

Minutes of a Planning meeting of Chidham and Hambrook Parish Council held on 18 April 2024 at 7.30pm in the Chidham Village Hall.

Present: Mr G Dixon, Mr A Sargent, Mrs M Savory, Mrs J Towers (Chairman)

In attendance: Mrs C Smith (Clerk), 1 member of the public

21/24P Apologies for absence

None.

22/24P Declarations of Interests

None.

23/24P Minutes of the Planning Meeting held on 21 March 2024.

On a proposal from Cllr Towers, it was **RESOLVED** that the Minutes of the Planning Meeting held on 21 March 2024, be confirmed as a true and correct record of the meeting and they be signed by the Chairman.

24/24P Public Open Forum

A member of the public spoke about Grey Thatch. Work has been undertaken with neighbours and the Conservancy. They are aware that the application site is very visible around the harbour but are happy that the application is now suitable for the area.

The Conservancy is going to register a holding objection relating to the red line. It was noted that the plans would be redrawn showing the red line the house side of the footpath, with the land the otherside of the footpath being outlined in blue.

It was reported that the proposed changes would not bring this any higher than the house next door.

There were some discussions with the member of the public regarding the height of the proposed building relative to the existing building.

It was reported that the Environment Agency has objected and the Agent has gone back to the drainage engineer to address the issues raised.

25/24P Planning Applications

[24/00664/FUL - Grey Thatch, Harbour Way, Chidham](#)

Replacement dwelling, remodelling of existing garage to ancillary accommodation for use in connection with the host house, outbuilding, alterations to ground levels and associated works.

There was concern that the silhouette of the proposed dwelling shows a 39% increase against guidelines of 25%. This makes this quite dominating from both roadway and harbour.

AGREED RESPONSE: Chidham and Hambrook Parish Council wishes to register a holding objection to this application which may be removed if –

- The red line is reduced to exclude that portion south of the WSCC public footpath No. 227, with the blue line accordingly adjusted
- None of the additional outbuilding should be converted into further habitable accommodation and remain ancillary to the main dwelling.
- That a revised Flood Risk Assessment is provided to address the concerns raised by the Environment Agency.

1 member of the public left the meeting.

[24/00523/DOM - Drifters Reach, Drift Lane, Bosham](#)

Demolish existing single storey garage/workshop and replace with new garage/workshop to ground floor with addition of second floor to accommodate new gymnasium/office/games room and shower room.

The neighbouring objections were noted. Given the site of the dwelling was north of the objectors property the overshadowing was not thought to be an issue.

AGREED RESPONSE: No objection

[24/00784/FUL – Springfield, Hambrook Hill South, Hambrook](#)

Erection of 1. no 3 bed dwelling.

The site sits outside the settlement boundary. It was noted that a previous application on the same site had been permitted.

AGREED RESPONSE: Chidham and Hambrook Parish Council objects to this application for the following reasons.

- The site lies outside the settlement boundary
- The site lies in an isolated countryside location.
- The application is contrary to NPPF Para 79: Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply: None of the circumstances listed apply.
- It is contrary to the Local Plan Policy 45: Within the countryside, outside settlement boundaries, development will be granted where it requires a countryside location and meets the essential, small scale and local need which cannot be met within existing settlements. Hambrook is designated a rural area, there is no such need for a countryside location and the site is in an isolated position within the village.
- It is contrary to the Interim Housing Position Statement 6.2.1 The site boundary in whole or in part is contiguous with an identified settlement boundary as approved in the adopted development plan (i.e. at least one boundary must adjoin the settlement boundary or be immediately adjacent to it). Where a proposal is separated from the settlement boundary by road, railway line, cycle path or pedestrian footpath, it will meet this criterion where it is shown be sustainable and integrated with the settlement it adjoins.

CH/24/00636/FUL - Plot A Pond Farm, Newells Lane, West Ashling

1 no. additional travellers caravan pitch consisting of 1 no. mobile home and 1 no. touring caravan and associated works.

It was noted that the approved Block Plan was a blank document. Additionally, the Block Plan and Proposed Block Plans were identical.

AGREED RESPONSE: Chidham and Hambrook Parish Council is unable to comment on this application for the following reasons.

- The approved block plan is showing as a blank document.
- Both the Block Plan and Proposed Block Plans are identical.

CH/24/00721/DOM - 32 The Avenue, Hambrook

Addition of single storey extension with dormer roof accommodation above plus new garage with dormer roof above.

It was noted that a previous application to knock down the existing dwelling and replace it with two small houses had been withdrawn.

AGREED RSPOSE: Chidham and Hambrook Parish Council objects to this application. The proposed roofline is over 2m higher than the existing dwelling. The side extension along with the additional height of the new roofline makes the proposed development disproportionate to the neighbouring properties.

26/24P Out of parish applications

None to note.

27/24P Planning Decisions and updates on pending applications

CH/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.

PERMIT

28/24P Planning appeals

None reported.

29/24P Planning Enforcement

None reported.

30/24P Date of the next meeting

The next Planning Committee meeting is scheduled for 16 May 2024.

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