

Draft minutes of the Planning Committee meeting held at Chidham Village Hall on Thursday 19 January 2023 at 7:30pm

Present: Cllr G Dixon
Cllr R Gowlett
Cllr A Sargent
Cllr J Towers (Chair)

Cllr B Garrett
Cllr S Johnson
Cllr M Savory

In attendance: Clerk & RFO
District Cllrs P Plant and D Rodgers

Members of public: Mr and Mrs Wheaton, Mr J Keynes

Meeting opened at 7:30pm

23-048 **Apologies for absence**

Apologies had been received from District Cllr A Moss.

23-049 **Declarations of Disclosable Pecuniary Interests**

Cllrs Garrett, Johnson and Gowlett declared a personal interest in agenda item 5.2.

23-050 **Notes of the last meeting**

RESOLVED:

That the minutes of the last meeting of the Planning Committee held on 15 December 2022 be agreed as a correct record and signed by the Chair.

23-050.1 **Matters Arising**

None

23-051 **Public Open Forum**

Mrs Wheaton was concerned about the potential development at Willowbrook Riding Stables and the impact it would have on the environment. Given the flooding issues experienced on the CALA Homes site there was general concern with residents about the impact a development on the Willowbrook site would have on the Ham Brook. She asked what could be done?

The Chair advised that the Parish Council has submitted its objection alongside Southbourne Parish Council and that the Council would speak against this proposal at the CDC Planning Committee. She encouraged as many residents as possible to attend for this item to show the strength of feeling in the parish.

Mr Wheaton asked how the application could be deferred from the CDC Planning Committee and then come back to the Committee so soon after this. The Chair advised that this was another argument the Council could be using that CDC were not waiting for the results of the NPPF consultation.

Mr Keynes, as a Southbourne resident, was concerned at the flooding and the cumulative effect all the way down the Ham Brook and beyond.

Cllr Johnson noted that District Cllr Moss had posted an excellent objection to this application on the CDC Portal. He also spoke about the differences in results recording barbastelle bats between the Willowbrook site and Land North of Aviary Close. He was concerned that the correct equipment was not used. He will write a report to be submitted to Planning.

Once the CDC Planning Committee date was known, speakers would be sought on behalf of both Parish Councils and Planning Committee members would be encouraged to visit the site before the meeting.

Cllr Amanda Tait from Southbourne Parish Council had been in touch with the Chair regarding a flooding report on Nutbourne which had recently come to light. **Action:** Chair to circulate to all once received. .

Southern Water's Beachbuoy app was discussed and the accuracy of its recordings.

23-052 **Planning Applications**

23-052.1 CH/22/03132/PIP

Land Adjacent to Cot Lane, Chidham, PO18 8SP
Erection of up to 7 no. dwellings (Use Class C3)

Deadline for submission of comment 9 January 2023. Comments agreed by email and submitted prior to this date (attached for information).

18 January 2023 - Advised by CDC that this has been WITHDRAWN. The applicant has indicated he would like to submit an application for 1 dwelling.

- 23-052.2 CH/22/03075/FUL - Case Officer: Rebecca Perris
St Marys Church Cot Lane Chidham West Sussex
Extension to North Aisle to accommodate WC.
Resolved: That the Council supports this application.
Action: Clerk to ask the CDC Officer whether a Listed Building application will be made at the same time.
- 23-052.3 21/00571/FUL
Land North Of Highgrove Farm Main Road Bosham West Sussex
Construction of 300 dwellings (including 90 affordable dwellings), community hall, public open space, associated works and 2 no. accesses from the A259 (one temporary for construction).
The Committee was requested to consider a response to this application as a neighbour to Bosham Parish Council (response required by 27 January 2023). The Chair had circulated an email prior to the meeting with some comments and asked for contributions.
Action: District Cllr Plant to advise when this will be considered by the CDC Planning Committee. She also offered her assistance in using the planning arguments on this application for the Pallant Homes Appeals.
- 23-052.4 A further application in relation to 32 The Avenue had been received from CDC today. The Parish Council had not objected to the previous application. This would be considered in full at the next meeting. It was considered that the Committee should visit the site to see the proposed access.
- 23-053 **Planning Decisions**
None
- 23-054 **Planning Appeals**
- 23-054.1 **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: 15 May to 16 June 2023
- 23-054.2 **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: 15 May to 16 June 2023
- 23-054.3 **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
Virtual Hearing: 26 April 2023
- 23-054.4 A letter had been received today advising of an Appeal to the Cackleberry Farm application refusal. Written representations are required by 22 February 2023. This will be considered fully at the following meeting.
- 23-055 **Planning Enforcement**
No response had been received from CDC Enforcement to a request for an update on the Land North of Good View. **Action:** District Cllr Plant will talk to CDC Enforcement Officers.
- 23-056 **Chair's Report**
The Chair reminded all of the email circulated by the Clerk relating to CDC Planning Department's request for a response regarding communication with that department. A discussion took place about planning application responders' names which had been removed from the Portal and whether this was truly a GDPR issue.
- 23-057 **Any Other Business**

The Clerk advised that Mrs Green had been in touch to ask whether she could be involved in circulating any information to local residents regarding Willowbrook. **Action:** Cllr Savory will be in touch with her.

A discussion took place on the CALA Homes issues. The Clerk confirmed that she had not had a response from CDC regarding the query raised about the garden rooms amendment by CALA Homes. **Action:** Clerk to raise this again.

Cllr Johnson had circulated the notes of the recent meeting with CALA Homes and CDC representatives and District Cllr Moss. **Action:** Clerk to contact CDC Officers to query whether they are liaising with National Highways and whether there is any update on the issues raised and to find out who owns the ditch which comes off the north of the CALA Homes site.

Action: The Chair will chase up matters raised with CALA Homes.

23-058

Date of Next Meeting

The next meeting of the Planning Committee meeting will take place on Thursday 16 February 2023 at 7:30pm at Chidham Village Hall.

The meeting closed at 9:08pm

Signed by:

Signed: Chairman

Date: