

Draft minutes of the Planning Committee meeting held at Chidham Village Hall on Thursday 20 April 2023 at 7:30pm

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

In attendance: Clerk & RFO
District Cllr P Plant

Members of public: None

Meeting opened at 7:30pm

- 23-081 **Apologies for absence**
Apologies had been received from Cllr B Garrett.
- 23-082 **Declarations of Disclosable Pecuniary Interests**
None.
- 23-083.1 **Notes of the last meeting**
RESOLVED:
That the minutes of the last meeting of the Planning Committee held on 16 March 2023 be agreed as a correct record and signed by the Chair.
- 23-083.2 **Matters Arising**
Minute 23-073 - A further extension has been given to Grey Thatch.
Minute 23-075.2 - Clerk advised that 'Finally disposed of' means that the application has been deleted. This matter will be referred back to Enforcement. There had been no further response from Enforcement. **Action:** Clerk to send a request for information to Shona Archer.
- 23-084 **Public Open Forum**
There were no members of public present.
- 23-085 **Planning Applications**
- 23-085.1 CH/23/00627/DOM - Case Officer: Rebecca Perris
Mr & Mrs Marshall 19 Pynham Crescent Hambrook Chichester West Sussex
Single storey rear extension.
MS went to see the property. Next door neighbours. The Council has going tomorrow to look at it. To make front room bigger.
Resolved: That the Committee has no objection to this planning application and no comment to make.
- 23-085.2 SB/22/00406/FUL
Land adjacent to Plot 8 Priors Leaze Lane, Hambrook
Change of use of 2 no. Travelling showmen plots
Advised that CDC Planning Committee is taking place at 9.30am on 26 April 2023 to held at Chichester College.
The access to this site is in Priors Leaze Lane and a track has been built across the field down behind Hawthorne Meadow. The new site will not be well screened and will be visible from Broad Road.
The Chair had circulated a proposed submission. Cllr Johnson advised that he could attend the Planning Committee meeting and would add comments relating to light pollution, CDC show peoples' policies and the last dark corridor between Havant and the AONB. **Action:** Cllr Johnson to review the Chair's submission and circulate this for further comment.
Action: Cllr Johnson to send final comments to Clerk to circulate to the CDC Planning Committee in advance of the meeting.

23-086 **Planning Decisions**

23-086.1 CH/23/00072/DOM

Cheryl Jones The Gables Scant Road West Hambrook Chidham West Sussex PO18 8UA
Single storey rear and side extension, alterations to existing fenestration including new two storey bay window in front elevation and 1 no. additional roof light and rendering existing garage.
PERMIT

23-086.2 CH/23/00216/DOM

Mr & Mrs Johnston Stonecroft Main Road Bosham West Sussex PO18 8PL 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.
PERMIT

23-086.3 CH/23/00160/FUL

Mr Steve Carver 2 The Avenue Hambrook Chichester West Sussex PO18 8TY
Demolition of existing 1 no. bungalow and garage and construct 1 no. chalet type dwelling.
PERMIT

23-087 **Planning Appeals**

23-087.1 **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 – Emsworth Baptist Church

This has been advertised in the Village Magazine end of April. It will be put on Facebook and has been emailed to the Parish Residents Group and Cllr Johnson's contacts.

A discussion took place on foul drainage, headroom at Southern Water and Beachbuoy data. **Action:** District Cllr Plant will take back query relating to Beachbuoy figures.

The Chair raised the matter of the site being split into two separate planning applications. If this was one site, some 14,000 m² of open space would have been set aside for open space, whereas the two sites individually have 2,672 m² allocated to open spaces.

About 20 people/organisations had registered to speak so far. Cllr Johnson advised that his comments relating to bats had been taken up by the CDC Ecologist.

The Chair advised that the Statement submitted previously would be reviewed with some amendments and circulated for comment. **Action: Chair**

District Cllr Plant advised that she would put her name down to speak re open space requirements.

23-087.2 **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

As above.

23-087.3 **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.

The Council will receive a letter with the date of the hearing and the final date for submissions. This is being held back by CDC until a legal opinion has been received relating to new CIL arrangements under the revised Local Plan.

23-087.4 **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.

The Parish Council had submitted its representation to PINS by the due date 22 Feb 2023. A further submission was made on 22 March 2023.

- 23-087.5 **21/02303/OUT** IN PROGRESS – Caravan and Camping Site, Orchard Farm, Drift Lane, Bosham, Chichester
Outline application (with all matters reserved except Access) for the demolition of caravan repair building, cessation of use of land for caravan storage and removal of hardstandings and erection of 1 no. 4 bed, 3 no. 3 bed, 4 no. 2 bed and 1 no. 1 bed bungalows.
Representations to be received by PINS by 7 April 2023
The submission was agreed electronically and submitted to PINS on 27 March 2023.
- 23-087.6 SB/22/01283/FULEIA
IN PROGRESS
Public inquiry date to be announced
Representations to be received by PINS by 19 May 2023G & R Harris, Main Road, Nutbourne
Demolition and mixed use development comprising 103no. dwellings and a Children's Nursery, together with associated access, parking, landscaping (including provision of wildlife corridor) and associated works.
The applications claim non-determination within the time period. This assumes that there is a potential the application will be refused. CDC now needs to argue why it is a refusal and why it took such a long time to consider.
Action: A response on this application will be prepared for consideration at the next Planning committee meeting on 18 May.
- 23-088 **Planning Enforcement**
No further discussion.
- 23-089 **Chair's Report**
The Chair advised that a request had been received from the agent of Hamcroft, Main Road, Nutbourne, to come to the next meeting to present the adjustments made on their plans. The Clerk had requested a copy of the plans before the meeting.
- 23-090 **Any Other Business**
An official 'Thank You' was given to Cllr Roger Gowlett for his work on this committee.
- 23-091 **Date of Next Meeting**
The next meeting of the Planning Committee meeting will take place on Thursday 18 May 2023 at 7:30pm at Chidham Village Hall.

The meeting closed at 8:30pm

Signed by:

Signed: Chairman

Date: