**Draft** notes of the Advisory Group to the Planning Committee meeting held on Thursday 19 May 2022 at 7:30pm

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

**In attendance:** Clerk & RFO

**Also in attendance:** District Cllrs P Plant and D Rodgers

**Members of public:** Mrs S Green, Mr A Green

*Meeting opened at 7:30pm*

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| AGP 01-23 | **Apologies for absence**  Apologies had been received from Cllrs Garrett, Savory and District Cllr A Moss. | |
| AGP 02-23 | **Declarations of Disclosable Pecuniary Interests**  None. | |
| AGP 03-23 | **Notes of the last meeting**  **Recommendation under the Scheme of Delegation dated 27 May 2021 and revised on 5 May 2022:**  That the notes of the last meeting held on 21 April 2022 be agreed as a correct record and be signed by the Clerk noting the minute number. | |
| AGP 04-23 | **Public Open Forum**  Mrs Green stated her concerns about Scant Road West, having heard various rumours about the lack of CDC staff to carry out building inspections, that the builders were not able to build in marshy land and had moved their plans further north to the A27. Mr Green asked what the normal regime was for building inspections.  The Chair advised that the home builder would need to build according to the agreed plans or put in a revised planning application for formal agreement and the Parish Council had not been informed of this. Building would not be starting until August. A further meeting was in the process of being arranged with Cala Homes to understand their progress. | |
| AGP 05-23 | **Planning Applications** | |
| AGP 05-23.1 | [CH/22/00747/REM](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R93P6TERMHT00) - Case Officer: Rebecca Perris (Wk17) extension granted to 20 May 2022  Mr A Jones Appleton House Farm Drift Lane Chidham West Sussex  Application for the approval of all reserved matters (Access, Appearance, Landscaping, Layout and Scale) pursuant to outline planning permission CH/19/02312/OUT - for the erection of 1 no. 4-bedroom 1.5 storey dwelling.  The nitrogen mitigation was going to be offset and Highways required more information regarding visibility splays. It was surprising that there was only one bathroom in the property. The land has been sold to Nutbourne Construction with planning permission in place.  **Recommendation under the Scheme of Delegation dated 27 May 2021 and revised on 5 May 2022:**  That the committee had no objection to this planning application and supports the requirement by Highways for further information regarding visibility splays. | |
| AGP 05-23.2 | [CH/22/01043/TPA](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RAC7LDER0ZU00) - Case Officer: Henry Whitby (Wk17) no extension required  Mr Keith Rathbone Copse Cottage 17 Maybush Drive Chidham Chichester  Reduce longer semi upright limbs on east section by up to 6m and reduce lower lateral branches by up to 4m on 1 no. Poplar tree, within Area, A1, subject to 08/00084/TPO.  The application was submitted by the Harbour Conservancy in the name of the property owner as the Conservancy own the land. There was discussion about whether the tree should be removed altogether as it might cause issues in the future. The tree at present poses a danger to life and property and the Conservancy put this application in based on the recommendations of a tree surgeon.  Cllr Johnson advised that CDC had been requested to remove the area TPO and place TPOs on individual trees. This had not happened. He had written to CDC’s Tree Officer but received an unsatisfactory response. District Cllr Rodgers had written to the CDC Tree Officer but had not received a response yet. He was asked to follow this up. **Action: District Cllr Rodgers**  **Recommendation under the Scheme of Delegation dated 27 May 2021 and revised on 5 May 2022:**  That the committee had no objection to this planning application. | |
| AGP 05-23.3 | [CH/22/00468/FUL](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R7PPWOERLG400) - Case Officer: Rebecca Perris (Wk 18)  Ms Bambi Jones Land South East Of Chail-Ach On Verge Of Broad Road Hambrook Chidham Proposed uncontrolled pedestrian crossing to Broad Road with a small footpath leading a culvert crossing over a ditch leading into Hawthorn Meadow.  **Recommendation under the Scheme of Delegation dated 27 May 2021 and revised on 5 May 2022:**  That the committee supports this planning application. | |
| AGP 05-23.4 | [CH/22/01072/TPA](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RAOGTIERFXB00) - Case Officer: Henry Whitby (Wk 18)  Mr Paul Calvesbert Hambrook Holiday Park Broad Road Hambrook Chidham Fell no. 1 no. Monterey Cypress tree (T1) subject to CH/73/00356/TPO.  The tree was considered very large and dying. It was noted that the Monterey Pine tree is on Hambrook Holiday Park’s logo.  **Recommendation under the Scheme of Delegation dated 27 May 2021 and revised on 5 May 2022:**  That the committee has no objection to this planning application and would support the applicant’s suggestion that a suitable replacement tree is planted. | |
| AGP 05-23.5 | [CH/22/00997/DOM](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RA677PERFKM00) - Case Officer: Rebecca Perris (Wk 19)  Mr R Williams Barn Cottage Main Road Nutbourne West Sussex Single storey side extension and attached green house.  **Recommendation under the Scheme of Delegation dated 27 May 2021 and revised on 5 May 2022:**  That the committee has no objection to this planning application. | |
| AGP 05-23.6 | [CH/22/00026/FUL](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?keyVal=R5CDDPER10R00&activeTab=summary)  Hawthorne Meadow Broad Road Hambrook PO18 8RG  Installation of circular footpath and picnic area with benches on Hawthorne Meadow  An extension had been approved by CDC until 30 June to allow the Ecology Report to be received. | |
| AGP 06-23 | **Planning Decisions** | |
| AGP 06-23.1 | [CH/22/00331/DOM](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R717V7ERKWL00)  Mr Geoff Tomlinson Penny Haven Scant Road West Hambrook Chidham West Sussex PO18 8UA Erection of 1 no. free-standing greenhouse.  PERMIT | |
| AGP 06-23.2 | [CH/22/00674/PA1A](https://publicaccess.chichester.gov.uk/online%20applications/applicationDetails.do?activeTab=summary&keyVal=R8U61VER0ZU00)  Mr Steve Parker 10 Shepherds Close Hambrook Chidham Chichester West Sussex PO18 8FD  Garage conversion and single storey extension to the rear (a) rear extension - 4.4m (b) maximum height - 2.8m (c) height of eaves - 2.5m.  WITHDRAWN | |
| AGP 06-23.3 | [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 PO18 8TB 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.  PERMIT | |
| AGP 06-23.4 | [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 Chichester West Sussex PO18 8PR Open sided two bay car port built from timber with supporting posts concreted into existing gravel drive. Timber shiplap low pitch hip roof.  PERMIT | |
| AGP 07-23 | **Planning Appeals** | |
| AGP 07-23.1 | 20/03378/OUT  **IN PROGRESS**  Case Officer: Andrew Robbins  Informal hearings | 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 07-23.2 | 20/03320/OUTEIA  **IN PROGRESS**  Case Officer: Jane Thatcher  Public Inquiry  Date to be advised | Land East of Broad Road Broad Rd Nutbourne  Outline planning application (with all matters reserved except access) for up to 132 dwellings and provision of associated infrastructure.  Comments to Planning Inspectorate by 20 May 2022. |
| AGP 07-23.3 | 20/03321/OUTEIA  **IN PROGRESS**  Case Officer: Jane Thatcher  Public Inquiry  Date to be advised | Land North of A259 Flat Farm Main Road Chidham West Sussex  Outline planning application (with all matters reserved except access) for up to 68 no. dwellings and provision of associated infrastructure. |
|  | Thanks were given to Cllr Johnson for working very hard on our submission for the above two appeals which were submitted today. CDC had arranged a procedural case conference meeting with the Parish Council on 16 June 22 at 11:00am to debrief us on the appeal. | |
| AGP 08-23 | **Planning Enforcement**  No updates had been received on enforcement matters.  Land North of Good View, Priors Leaze Lane - District Cllr D Rogers had asked for an update from Enforcement but had not had a response. **Action: Clerk to follow up with Enforcement.** | |
| AGP 09-23 | **Chair’s Report**  The Chair had received a letter from Paul Barnet who lives in the old Post Office regarding Thistledown House next door which was up for sale. There had been a long history of an issue with fencing on the wrong side of a ditch and he had asked the Parish Council to investigate as he was concerned new owners would not be aware of these ongoing issues.  District Cllr Plant gave an account of the issues going back to 2019. This had been investigated thoroughly at the time and no action had been taken by CDC. As the land on which the fence had been placed was not owned it had been unresolved.  The Chair undertook to phone the estate agent to inform them of the issue. It was agreed that the Clerk would contact Enforcement to understand what action had been taken. **Action: Clerk** | |
| AGP 10-23 | **Any Other Business**  None. | |
| AGP 11-23 | **Date of Next Meeting**  The date of the next Advisory Group to the Planning Committee meeting is 16 June 2022. | |

The meeting closed at 20:28pm

Signed by:

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Signed: Chairman Date: