**­­­­­Draft** minutes of the Planning Committee meeting held on Thursday 18 August 2022 at 7:30pm

**Present:** Cllr S Bramwell Smith Cllr B Garrett Cllr R Gowlett Cllr S Johnson Cllr M Savory Cllr J Towers (Chair)

**In attendance:** Clerk & RFO

**Also in attendance:** District Cllrs A Moss and D Rodgers

**Members of public:** None

*Meeting opened at 7:30pm*

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| 23-001 | **Election of Chair**  This committee was requested to elect a Chair as this was the first meeting of the Planning Committee (face to face) since April 2021. Cllr J Towers was duly elected as Chair. |
| 23-002 | **Apologies for absence**  There were no apologies. |
| 23-003 | **Declarations of Disclosable Pecuniary Interests**  None |
| 23-004 | **Notes of the last meeting**  **RESOLVED:**  That the notes of the last meeting of the Planning Committee held on 21 April 2021 be agreed as a correct record and signed by the Chair. The notes of the Advisory Group to the Planning Committee held on 21 July 2022 were noted. |
| 23-005 | **Public Open Forum**  There were no members of public present. |
| 23-006 | **Planning Applications** |
| 23-005.1 | [CH/22/02032/EIA](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?keyVal=RG57QTER12Q00&activeTab=summary)  Land At Coxes Farm, Broad Road, Hambrook, Chidham, West Sussex,  EIA Screening Opinion for the proposed development comprising approximately 185 dwellings with associated open space, roads/cycleways and pedestrian footpaths, farm shop and work hub commercial centre with car parking, landscaping, and wildlife corridor on land at Coxes Farm Broad Road Hambrook  **RESOLVED**: That the committee reiterate the comments made by the District Cllrs and confirm that we wish an EIA to be carried out. |
| 23-006.2 | [CH/22/01912/DOM](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RFKE7QERJB200)  The Bungalow Main Road Chidham West Sussex PO18 8TP  Proposed single storey side extension and alterations.  **RESOLVED**: That the committee had no objection to this planning application and no comment to make. |
| 23-006.3 | [CH/22/01929/FUL](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?keyVal=RFO3LQERJCY00&activeTab=summary)  Woodlands, Drift Lane, Chidham, PO18 8PR  Replacement dwelling and associated landscaping (Variation of conditions 2 and 4 of permission 19/02643/FUL – amended design and materials)  **RESOLVED:** That the committee had no objection to this planning application and no comment to make. |
| 23-006.4 | CH/22/00026/FUL  Hawthorne Meadow Broad Road Hambrook  Installation of a circular footpath and picnic area with benches on Hawthorne Meadow.  The Clerk had received an update from the Planning Officer asking for our comments on their approval of the application subject a condition on the application in relation to the reptile survey. The Clerk asked CDC to go ahead on this basis. |

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| 23-007 | **Planning Decisions** |
| 23-007.1 | [CH/21/01859/ELD](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QUN0NFERJHT00)  Mr & Mrs Evans  Land South Of Grey Thatch Harbour Way Chidham PO18 8TG  Existing lawful development certificate for land south of the existing dwelling used as a residential garden for more than 10 years.  PERMIT  There had been some development on this with a resident, Mr M McBride, having written to the Planning Officer. An application for the sea wall would no doubt follow this. District Cllr Moss advised that this had stalled as some information was yet to be received from the consultees. The removal of the right of way had been withdrawn by the previous owner. |
| 23-007.2 | [CH/22/01324/DOM](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RC6I8IER0ZU00)  Mr And Mrs Morley The Elms Cot Lane Chidham Chichester West Sussex PO18 8SP Demolition of existing and construction of enlarged replacement single storey side extension.  PERMIT |
| 23-008 | **Planning Appeals** |
| 23-008.1 | 20/03378/OUT **IN PROGRESS**  Case Officer: Andrew Robbins  Informal hearings  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. |
|  | This extension will expire on 20 September 2022. |
| 23-008.2 | 20/03320/OUTEIA **IN PROGRESS**  Case Officer: Jane Thatcher  Public Inquiry 23 August 2022  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.  This appeal, and the following, had been postponed to January 2023. Our response regarding the areas relating to land supply and sewage may change during this time. It was suggested that the Parish Council should write a letter to CDC with their experience of the first day of the Appeal. |
| 23-008.3 | 20/03321/OUTEIA **IN PROGRESS**  Case Officer: Jane Thatcher  Public Inquiry 23 August 2022  Land North of A259 Flat Farm Main Road Chidham West Sussx  Outline planning application (with all matters reserved except access) for up to 68 no. dwellings and provision of associated infrastructure. |
|  | Postponed to January 2023. |
| 23-008.4 | 20/01854/OUT **NEW APPEAL**  Case Officer: Jo Prichard  Informal hearings  Chas Wood Nurseries Main Road Bosham PO18 8PN  Outline permission for 26 no. dwellings with access, public open space, community orchard and other associated works (with all matters reserved except for access). Informal Hearings  The deadline for response was 18 August 2022 and the Clerk had submitted the Parish Council’s response on 17 August 2022. Cllrs Bramwell Smith and Gowlett indicated that they could attend. |
| 23-009 | **Planning Enforcement**  The Clerk had received notification of an enforcement notice in relation to Land at Long Acres, Drift Lane, Chidham and this had been circulated to the committee. The notice would take effect on 29 September 2022 unless an appeal was made against it beforehand.  Land North of Good View – the Clerk had received no response to her request for an update on this enforcement matter. |
| 23-010 | **Report**  The Chair gave an update on the sewage issue experienced on Chidham Lane. She had tried to log this with Southern Water but had no luck. A discussion ensued on the location of the sewers in Chidham and whether a map was available. It was not clear whether the Conservancy were aware of this. |
| 23-011 | **Any Other Business**  It was noted that the County Cllr, Mr A Kerry Bedell, had sent a note to Chichester Observer regarding the outcome of the first day of the Appeal. |
| 23-012 | **Date of Next Meeting**  The next Planning Committee meeting will take place on Thursday 15 September 2022 at 7:30pm at Chidham Village Hall. |

The meeting closed at 20:28pm

Signed by:

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Signed: Chairman Date: