**­­­­­Draft** minutes of the Planning Committee meeting held at Chidham Village Hall on Thursday 17 November 2022 at 7:30pm

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

**In attendance:** Clerk & RFO

# **Members of public:** Mr R Mellett - Rego Property, Mr A Coleman - Rego Property, Ms L Bourke - Dowsett Mayhew Planning Consultants, Mr R Mason - Crowther Associates Architects and Mr A Hobbs - Crowther Associates Architects

The Committee received a presentation from the developers of Hamcroft, Broad Road, Nutbourne. This property is entirely within the Southbourne parish but sits on the boundary with Chidham & Hambrook. Answers were provided to questions posed by the Committee and statements made about the proposals. Following the presentation, the Committee thanked those attending.

# *Meeting opened at 7:45pm*

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| 23-024 | **Apologies for absence**  The Chair welcomed new members Geoff Dixon and Andy Sargent to the committee.  Apologies had been received from District Cllrs D Rodgers and A Moss. |
| 23-025 | **Declarations of Disclosable Pecuniary Interests**  None |
| 23-026 | **Notes of the last meeting**  **RESOLVED:**  That the minutes of the last meeting of the Planning Committee held on 29 September 2022 be agreed as a correct record and signed by the Chair.  The notes from the meeting on 20 October 2022 were noted subject to the following amendments: AGP 40-23.4 - final sentence should read ‘5-year housing **land** supply.AGP 42-23 – third sentence should read Ham **Brook**.AGP 42-23 – final sentence should read In a recent PMQ session in Parliament, the Prime Minister, **Liz Truss**, had said ….’. |
| 23-027 | **Public Open Forum**  No members of public were present. |
| 23-028 | **Representatives of Rego Properties – Hamcroft, Main Road Nutbourne**  This presentation had been taken before the start of the meeting. |
| 23-029 | **Planning Applications** |
| 23-029.1 | [CH/22/02378/FUL](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RIKDPGERLLP00) - Case Officer: Rebecca Perris (Wk 44)Mr Gary Palmer Cobnor Activities Centre Chidham Lane Chidham West Sussex 2 storey extension to Martin Beal building to provide staff accommodation and storage.**RESOLVED:** That the Council has no objection to this application but would agree with the conditions suggested by Chichester Harbour Conservancy and the CDC Environment Officer. |
| 23-029.2 | [CH/22/02617/DOM](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RJYA9BERMNK00) - Case Officer: Rebecca Perris (Wk 45)Mr. D. Day and Mrs. C. Day Herons Mead Chidham Lane Chidham West Sussex Erection of single storey extension, new bay window, 2 no. new pitch roofs, replacement windows and associated internal and external alterations.**RESOLVED:** That the Council has no objection to this planning application. |
| 23-029.3 | CH/22/02111/PRESSPositioning of wooden gazebo with internal seating on the main central amenity area Pynham Meadow (off Broad Road) Hambrook West SussexThe Clerk advised that pre-application advice was still awaited. |
| 23-030 | **Planning Decisions** |
| 23-030.1 | [CH/22/01600/DOM](https://publicaccess.chichester.gov.uk/online-%20applications/applicationDetails.do?activeTab=summary&keyVal=RDU1ARERHX200)Meyer Willington 56 Maybush Drive Nutbourne West Sussex PO18 8SSDemolition of existing single storey section of building including garage, bathroom and kitchen. Erection of new single storey extension and conversion of loft into habitable space. PERMIT |
| 23-030.2 | [CH/22/02165/DOM](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RH08SUERKE600) Mr Robin Yeld Manor Cottage Cot Lane Chidham West Sussex PO18 8SUGarden office and workshop. PERMIT |
| 23-030.3 | [CH/21/02254/FUL](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QWLDCYERL0F00) Mr. N. Perryer 32 The Avenue Hambrook Chidham PO18 8TY Demolition of dwelling. Erection of 2 no. semi-detached houses. WITHDRAWN |
| 23-031 | **Planning Appeals** |
| 23-031.1 | **20/03378/OUT** IN PROGRESS **-** 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.  Case Officer: Andrew Robbins  Informal hearings ADJOURNED 8 weeks from 9l September |
| 23-031.2 | **20/03320/OUTEIA** IN PROGRESS - 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.  Case Officer: Jane Thatcher  Public Inquiry: 4-20 January 2023 |
| 23-031.3 | **20/03321/OUTEIA** IN PROGRESS - 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.  Case Officer: Jane Thatcher  Public Inquiry: 4-20 January 2023  An initial communication with details of dates and the process was sent out to the Parish Residents Group, put on the website and on Facebook. It should also be sent to other local groups e.g. SOSCA, Chichester Cycle, Manhood Peninsula Group, Mayday Action Group, Bosham Association, Residents Association Fishbourne, Southbourne PC, etc.  The Chair had prepared a communication for the Village Magazine. It was suggested that we should coordinate the speakers and topics. District Cllr Plant advised that a list of speakers would be available at the end of day 1. It was agreed that an A5 flyer would be circulated to all 1000 households in the parish by Saturday 17 December.  Further responses by the developer had been uploaded to the portal and to the PINS website. **Action:** Cllr Johnson will look at this and circulate his comments. The deadline for response is 16 December 2022.  **Action:** Cllr Towers to pull together the flyer and circulate for comment. Cllrs Dixon, Savory and Garrett agreed to coordinate the drop. Cllr Towers to get quote from Monster Creative. Cllr Garrett will contact John Nelson and ask him to attend Appeal. Cllr Garrett will circulate information to key people to coordinate the speakers. All to coordinate photos and videos of flooding with dates etc. |
| 23-031.4 | The Cockleberry Farm Appeal would be following but no date has been set as yet. |
| 23-032 | **Planning Enforcement** No updates had been received. |
| 23-033 | **Southbourne Parish Council - Neighbourhood Plan consultation**Southbourne Parish Council was going ahead with an unchanged Neighbourhood Plan without housing land allocation, which the3y claim will give them a two-year protection.The Chair will speak to District Cllr Jonathan Brown, who is also the Chair of Southbourne’s NPSG to understand their justification. There were two further consultation events. |
| 23-034 | **Chair’s Report**The Chair raised the following points:The Willowbrook application was most likely to go to the CDC Planning Committee imminently. It is not known whether this application would be recommended by the Officers or not.  * Coxes Farm – She had written to CDC on 31 October asking them to change their minds about the Environmental Impact Assessment. However, no response had yet been received and she would follow this up. * Housing numbers – the Council has it on good authority that the agreed number is 300. We have requested that this be confirmed as soon as possible. |
| 23-035 | **Any Other Business**There is a site meeting with Cala Homes on Wednesday 23 November at 2pm. Action: All to send the Chair the questions to be asked of Cala Homes. CDC’s Enforcement Officer, Michael Coates-Evans, will also be attending. |
| 23-036 | **Date of Next Meeting**  The next meeting of the Planning Committee meeting will take place on Thursday 15 December 2022 at 7:30pm at Chidham Village Hall. |

The meeting closed at 8.55pm

Signed by:

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Signed: Chairman Date: