

**Minutes of the Planning Committee meeting of Chidham & Hambrook Parish Council held at Chidham Village Hall on 10<sup>th</sup> October 2017 at 7.00 p.m.**

**Present:** Cllr Andy Collins (Chairman) Cllr Ina Littlefield  
Cllr Cliff Archer Cllr Jacky Sheppard  
Cllr Geoffrey Hyde Cllr Jane Towers

**Also present:** The Clerk: Caroline Davison

**191.17 Apologies for absence**

All Members of the Planning Committee were present.

**192.17 Declarations of Disclosable Pecuniary Interests, if any:**

- a) There were no declarations of interest
- b) There were no dispensation requests

**193.17 Minutes of the Planning Committee held on 19<sup>th</sup> September 2017**

Resolved that the Minutes of the Planning Meeting held on 19<sup>th</sup> September 2017 be approved as a correct record and signed by the Chairman.

**194.17 Election of Vice Chairman**

Cllr Ina Littlefield was elected as Vice-Chairman of the Planning Committee until the end of the municipal year.

**195-17 Open Forum**

There were no public representations.

**Planning Applications**

**196.17 CH/17/02254/FUL**

Jutland House, Kiln Drive Hambrook PO18 8FJ

Change use of existing vacant building to 8 no. apartments (5 no. 2 bed, 3 no. 1 bed) on ground, first and second floor, with flexible A1/B1/D1 use on one half of the ground floor, including elevational alterations, parking and landscaping.

Representatives of the Parish Council Planning Committee and the Clerk met with Naomi Langford, the Planning Officer from Chichester District Council in charge of this planning application and Sam Stone from Taylor Wimpey for a site visit at Jutland House on 4<sup>th</sup> October 2017.

Further to the site visit and also representations and discussions from the previous Planning Committee Meeting held on 19<sup>th</sup> September 2017 the Planning Committee considered its response to this planning application CH/17/02254/FUL .

It was determined that the Parish Council raises no objection to the change of use of Jutland House to eight residential flats on half the ground floor and the whole of the first and second floor with retention of half the ground floor for commercial use.

The Parish Council however would like to see a lift installed within the lift shaft which has already been installed in the property. The Parish overall has a housing requirement for one and two bedroomed properties which are suitable for occupation by the elderly, those with disabilities, those with mobility problems and families with young children. The proposed flats on all floors of Jutland House would be suitable for inclusion of these sectors if there was the installation of a lift in the premises, otherwise accessibility would be limited to the two flats on the ground floor.

It was also felt that further consideration should be given by the developer to the proposed layout and orientation of the existing plans for the flats to take fuller advantage of the more favourable southerly aspect.

It was commented that the existing windows are not at the ideal height and orientation for use of the building as residential units.

In respect of the half of the ground floor to be retained for commercial use, the Parish Council raises serious concerns in respect of certain potential commercial uses of this unit. It wishes therefore to see restriction placed on the classes of uses which this unit is used for now or in the future. The Parish Council wishes to see these classes of uses limited to A2/B1a) and D1 only and strongly opposes any other use.

There is an understanding that the car park adjacent to Jutland House provides sufficient parking in accordance with Highways standards for the residents of the proposed flats at Jutland House however it has been highlighted that there are not sufficient spaces for the commercial premises as well and further spaces would need to be offered in the second car park. At present it is the Parish Council's understanding that this car park is due to be transferred to the railway under a S106 agreement however no response has been received from the railway and therefore Taylor Wimpey is due to apply for a variation to retain ownership management of the car park and for spaces to be allocated for the commercial unit as well as visitors to Lion Park as well as users of the railway. The Parish Council considers that this uncertainty needs to be resolved to ensure that there will be sufficient parking available for the commercial use of the ground floor. The Parish Council also considers that flexibility in who can use the second car park would be the better than limiting it solely to users of the railway as concern has been raised that there is no space for visitors to the existing properties.

The Parish Council would not support the building of any further commercial or residential property on the site of the second car park in the future.

**197.17 CH/17/02606/DOM**  
**34 Flatt Road, Nutbourne, PO18 8SJ**  
**Demolish unit and replace with a rear conservatory**

The Parish Council raises no objection to this planning application.

**198.17 CH/17/02667/FUL**

**Gables, Chidham Lane, Chidham, PO18 8TQ**

**Replacement dwelling with detached garage – Variation of condition 2 of permission**

**CH/17/01343/FUL – amendments to plans**

The Parish Council raises no objection to this planning application. In making this response it is considered that the light emissions from the property conform with the best practice guidance published by The Institution of Lighting Professionals in 2011 for environmental zones such as the Chichester Harbour AONB and with Chichester Harbour AONB Planning Principle PP09: Dark Skies.

**199.17 17/02825/DOM**

**75 Flatt Road, Nutbourne, PO18 8SL**

**Two storey side extension**

The Parish Council raises no objection to this planning application.

**200.17 Planning Appeals**

There were no planning appeals.

**201.17 Planning Decisions**

These were noted.

**202.17 Chairman's Report**

There was nothing further to report.

**203.17 Date of Next Meeting**

It was noted that the next Planning Committee meeting would be on Tuesday 31<sup>st</sup> October at 7.00pm in Chidham Village Hall.

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(Chairman)

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(Date)