queries as follows:* Planning application CH/22/00468/FUL for access from Broad Road to the meadow is in the process of validation.
* Vehicular access mentioned in the Design Statement relates to the adjoining Pynham meadow.

The requirement for ecological and habitat surveys was acknowledged. The committee discussed an email communication from Mr D Dowden, a resident of Hawthorne Gardens. The low fence had been erected by the developer and its position was considered to be on the boundary between the development and the meadow. However, this would be inspected. If residents of Hawthorne Gardens wished to replace this fencing with some other kind of fencing, then they would need to approach their managing agent. Regular updates on the development in Hawthorne and Pynham meadows are placed on the Council’s website and on the Council’s Facebook page for residents to read. The access from Broad Road onto the meadow, which is currently being validated as a planning application, once completed, would resolve the concern that residents of the development have about local people accessing the meadow through the development. |
| AGP 116-22.6 | [CH/22/00824/FUL](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R9HVMXERMRJ00)Mr A Jones Orchard Farm Drift Lane Chidham West Sussex Erection of single storey detached garage **Recommendation under the Scheme of Delegation dated 27 May 2021 and revised on 28 October 2021:** That the committee requests a condition be included that the garage should not be permitted to be used as a separate dwelling or holiday let in the future.  |
| AGP 116-22.7 | [CH/22/00993/FUL](https://publicaccess.chichester.gov.uk/online-%20applications/applicationDetails.do?activeTab=summary&keyVal=RA28TUERFHT00) Mr A Jones Orchard Farm Drift Lane Chidham West SussexErection of detached dwelling. Alternative scheme to that approved under application 20/00164/OUT - Variation of Condition 13 of planning permission CH/21/03139/FUL - To allow for an alternative nitrates mitigation method to that approved. Condition to removed and replaced with a section 106 agreement to secure the obligation.Cllr Moss advised that the nitrate neutrality policy had been amended and every planning application required to be reviewed. Where offsetting was stated, this was required to drain into the same area.**Recommendation under the Scheme of Delegation dated 27 May 2021 and revised on 28 October 2021:** That the committee had no comment to make. |
| AGP 116-22.8 | [CH/22/01002/HDG](https://publicaccess.chichester.gov.uk/online-%20applications/applicationDetails.do?activeTab=summary&keyVal=RA6CVXER0ZU00)Land West Of Beaufort, Broad Road, Hambrook, Chidham, Chichester, West Sussex, PO18 8RG Removal of a 2 metre length of hedging (2 no. trees) to the west of the hedge between Hawthorn and Pynham Meadows adjacent to footpath.**Recommendation under the Scheme of Delegation dated 27 May 2021 and revised on 28 October 2021:** That the committeesupports this planning application and advises that any removal of hedging would not be carried out during bird nesting season. |
| AGP 117-22 | **Planning Decisions** |
| AGP 117-22.1 | [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 West Sussex PO18 8TP Removal of redundant chimney stack. REFUSE  |
| AGP 117-22.2 | [CH/20/01854/OUT](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QDXFW5ERLVK00) Grand Holdings 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). REFUSE  |
| AGP 118-22 | **Planning Appeals** |
| AGP 118-22.1 | 20/03378/OUT **IN PROGRESS**Case Officer: Andrew Robbins Postponed | 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. |
| AGP 119-22 | **Planning Enforcement**No updates had been received on enforcement matters.The Chair raised the enforcement matter of the triangular piece of land at the junction between Broad Road and Priors Leaze Lane. **Action:** District Cllr Moss will follow this up. |
| AGP 120-22 | **Chair’s Report**The Chair advised that two appeals had recently been received on the Pallant Homes applications – the site north of A259 and Land west of Broad Road. It was agreed that a meeting be convened to discuss the appeals and to finalise the responses to the Inspector by 20 May 2022. The appeals would be run together and would start on 22 August for 8 days. The Parish Residents group would be circulating information by email to residents to make sure everyone is aware of the appeals and the route to making a comment. District Cllr Moss suggested that the committee speak to the CDC Planning Officer and he would follow up on the query regarding whether CDC would be employing a barrister for these appeals. **Action:** District Cllr Moss.The Chair advised all to read the Statement of Common Ground and the Appellant’s case. It appeared that the developer was going to challenge the 5-yr housing supply. District Cllr Moss advised that in a recent appeal the Inspector was satisfied that the district had a 5-yr housing supply and this would strengthen our position. He also stated that the arguments for these sites would have been stronger had the Conservancy put in their comments in time. |
| AGP 121-22 | **Any Other Business**None. |
| AGP 122-22 | **Date of Next Meeting** The date of the next Advisory Group to the Planning Committee meeting is 19 May 2022.  |

The meeting closed at 20:37pm

Signed by:

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Signed: Chairman Date: