**Draft** notes of the Advisory Group to the Planning Committee meeting held on Thursday 16June 2022 at 7:30pm

**Present:** Cllr B Garrett Cllr R Gowlett Cllr S Johnson Cllr M Savory Cllr J Towers (Chair)

**In attendance:** Clerk & RFO

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

**Members of public:** None

*Meeting opened at 7:30pm*

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| AGP 12-23 | **Apologies for absence**  Apologies had been received from Cllr Bramwell Smith. | |
| AGP 13-23 | **Declarations of Disclosable Pecuniary Interests**  None. | |
| AGP 14-23 | **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 19 May 2022 be agreed as a correct record and be signed by the Clerk noting the minute number.  Matters arising:  Minute 09-23 dispute re Thistledown House. The owner of Thistledown House had agreed to take down 3 of the fence panels. However, he then changed his mind. Cllrs Gowlett and Towers have a further meeting with the two parties to mediate. Although not a Parish Council matter we would like to see a satisfactory resolution between the two parties. | |
| AGP 15-23 | **Public Open Forum**  No members of public were present. | |
| AGP 16-23 | **Planning Applications**  There were no planning applications to be considered. | |
| AGP 17-23 | **Planning Decisions** | |
| AGP 17-23.1 | [CH/22/00748/DOM](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R93QLFERMHX00)  David and Liz Roberts Bay Tree House Broad Road Hambrook Chidham West Sussex PO18 8RG  Erection of a 4m timber boundary fence on the western boundary.  REFUSE | |
| AGP 17-23.2 | [CH/22/01002/HDG](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RA6CVXER0ZU00)  Mrs Bambi Jones 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. HEDGEROW REMOVAL NOTICE  PERMIT | |
| AGP 17-23.3 | [CH/22/00337/LBC](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R71NTRER0YN00)  Mr Clive Beharrell Middleton House Steels Lane Chidham Chichester West Sussex PO18 8TB  Replacement of two-storey cottage with single-storey dwelling, construction of studio/carport to rear.  PERMIT | |
| AGP 17-23.4 | [CH/21/01714/FUL](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QTTP09ER0WY00)  Ms Tina Hyams  Plot A Pond Farm Newells Lane West Ashling Chichester West Sussex PO18 8DF  1 no. additional travellers caravan pitch consisting of 1 no. mobile home and 1 no. touring caravan and associated works, within red line of existing consent CH/19/02880/FUL.  PERMIT WITH S106 | |
| AGP 17-23.5 | [CH/21/02905/FUL](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R091BMER0ZW00)  Mr Hughes  Land Adjacent To Plot A Pond Farm North Newells Lane West Ashling Chichester West Sussex PO18 8DF  The use of land as a travellers caravan site consisting of 2 no. pitches and associated development.  PERMIT WITH S106 | |
| AGP 18-23 | **Planning Appeals** | |
| AGP 18-23.1 | 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. |
|  | No further information has been circulated. | |
| AGP 18-23.2 | 20/03320/OUTEIA  **IN PROGRESS**  Case Officer: Jane Thatcher  Public Inquiry 23 August 2022 | 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.  CDC procedural case conference meeting with the Parish Council on 16 June 22 at 11:00am to debrief us on the appeal. |
| AGP 18-23.3 | 20/03321/OUTEIA  **IN PROGRESS**  Case Officer: Jane Thatcher  Public Inquiry 23 August 2022 | 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.  CDC procedural case conference meeting with the Parish Council on 16 June 22 at 11:00am to debrief us on the appeal |
|  | The Chair is meeting with CDC Officers tomorrow regarding the 2 Pallant Homes appeals as they will be feeding back from the Case Conference Meeting with the Inspector. The committee discussed issues to be raised at that meeting. | |
| AGP 18-23.4 | 20/01854/OUT  Case Officer: Jo Prichard  **NEW APPEAL**  Informal hearings | 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). Informal Hearings |
|  | This is a new appeal lodged on 24 May 2022. No letters had been sent out as yet. **Action:** Clerk to establish when the letters will be despatched and when it will appear on the Planning Inspector’s website. | |
| AGP 08-23 | **Planning Enforcement**  No updates had been received on enforcement matters.  Grass verge at Burgate, Broad Road, Hambrook – The Clerk had reported this via LoveWestSussex. The other grass verges on that block of houses had all been concreted over. Residents require to drive over the pavement to park on this space.  [Post meeting note: LoveWestSussex reported that they had arranged a visit to the site]  Land North of Good View, Priors Leaze Lane - The Clerk had requested a response from CDC relating to this application but none had been forthcoming. | |
| AGP 09-23 | **Chair’s Report**  Cockleberry Farm application - Cllrs Towers and Johnson had attended the CDC Planning Committee the day before to speak about this application. It was very difficult as it related to the windfall policy and which interpretation of it was right. The fact that it was still in commercial use, and that two of the businesses attended and spoke had not been foreseen by the officers. Having refused it they may need to defend it at appeal and it may be difficult to defend. The business owners knew nothing about the application. A concern now is that the owner might evict them from the site.  Coxes Barn – The developers have indicated that they would like to speak to the Parish Council and we do have a policy of engaging with developers. We have spoken to them before and they had responded to the Strategy consultation. This property is on the HELAA but there is no application at present. There was a query about who owned the land. It was suggested that they be invited to the Parish Council meeting on 7 July 2022. **Action:** Clerk | |
| AGP 10-23 | **Any Other Business**  The Clerk advised that a reptile survey was now required for the planning application for the Hawthorne meadow pathways.  Land North of Good View – Action: the Clerk had asked for an update from the Planning Officer/Enforcement but none was received.  Cala Homes – a meeting will take place on Thursday 23rd June, preferably at 4.30pm. Cllrs Johnson, Savory and Towers can make the meeting.  None. | |
| AGP 11-23 | **Date of Next Meeting**  The date of the next Advisory Group to the Planning Committee meeting is 21 July 2022. | |

The meeting closed at 20:28pm

Signed by:

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Signed: Chairman Date: