

Draft minutes of the Planning Committee meeting held at Chidham Village Hall on Thursday 16 February 2023 at 7:30pm

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

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

Members of public: Ms K Simmons, Smith Simmons & Partners

Meeting opened at 7:30pm

23-059 **Apologies for absence**

Apologies had been received from Cllr A Sargent.

23-060 **Declarations of Disclosable Pecuniary Interests**

None.

23-061 **Notes of the last meeting**

Some amendments were suggested:

- Minute 23-051 – Para 4 - Mr Keynes is a Hambrook resident.
- Minute 23-051 – Para 6 – ‘speakers would be sought on behalf of both Parish Councils and CDC Planning Committee members....’

RESOLVED:

That subject to the above amendments the minutes of the last meeting of the Planning Committee held on 19 January be agreed as a correct record and signed by the Chair.

23-061.1 **Matters Arising**

None.

23-062 **Public Open Forum**

Ms K Simmons spoke regarding the planning application for 32 The Avenue, Hambrook.

23-063 **Planning Applications**

23-063.1 CH/22/02975/FUL - Case Officer: Rebecca Perris- extension to respond granted to 17 Feb 23

Mr Richard Cummins Coastway Cottage Drift Lane Chidham West Sussex
Conversion of single dwelling house into 2 no. flats.

One nearest railway line. Parking for 2 cars. 2 x 1 bed very small flats.

SJ Env Health comment hasn't been addressed. Could not support in the absence of that being resolved. Noise and vibration details not been met as yet.

Parish has hardly any one bed apartments.

RESOLVED:

That the Committee neither supports nor objects to this planning application but comments that the information regarding noise and vibration mitigation requested by the Environment Officer be provided.

23-063.2 CH/22/03214/FUL - Case Officer: Rebecca Perris - extension to respond granted to 17 Feb 23

Mr Perryer 32 The Avenue Hambrook Chidham West Sussex

Demolition of existing 1 no. dwelling, and erection of 2 no. dwellings.

RESOLVED:

That the Committee support this planning application with a condition that the drainage issues are addressed.

23-063.3 CH/23/00180/OBG - Case Officer: Jane Thatcher

Synergy Housing Limited

Chas Wood Nurseries Main Road Bosham Chichester

Modify the provisions described in the Section 106 agreement: Deed of Variation of permission 20/01854/OUT. Amendment in respect of mortgagee exclusion clause and first time homes clause.

This application proposed affordable housing for the entire development. The application had subsequently been refused.

23-063.4

23/00024/OUT

Land to the North of Penny Lane Hermitage Southbourne PO10 8HE

Erection of up to 84 dwellings with associated parking, public open space, drainage and alterations to access (all matters reserved except for access).

It was agreed that the committee should wait until Southbourne Parish Council had submitted his response before commenting. It was likely that the restrictions of emerging Local Plan would apply to this application.

23-063.5

CH/23/00216/DOM - Case Officer: Rebecca Perris

Mr & Mrs Johnston Stonecroft Main Road Bosham West Sussex

One and a half storey extension with associated roof works including 2 no. dormers.

Cladding to be added to exterior of the building and composite roofing tiles to replace existing tiling. 1 no. proposed Juliet balcony to southern elevation. Proposed solar panels to eastern elevation. Proposed triple garage/carport with office room above.

RESOLVED:

That the Committee had no objection to this planning application.

23-064

Planning Decisions

23-064.1

CH/22/02176/DOM

Mr & Mrs Goodman Sunset House 7 Brook Meadows Hambrook West Sussex PO18 8FA

Single storey rear/side extension with pitched roof.

PERMIT

23-064.2

CH/22/02273/FUL

Mr M Herridge Orchard Farm, Caravan And Camping Site Drift Lane Chidham West

Sussex PO18 8PP

Demolition of existing 1 no. workshop and creation of 1 no. workshop to north of site access.

PERMIT

23-064.3

CH/22/02617/DOM

Mr. D. Day and Mrs. C. Day Herons Mead Chidham Lane Chidham West Sussex PO18

8TQ

Erection of single storey extension, new bay window, 2 no. new pitch roofs, replacement windows and associated internal and external alterations.

PERMIT

23-064.4

22/002683/DOC

Hawthorne Meadow, Broad Road, Hambrook, Chidham

Discharge of condition 3 from planning permission (to provide Reptile Survey and Mitigation Report).

PERMIT

23-064.5

CH/23/00180/OBG

Synergy Housing Limited Chas Wood Nurseries Main Road Bosham Chichester West

Sussex PO18 8PN

Modify the provisions described in the Section 106 agreement: Deed of Variation of permission 20/01854/OUT. Amendment in respect of mortgagee exclusion clause and first time homes clause.

REFUSE

23-065

Planning Appeals

23-065.1

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

Action: Cllr Towers will contact the Planning Officer re venue.

- 23-065.2 **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
- 23-065.3 **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: No date has been decided as yet.
- 23-065.4 **21/2361/FUL IN PROGRESS**
Cockleberry Farm, Main Rd, Bosham, Chichester
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.
Cllr Towers had circulated a draft response which needed to be received by PINS by 22 Feb 2023.
An exempt report had been considered by the CDC Planning Committee at its last meeting.
Action: Cllr Towers will revise the response as discussed. Clerk to submit to PINS by deadline. Clerk to send PINS link to Cllr Dixon to allow him to comment as a resident.
- 23-066 **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 Moss to speak to CDC Enforcement Officers regarding Land to North of Good View (20/00367/CONBC) and Long Acres (19/00200/CONCOU)..
- 23-067 **Chair's Report**
Willowbrook 21/01910/OUT – The Chair reminded all of the statement made by CDC Planning regarding the emerging Local Plan and the requirement of developers to contribute to a scheme of infrastructure improvements to the A27 road network and that they are taking legal advice on this issue and will respond over the new few weeks. In the meantime, any new major applications for housing will not be determined. The determination date had been set as 28 February. **Action:** Cllr Johnson will contact the Planning Officer to get an update on this process.
- 23-068 **Any Other Business**
CALA Homes – the A4 drawing circulated to residents was not clear. The marketing strategy had been approved and the developer was confident an end user would be found for the shop. The wheel washer was on site but the noise emanated from the street cleaner. The water coming off the site had improved. Cllr Johnson had submitted an enquiry regarding this site to Natural England.
- 23-069 **Date of Next Meeting**
The next meeting of the Planning Committee meeting will take place on Thursday 16 March 2023 at 7:30pm at Chidham Village Hall.

The meeting closed at 8:49pm

Signed by:

Signed: Chairman

Date: