

Minutes of a Planning meeting of Chidham and Hambrook Parish Council held on 21 March 2024 at 7.30pm in the Chidham Village Hall.

Present: Mr G Dixon, Mr B Garrett, Mrs M Savory, Mrs J Towers (Chairman)

In attendance: Mrs C Smith (Clerk), Ms V Turnbull (Aster Housing) Mr S Johnson (CDC)

1. Apologies for absence

Apologies for absence were received and accepted from Cllr Sargent.

2. Declarations of Interests

None.

3. Minutes of the Planning Meeting held on 18 January 2024

On a proposal from Cllr Towers, it was **RESOLVED** that the Minutes of the Planning Meeting held on 18 January 2024, be confirmed as a true and correct record of the meeting and they be signed by the Chairman.

4. Public Open Forum

Ms Turnbull advised that they had been asked to speak to the Parish Council by the Planning Officer at the District Council. When Aster Housing purchased the site, it had outline planning permission. Aster Housing decided it would be better to change the two 'First Homes' dwellings to shared ownership status. Originally this was supported by the Housing Team (CDC) then subsequently refused. Ms Turnbull stated that they had been told that if the Parish Council supported the change (as a Deed of Variation) this would be accepted by the District Council.

Ms Turnbull reported that the current Section 106 requirement was for 2, two bed first homes. Aster Housing felt that this was not affordable for first time buyers and shared ownership housing was more accessible and affordable. Additionally, they would change the tenure mix by allocating a further 2, one-bedroom properties for affordable social rent.

Ms Turnbull stated that First Homes were not classified as affordable by Homes England and therefore grant funding for these homes was not available. An explanation was given on the differences in costings for First Homes and Share Ownership properties.

There was concern by the Planning Committee that there had been no communication directly from the Planning Officer about the request for support for the Deed of Variation.

It was agreed that there was no issue with the change of two Shared Ownership properties being change to affordable rent properties.

It was agreed to come back to Ms Turnbull on the request for support for the change of the First Homes to Shared Ownership properties.

Ms Turnbull left the meeting.

5. Planning Applications

[23/02730/REM - Land at Flat Farm, Hambrook](#)

Approval of Reserved Matters Application following permission 20/03378/OUT, relating to appearance, landscaping, layout and scale for development comprising of 30 no. dwellings.
REVISED PLANS 13 March 2024 and 19 March 2024

It was noted that there had been changes to the lighting scheme and one bungalow has now changed to three.

Now the scheme contains 6 four-bed houses, 9 three-bed houses. Concern was raised that there is more demand for one and two bedroom houses. It was agreed that there was a need for more

bungalows. There was still no landscaping on the western side backing on to existing back gardens. The number of light bollards was excessive.

AGREED RESPONSE: The Parish Council would comment as follows:

Schedule of Accommodation

The only change is that two of the 3 beds have been replaced by 2 beds. This still leaves over 50% being 3 and 4 bed dwellings, with 4 beds representing almost 25%. We know that the parish has an oversupply of larger houses and that this mix is not required. We would like to see fewer 3 and 4 bed dwellings, particularly the 4 beds. We would also like to see tenure as the option for much needed social rented is, unfortunately, not available. Are any of them to be First Homes?

Housing Type

We welcome the addition of two bungalows but would have liked to see Plots 1,2 and 3 as single-story dwellings to avoid the domination of the open skyline behind the existing bungalows.

Landscaping

We are disappointed to see there is no soft landscaping on the western boundary line to provide a buffer between the gardens of the existing bungalows and the gardens of the new dwellings.

Lighting

We are pleased to see bollard lighting rather than overhead columns, however we feel the number is excessive. There are 30 houses and 39 bollard lights. Given that each house also has a sensor motion downlighter we don't think the number of bollards is justified and will lead to excess light pollution. WE have already seen in another new development in the parish how damaging an excess of this type of lighting is. Given that this is close to a wildlife corridor it is essential that lighting is kept to a minimum. Even with half the number it would still be sufficient.

[24/00491/DOM – Steddles, Main Road, Nutbourne](#)

Side and front single storey garage extension.

Although this was a large extension and there was concern about the size. It was agreed to make no comment.

AGREED RESPONSE: The Parish Council has no comments to make.

[24/00449/TPA - 9 Hazel Copse, Hambrook](#)

Reduce height by 4m and reduce widths by 3m (back to previous pruning points) on 1 no. Grey Poplar tree (T7) subject to CH/08/00135/TPO.

AGREED RESPONSE: The Parish Council has no objection to this application.

[24/00451/FUL - Plot A Pond Farm, Newells Lane](#)

Use of land for the stationing of a caravan for residential purposes and construction of a utility building.

It was noted there had been 26 previous applications. The site already has planning permission for two static and two touring caravans. This application seeks a change to three 3 static caravans and a utility building but will lose the touring caravans.

AGREED RESPONSE: The Parish Council has no objection to this application. It would however request that there is a planning condition imposed that confirms that the utility building can never be used for residential accommodation.

[24/00004/DOM - Orchard House, Cot Lane, Chidham](#)

Demolition of garage, partial demolition of west sector and reconfiguration of existing dwelling. Erection of detached store. Extensions to south and west elevations with various alterations including new porch.

It was noted that the Conservancy was happy with the application.

AGREED RESPONSE: The Parish Council has no objection to this application.

Chas Wood Nurseries, Main Road, Bosham

To consider a request for approval from the parish for the removal of the requirement to provide First Homes within the S106 and replace with the requirement to provide these units as Shared Ownership tenure. Approval of delivery of 2 x 1beds for affordable/social rent within the remaining 18 homes'

Having had detailed discussions with the representative from Aster Housing, it was agreed to speak to the Planning Officer about this application for a better understanding of what was being proposed.

6. Out of parish applications

None.

7. Planning Decisions and updates on pending applications

CH/23/02721/DOM – Stonecroft, Main Road, Bosham

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 (amendments to permission

CH/23/00216/DOM).

PERMIT

CH/23/01164/REM - Chas Wood Nurseries, Main Road, Bosham

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.

PERMIT

CH/23/02450/DOM - Barn Cottage, Main Road, Nutbourne

Proposed installation of solar panels to the East and West facing roofs.

PERMIT

CH/23/02718/FUL - Appleton House Farm, Drift Lane, Bosham

Change of use of detached garage, store with games room over to 1 no. 3 bed dwelling - (variation of Condition 2 of Planning Permission CH/20/00593/FUL for a new ground floor door and window on north elevation).

PERMIT WITH S106

8. Planning appeals

None to note.

9. Planning Enforcement

None to note.

10. Date of the next meeting

The next Planning meeting is schedule for 18 April 2024.

Signature: _____ Date: _____
Chairman, Chidham and Hambrook Parish Council – Planning Committee