

Draft minutes of the Planning Committee meeting held at Chidham Village Hall on Thursday 15 June 2023 at 7:30pm

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

In attendance: Clerk & RFO

Members of public: Mr M Dougherty, resident
Mr Ronan Mellett – Rego Property, Mr Alan Coleman – Rego Property,
Mr Richard Mason – Crowther Associates Architects, Mr Peter Young
– Dowsett Mayhew Planning Consultants

Meeting opened at 7:30pm

24-013 **Apologies for absence**
All members were present.

24-014 **Declarations of Disclosable Pecuniary Interests**
None.

24-015.1 **Notes of the last meeting**
RESOLVED:

That the minutes of the last meeting of the Planning Committee held on 18 May 2023 be agreed as a correct record and signed by the Chair.

24-015.2 **Matters Arising**
None.

24-016 **Public Open Forum**

Mr Mellett and colleagues explained the revised plan which had been drawn up as a result of consultation with local residents and other consultees including the Parish Council. They had put in a planning application for a screening opinion on whether an EIA was required (SB/23/01101/EIA). The property number had been reduced from 149 to 140 and the flats changed to two and three bed houses.

The access had been changed and the boundary to the rear of the site had been increased to allow more greening and tree retention. A number of play areas had been included for different age groups. The Housing Officer at CDC had requested the inclusion of some maisonettes instead of houses. Discussions were being held with Hyde Housing to work through the affordable and shared ownership options. There would be no market properties on this site. A meeting had been requested with Network Rail regarding a report about the footpath over the railway to the rear of the site.

Mr Dougherty, who lives next door to the Willowbrook site had concerns regarding flooding in the area. He gave an overview of the issues experienced including the flow of the flooding and proposals on the Willowbrook application which do not address mitigation measures to deal with the flooding. The Chair advised that the Parish Council could bring this to the attention of the CDC Officer responsible for ditches/flooding and to the Parish Council Ditch Warden.

24-017 **Planning Applications**

24-017.1 **CH/23/01097/REM** - Case Officer: Martin Mew (Wk 21)

Mr & Mrs S Allen Land South Of Springfield Hambrook Hill South Hambrook Chidham Application for the approval of all reserved matters (access, appearance, landscaping, layout and scale) following outline planning permission CH/20/01139/OUT for the erection of 1 no. 3 bed dwelling in garden to south of existing house.

The Parish Council had previously objected to this application and, as this matter only related to reserved matters, no further comment would be made.

- 24-017.2 **SB/23/00942/FUL** – Case Officer: Jane Thatcher
 G & R Harris, Main Road, Nutbourne Chichester PO18 8RL
 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.
 Resolved: That the Parish Council supports Southbourne Parish Council and objects to this planning application as per attached Appendix 1.
- 24-018 **Planning Decisions**
 None.
- 24-019 **Planning Appeals**
- 24-019.1 **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
 The last 3 days have been adjourned to 24/25/26 July 2023. Closing submissions will take place on 26 July along with the site visit.
- 24-019.2 **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.
 As above
- 24-019.3 **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: Suggested date 25 July 2023
- 24-019.4 **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.
 Written representation. The Parish Council had submitted its representation to PINS. A decision is awaited.
- 24-019.5 **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.
 Written representation. The Parish Council had submitted its representation to PINS. A decision is awaited.
- 24-019.6 **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
 A representation was submitted to PINS on 19 May 2023.
- 24-019.7 **BO/21/00571/FUL** IN PROGRESS
 Land North of Highgrove Farm, Main Road, Bosham
 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)
 Public Inquiry: date to be announced
 Representations to be received by PINS by 4 July 2023.
Action: Chair to circulate a draft response for agreement by by email. **Action:** Clerk to submit to PINS by 4 July.

24-020 **Planning Enforcement**

Nothing to report.

24-021 **Chair's Report**

The Chair reported a call which she had received from someone who wished to buy the property at the top of Cot Lane. He had asked permission to come and talk to the next Planning Committee meeting in July.

A request had been received from Paul White of Smith Simmons requesting to attending the next Planning Committee meeting to discuss their proposals for the Coxes Farm site.

The CALA Homes meeting was confirmed for 5 July mid-day. The Chair asked all to pass their questions to her so that she could collate a list to send to CALA Homes in advance of the meeting. **Action: all**

The recent CDC Planning Committee meeting was discussed and the Chair advised that she was going to write to CDC (Chair, Cabinet Member for Planning, Leader and Chair of the Planning Committee) with her view of the issues experienced which were discussed. **Action: Chair, Clerk to despatch.**

24-022 **Any Other Business**

Willowbrook – the latest update on the portal referred to a new improved pedestrian pavement on Priors Leaze Lane. The location of this pavement was discussed.

24-023 **Date of Next Meeting**

The next meeting of the Planning Committee meeting will take place on Thursday 20 July 2023 at 7:30pm at Chidham Village Hall.

The meeting closed at 20:44pm

Signed by:

Chairman

Date.

SB/23/00942/FUL – G & R Harris, Main Road, Nutbourne, Chichester

The Parish Council fully supports the objections made for this application by both Southbourne Parish Council and Chichester Harbour Conservancy.

- It is contrary to policies in the emerging Local Plan and the Sustainability Appraisal that opposes development along the Hambrook and Strategic wildlife corridors. Grays Ecology report commissioned in 2020 by CDC concludes 'The Ham Brook corridor represents a narrow and very vulnerable wildlife artery, which if compromised, **even in a small way**, is likely to have a devastating effect upon bats and the wider ecology within the locality. This would be especially damaging for the protected environments of Chichester and Langstone Harbour.'
- The wildlife corridor provides a foraging and commuting route for a comprehensive bat network, including rare species and habitats for water voles, which would be damaged by the addition of 100 homes, with associated lighting and predating pets
- There is insufficient attention given to the prospect of flooding downstream in School and Farm Lanes. The site is in flood risk areas 2/3
- Sewage capacity has been based on dry weather flows rather than wet weather, which is unreliable and uncertain in the light of climate change.
- It is outside the defined settlement boundary and erodes the gap between Southbourne and Nutbourne.
- It is not yet decided if the calculation for affordable homes will be on the basis of green field developments (30%) or brownfield (20%). The houses will be built on green field. This development should deliver the full 30% notwithstanding increased contributions to the A27.