

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

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

In attendance: Cllr S Johnson, District Cllr
Clerk & RFO

Members of public: Mrs K Aldred, Mr B Bridgman and one other member of the public
Ms K Simmons, Smith Simmons & Partners and Ms L Brown, Elivia Homes

Meeting opened at 7:30pm

24-024 **Apologies for absence**

The Chair welcomed all to the meeting. Cllr Sargent had given his apologies.

24-025 **Declarations of Disclosable Pecuniary Interests**

None.

24-025.1 **Notes of the last meeting**

RESOLVED:

That the minutes of the last meeting of the Planning Committee held on 15 June 2023 be agreed as a correct record and signed by the Chair.

24-025.2 **Matters Arising**

None.

24-026 **Public Open Forum**

Ms Simmons and Ms Brown gave a presentation on the proposed application for Coxs Farm on Broad Road. Elivia Homes had taken over from Seawards. They were aware of the outstanding Appeals and the progress of our Neighbourhood Plan and want this application to be plan-led and not to be submitted as a speculative application.

Ms Brown advised that they had an option on the Broad Road nursery site in addition to Coxes Farm land. They undertook to engage fully with the Parish Council and residents further down the line.

The Chair advised that our understanding with regard to Policy A12 was that 300 homes were allocated to the parish, 144 were built/allocated, leaving 156 homes remaining to be built. The current Appeals needed to be taken into account in this figure.

With the agreement of the Chair three residents raised issues and asked questions of the two representatives.

24-027 **Planning Applications**

24-027.1 CH/23/00965/FUL - Case Officer: Rebecca Perris (Wk 25) (extension agreed to 21 July)

Mr M Hopkins Paddock View Drift Lane Bosham Chichester

Part retrospective application for erection of stables and associated hard standing for private use. O.S. Grid Ref. 479618/106312

Resolved: That the Parish Council has no objection to this planning application and no comment to make.

24-027.2 CH/23/01024/ADV – Case Officer: Eleanor Midlane-Ward (extension agreed to 21 July)

The Barleycorn, Main Road Nutbourne PO18 8RS

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

This was a revised application where the LED lighting had been reduced from 9 to 6.

Chichester Harbour Conservancy had objected to this application. As a listed building it was considered that the building's original features should be retained.

Resolved: That the Parish Council objects to this revised application on the basis that there is excessive lighting in an area adjacent to an Area of Outstanding Natural Beauty (AONB) and Dark Sky Discovery Site at Maybush Copse; and due to the impact on bats commuting, roosting and foraging in the wildlife corridor including rare barbastelles which are light averse.

- 24-027.3 CH/23/01164/REM – Case Officer: Jane Thatcher (Wk 26) (extension agreed to 21 July)
Chas Wood Nurseries, Main Road, Bosham PO18 8PN
Application for the approval of remaining Reserved Matters of Appearance, Landscaping, Layout and Scale following outline planning permission CH/20/01854/OUT (APP/L3815/W/22/3299268) for 26 no. dwellings with access, public open space, community orchard and other associated works.
The comment was made that all larger houses have no more than one bathroom.
Resolved: That the Parish Council has no objection to this planning application as long as the Mitigation and Environmental Strategy and Sustainability Statement are provided and approved by the Environmental Strategy Unit.
- 24-027.4 22/01410/OUT – Case Officer: Kayleigh Taylor (deadline for response 21 July)
Land North Of Aviary Close, East Of Hambrook Hill South Hambrook Chidham West Sussex
Outline planning application (with all matters reserved except access) for the erection of up to 30 dwellings (Use Class C3), public open space, parking, drainage and associated infrastructure, landscape, ancillary and site preparation works
To consider the Ecology Report following our objection made on 3 August 2022.
Resolved:
That the Parish Council maintains its previous objection and comments further as follows:
1. Absence of an acceptable Flood Risk Assessment and Drainage Strategy.
2. Lack of information on determining the impact on Chichester Harbour SSI and Cocking and Singleton Tunnels SAC.
3. Lack of evidence that a suitable alternative location for nutrient mitigation can be secured.
4. Insubstantial buffer to the wildlife corridor the site sits within.
5. Ecological Technical note is inconsistent with the bat survey carried out and is in contradiction with it.
3.18 of the Bat Survey concludes that Barbastelle bats may have been under recorded because of their low amplitude calls being more difficult to detect and not always picked up. But 2.8 of the Ecological Technical Note concludes that the site does not form a significant foraging resource for the species or a key commuting corridor.
The two documents give contradictory information on the equipment used. 3.14 of the Bat Survey states that 2 static detectors were deployed in 11 locations, 2.7 of the ETN states that 11 detectors were used.
There is a lack of consistent evidence of the consideration of the impact the development would have on the Barbastelle bat population.
- 24-027.5 CH/23/00993/DOM – Case Officer: Emma Kierans (Wk 29)
Drifters Reach, Drift Lane, Bosham, Chichester PO18 8PR
Single storey rear extension, replacement front porch, change of external materials, new wall and gates to entrance and internal alterations.
Resolved: That the Parish Council has no objection to this planning application and no comment to make.
- 24-028 **Planning Appeals**
- 24-028.1 **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.
- 24-028.2 **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

- 24-028.3 **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: 25 July 2023 Cllr Towers attending.
- 24-028.4 **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.
- 24-028.5 **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.
- 24-028.6 **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.
The Parish Council had submitted its representation to PINS on 19 May 2023.
Public inquiry: 11 July 2023. A decision is awaited.
- 24-028.7 **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)
The Parish Council had submitted its representation to PINS on 17 July 2023.
Public Inquiry: date to be announced (It is anticipated that the enquiry will start on 3 Oct 2023).
- 24-029 **Planning Enforcement**
Nothing to report.
- 24-030 **Chair's Report**
The Chair had nothing to report.
- 24-031 **Any Other Business**
The Chair raised an issue which had been reported to her regarding a noise complaint and a possible enforcement matter. The complainant would be requested to write in to the Parish Council to ask us to investigate.
The date of the November meeting of this Committee needed to be moved as the hall was not available on Thursday 16 November. Tuesday 14 November was suggested as a suitable date. **Action:** Chair to check hall bookings.
- 24-032 **Date of Next Meeting**
The next meeting of the Planning Committee meeting will take place on Thursday 17 August 2023 at 7:30pm at Chidham Village Hall.

The meeting closed at 8:30pm

Signed by:

Chairman

Date.