

Draft minutes of the Planning Committee meeting held at Chidham Village Hall on Thursday 18 May 2023 at 7:30pm

Present: Cllr B Garrett Cllr A Sargent
Cllr M Savory Cllr J Towers (Chair)

In attendance: Clerk & RFO

Members of public: None

Meeting opened at 7:30pm

24-001 **Election of Chair**

Resolved: That Cllr J Towers be elected as Chair.

24-002 **Apologies for absence**

Apologies had been received from Cllrs Dixon and Johnson. Due to Cllr Johnson's appointment to CDC's Planning Committee, he has been advised by the District Council's solicitor that he should come off the Parish Council's Planning Committee.

24--003 **Declarations of Disclosable Pecuniary Interests**

None.

24-004.1 **Notes of the last meeting**

RESOLVED:

That the minutes of the last meeting of the Planning Committee held on 20 April 2023 be agreed as a correct record and signed by the Chair.

24-004.2 **Matters Arising**

None.

24-005 **Public Open Forum**

There were no members of public present.

24-006 **Planning Applications**

24-006.1 23/01024/ADV Case Officer: Eleanor Midlane-Ward

The Barleycorn, Main Road, Nutbourne PO18 8RS

Erection of illuminated and non-illuminated signs to the exterior of the building.

There were nine new LED floodlights required, the replacement of six existing lights and 3 new lights.

Resolved: That the Council object to this application and make the following comments:

- Any lighting should be bat sensitive.
- Query timing of floodlights or whether movement sensitive.
- A condition should be included that the lights will be turned off during pub closing hours.
- A further condition should be included in reference to the dark skies protocol in place at adjacent Maybush Copse.

A further response will be considered by this Council once the response from Chichester Harbour Conservancy has been submitted to CDC.

24-006.2 23-01025/LBC Case Officer: Eleanor Midlane-Ward

The Barleycorn, Main Road, Nutbourne PO18 8RS

Erection of illuminated and non-illuminated signs to the exterior of the building.

Response tied with above.

24-006.3 SB/22/00406/FUL

Land adjacent to Plot 8 Priors Leaze Lane, Hambrook

This application was due to be considered by CDC's Planning Committee on 25 May 2023.

Resolved: That the response written by Cllr Johnson be submitted to CDC to be considered at the meeting – attached at Appendix 1.

24-007 **Planning Decisions**

None.

24-008 **Planning Appeals**

24-008.1 **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.

Public Inquiry: 15 May to 16 June 2023 – Emsworth Baptist Church

24-008.2 **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.

Public Inquiry: 15 May to 16 June 2023

24-008.3 **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.

Virtual Hearing: No date has been decided. A legal opinion is awaited by CDC.

24-008.4 **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. A decision was awaited.

24-008.5 **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.

The Parish Council had submitted its representation to PINS. A decision was awaited.

24-008.6 **SB/22/01283/FULEIA IN PROGRESS**

G & 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.

Public inquiry date to be announced

Resolved: That the Parish Council submit a representation to PINS by the deadline of 19 May 2023 – attached at Appendix 2.

24-009 **Planning Enforcement**

The update on the Land North of Good View enforcement/planning matter was discussed.

24-010 **Chair's Report**

The Chair advised that CDC had delayed making a decision on the application relating to 30 homes at Land North of Aviary Close, East of Hambrook Hill South until the legal opinion was received.

24-011 **Any Other Business**

Training – Cllr Sargent will consider June Planning training dates and refer to the Clerk.

24-012 **Date of Next Meeting**

The next meeting of the Planning Committee meeting will take place on Thursday 15 June 2023 at 7:30pm at Chidham Village Hall.

The meeting closed at 8:03pm

Signed by:

Chairman

Date.

CDC PLANNING COMMITTEE AGENDA ITEM 9

22/00406/FUL Change of use of land for 2 no. travelling showmen plots. Land Adjacent to Plot 8, Priors Leaze Lane, Hambrook

The officers recommend this application should be permitted. We request this agenda item is postponed for further consideration. The decision needs to be fair, and seen to be fair, to all parties.

Need

The first issue is the need for two additional plots. This appears to be reasonably established in general terms – something we accept on trust. However, there are queries to be considered.

1. Does this application for two pitches meet the immediate need? How many families need accommodation? How many accommodation caravans will there be?
2. How will long-term need be met? Will there be pressure for further development on this site?

Location

The site is in the Parish of Southbourne within the 'Rest of Plan' area. The site is immediately to the west of the settlement boundary of Chidham and Hambrook. There are show people families nearby. So is this the right location for the plots?

The access track of approx 500m should be added to the distances mentioned in the report.

The proposed site of the accommodation is at the far south-east end of the site, quite distant and isolated from other show people accommodation. We think it should be located nearer the other accommodation areas. At its closest point, (SE Corner) the site is approx. 30m from the nearest housing in Chidham & Hambrook (Hawthorne Gardens).

How will the part of the plots not occupied by accommodation or funfair storage be used in future? Although screened with trees and shrubs, depending on how this land is used other residents will have concerns about light, noise and potential privacy intrusion. From a sustainability standpoint, residents' journeys will be by car or larger vehicle. The plots are remote from public transport.

Access.

The track was built without planning consent. Enforcement action was started, but not concluded. Changes have been promised. The planning system depends on the law, and enforcement of the law. We depend on the Council and planning inspectors to maintain the integrity of the system. It is not clear what signal is given by granting permission for this application.

Environment

The principal environmental concerns are:

1. Intrusion into the proposed Nutbourne Hambrook Wildlife Corridor.
2. Concerns about damage to watercourses, hedgerows

Other issues include: Sustainability of the location and the broader impact of light pollution.

Local eco infrastructure provides commuting routes, food and shelter for a variety of

creatures between the South Downs National Park and the Chichester Harbour AONB. The main artery of the Wildlife Corridor is the Ham Brook chalk stream. Dormice, a rare, threatened mammal, are present. The chalk stream runs to the west of Priors Leaze Lane but the width of the corridor is important.

Light pollution: This is an incremental issue. Dark skies support connectivity, biodiversity, and the AONB and SDNP habitats. The appendix shows a map of light pollution from Havant to Chichester

Conclusion:

This planning application, and queries raised, need further consideration.

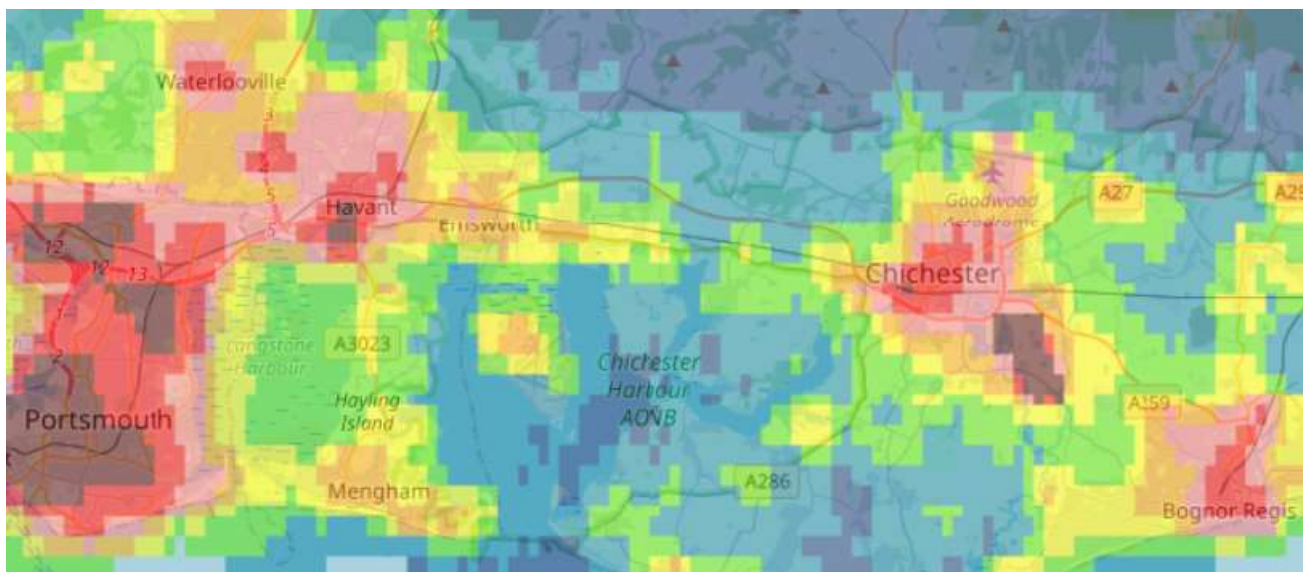
Any constraints and explanation of how they will be assured must be clear beyond reasonable doubt.

The applicant families and residents must be given fair treatment by the committee.

Our Parish Council requests that the Committee should ask for more time to make this decision.

Appendix 1

CPRE Map of light pollution:



When you get your eye in, you see that the only gap in the light pollution pattern between Chichester and Havant/Emsworth is in the area of Chidham & Hambrook.

In this area we are fortunate to have many rare and protected bats, including one of the rarest bats in the country, the Western Barbastelle, which commutes from the South Downs to the AONB. It is light averse but has been detected along the Ham Brook.

**SB/22/01283/FULEIA
Response to PINS 19 May 2023**

Chidham and Hambrook Parish Council have taken note of all the changes/improvements to this Planning Application. Whilst we appreciate the applicant has made improvements to the plans we still have to object due to various factors. Firstly, the rare Ham Brook runs through this application so it could potentially put the Brook at risk if approved. We also agree with Natural England's concern reference the significant effect this application could have on both Chichester and Langstone Harbour. The area of this application is prone to flooding. The Hambrook Wildlife Corridor must be protected from all large developments.