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

**Present:** Cllr B Garrett Cllr S Johnson

Cllr M Savory Cllr J Towers (Chair)

**In attendance:** Clerk & RFO

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

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

*Meeting opened at 7:30pm*

|  |  |
| --- | --- |
| AGP 23-23 | **Apologies for absence**Apologies had been received from Cllr R Gowlett and District Cllr D Rodgers. |
| AGP 24-23 | **Declarations of Disclosable Pecuniary Interests**Cllr S Johnson had a personal interest in agenda item 5.1 as he knows the owners of The Elms. |
| AGP 25-23 | **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 16 June 2022 be agreed as a correct record and be signed by the Clerk noting this minute number.Matters arising: None. |
| AGP 26-23 | **Public Open Forum** Mrs Green referred to questions she had submitted and which had been answered by the Chair. This is attached at Appendix 1. |
| AGP 27-23 | **Planning Applications** |
| AGP 27-23.1 | [CH/22/01324/DOM](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RC6I8IER0ZU00) Case Officer: Rebecca Perris – extension requested to 22/7Mr And Mrs Morley The Elms Cot Lane Chidham Chichester Demolition of existing and construction of enlarged replacement single storey side extension. **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 27-23.2 | [CH/22/01410/OUT](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RCPAGXERH2G00) - Case Officer: Kayleigh Taylor Land North Of Aviary Close, East Of Hambrook Hill South Hambrook Chidham Outline planning application (with all matters reserved except access) for the erection of up to 30 dwellings (Use Class C3), public open space, parking, drainage and associated infrastructure, landscape, ancillary and site preparation works. The committee had met the developers on site last week. This was a re-run of the original application in 2016 for 39 houses which had been refused. The committee was concerned that WSCC Highways had made no objection to the very narrow access road without pedestrian pathways which clearly would be a safety issue. It was suggested that County Cllr Kerry-Bedell and the WSCC Cabinet Member be contacted to establish a meeting with Highways to allow them to explain to the committee how they judge planning applications**. Action: Chair**Wildlife abounds on this piece of land and surveys would be undertaken by residents to document and photograph this. Incorrect information in the paperwork refers to ‘Barleycorn’ station.Ecology reports had been requested and these would possibly be available in October. Reasons for objection were safety concerns regarding the narrow access road and no pedestrian walkways, Southern Water issues, the sewer on the western side of the land, flooding and ecology.**Recommendation under the Scheme of Delegation dated 27 May 2021 and revised on 5 May 2022:** That the committee objects to this planning application on the above grounds. |
| AGP 27-23.3 | [CH/22/00846/DOM](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R9K45CERMTR00) - Case Officer: Freya DiveyMr Neil Davies Freshfield Cottage Main Road Nutbourne West SussexGround floor extension to west elevation. Raised roof with conversion of loft space to create habitable accommodation, including balcony and 5 no. roof lights. **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 27-23.4 | [CH/22/01240/DOM](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?keyVal=RBRUEFER12Q00&activeTab=summary) – Case Officer: Miruna Turland10 Shepherds Close Hambrook Chidham Chichester PO18 8FD**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. |
| AGP27-23.5 | [CH/22/01683/DOM](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=REA3I6ERI8V00) - Case Officer: Rebecca PerrisBlake Primrose Cottage Main Road Nutbourne West SussexDemolition of existing garage and workshop replaced with single storey side extension and two storey side/rear with associated roof works and 1 no. detached garage.**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, but this is subject to Chichester Harbour Conservancy having no objection. |
| AGP 27-23.6 | [SB/22/01283/FULEIA](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RBZDWOERGJ300) – Case Officer: Jane ThatcherG And R Harris Main Road Nutbourne Chichester West Sussex PO18 8RLDemolition and mixed-use development comprising 112 no. dwellings and a Childrens' Nursery, together with associated access, parking, landscaping (including provision of wildlife corridor) and associated works.The committee was considering this application in support of Southbourne Parish Council.Reasons for refusal were contamination of land, site is marshland, access arrangements, important gap between communities so need to protect this area, Report mentions that Southern Water does not have capacity and that the developers would put in a wastewater treatment plant and send the water into the Ham Brook.**Recommendation under the Scheme of Delegation dated 27 May 2021 and revised on 5 May 2022:** That the committee objects to this planning application because of the effect this development would have on both Nutbourne and Southbourne. The committee supports the comments made by Chichester Harbour Conservancy.  |
| AGP 28-23 | **Planning Decisions** |
| AGP 28-23.1 | [CH/22/01043/TPA](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RAC7LDER0ZU00) Mr Keith Rathbone Land South Of Maybush Drive Chidham West Sussex Reduce longer semi upright limbs on east sector by up to 6m and reduce lower lateral branches by up to 4m on 1 no. Poplar tree within Area, A1 subject to CH/08/00084/TPO. PERMIT  |
| AGP 28-23.2 | [CH/20/02004/FUL](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QEW0TOERMKY00)Mrs Lisa Tarsey Land North Of Pondfield Green Lane Chidham West Sussex Repair works to the pond including reconstruction of the foundations, brickwork and sluice gate. PERMIT |
| AGP 28-23.3 | [CH/21/02361/FUL](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QX9P3UERLI900)Mr and Mrs A BrownCockleberry Farm Main Road Bosham Chichester West Sussex PO18 8PN Demolition 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. REFUSE |
| AGP 29-23 | **Planning Appeals** |
| AGP 29-23.1 | 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. |
|  | When postponement was requested by the appellant, four months was approved which suggests that the appeal would go ahead in mid to late September.  |
| AGP 29-23.2 | 20/03320/OUTEIA**IN PROGRESS**Case Officer: Jane ThatcherPublic Inquiry 23 August 2022 | Land East of Broad Road Broad Rd NutbourneOutline planning application (with all matters reserved except access) for up to 132 dwellings and provision of associated infrastructure. |
| AGP 29-23.3 | 20/03321/OUTEIA**IN PROGRESS**Case Officer: Jane ThatcherPublic Inquiry 23 August 2022 | Land North of A259 Flat Farm Main Road Chidham West SussexOutline planning application (with all matters reserved except access) for up to 68 no. dwellings and provision of associated infrastructure. |
|  | The committee had had a Zoom meeting with Chichester Harbour Conservancy to discuss the appeal. A meeting would be held by the committee to discuss our strategy, attendance at the appeal and to consider the main thrust of our objections. The committee was asked how we could get across to our residents what they should focus on when objecting/attending. The feeling was that we should not dictate what they should cover but the important thing was that they should speak with passion. We should convey to the Inspector the feeling of local residents about not being able to attend in daytime due to work/family commitments. **Action: Clerk to send follow up email to residents asking how many of them would like to speak but cannot get there (to ascertain numbers).** Residents do not have to speak but should be encouraged to attend. Use the Whatsapp groups to circulate information as well as door knocking and a note in the Post Office. People should be encouraged to speak with passion about their area. The Chair suggested that anyone wishing to speak at the meeting or speak virtually should register by emailing Tim Salter at PINS. District Cllr Moss had arranged a meeting with CDC planning officers and would feedback from this. |
| AGP 29-23.4 | 20/01854/OUTCase Officer: Jo Prichard**NEW APPEAL**Informal hearings | Chas Wood Nurseries Main Road Bosham PO18 8PNOutline 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 |
|  | Our original objection had been comprehensive so there was no need to repeat it. **Action: Cllr Garrett to revisit our previous objection to ascertain whether there is anything further to add.**  |
| AGP 30-23 | **Planning Enforcement**There were no further updates. |
| AGP 31-23 | **Chair’s Report**The Chair had emailed Cala Homes requesting a further meeting. **Recommendation under the Scheme of Delegation dated 27 May 2021 and revised on 5 May 2022:** That the Planning Committee wish to return to normal face to face meetings.  |
| AGP 32-23 | **Any Other Business**None. |
| AGP 33-23 | **Date of Next Meeting** The Planning Committee will meet next on 18 August 2022 at Chidham Village Hall. |

The meeting closed at 20:47pm

Signed by:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signed: Chairman Date:

Appendix 1 to Planning Committee 7 July 2022

**Plan App 22/01410/OUT (Foreman Homes)**

**Land north of Aviary Close Questions for CHPC 7/7/22**

**Questions asked by Mrs S Green and answers provided by Cllr J Towers**

Q Is there a notice somewhere on or around the proposed site? We have not seen one so far. Is there a deadline for a notice to be posted?

A There is a site notice displayed on the gate entrance to the site which has been there the required time.

Q What is the deadline for comments/objections from the public?

A As usual this is completely opaque. You can put in comments right up to the internal deadline which is mid-September. This seems unlikely as the developers told us that their ecology reports would not be completed until September. There are no reports yet from statutory consultees like West Sussex Highways or Southern Water. We are likely to put in an initial submission and then further comments when these reports are posted.

Q Can the deadline be extended?

A Yes it can

Q Is there any connection between this application and previous applications by Springfield, first for four houses then for one house in the land adjoining the proposed site for 22/0141/OUT?

A Not as far as we are aware

Q With regard to objections to the application, it may be that developers depend upon residents becoming tired of repeating themselves. Would it useful to simply update and re-send letters of objection referring to applications for the same site made in 2015 and 2020?

A The arguments used against the developments in 2015 and 2020 are certainly still the same and there may be new points to make too

Q Will the application for this site be affected by the recent Sussex Biodiversity report covering an area 0.5 miles wide on either side of the stream?

A Quite possibly and certainly worth referencing

Q With regard to the application in 2020 Southern Water stated that the proposed development will be over an existing water sewer which will not be acceptable for Southern Water. Has this been changed?

A Not as far as we know but there has been no report yet from Southern Water