

**Minutes of the Planning Committee meeting of Chidham & Hambrook Parish Council
held at Chidham Village Hall on 31 July 2018 at 7.00 pm**

Present: Cllr Andy Collins (Chairman) Cllr Cliff Archer
Cllr Stephanie Cecil Cllr Marie Gilby
Cllr Ina Littlefield Cllr Jane Towers

Also present: Clerk and RFO: Bambi Jones
2 members of the public attended
Ms Kerry Simmonds – Genesis Town Planning

309.18 Apologies for absence

Apologies had been received from Cllr Philip MacDougall.

310.18 Declarations of Disclosable Pecuniary Interests, if any:

- a) No declarations were made.
- b) There were no dispensation requests.

311.18 Minutes of the Planning Committee held on 19 June 2018

Resolved that the minutes of the Planning Meeting held on 10 July 2018 be approved as a correct record and signed by the Chairman.

312.18 Open Forum

Two members of the public attended the meeting in respect of planning decision CH/17/03626/OUT (Chas Wood Nurseries Main Road Bosham) having been informed that the application had been refused. Their concerns were related to access to the property for the number of properties proposed. Members referred to the objection the Parish Council had made at planning application stage. The two members of the public were advised to contact the District Council's website for details of the planning officer responsible for this application and to request to be informed if an appeal was made by the developer.

Ms Kerry Simmons, Genesis Town Planning, attended the meeting to update members regarding the developer's proposals on the Ronic House, Main Road, Bosham PO18 8PN application. She reminded the committee that she had attended before at outline planning application stage. The developer had now put in an application for detailed planning. The committee decided to take this item first on the agenda.

313.18 Planning Applications

1. CH/18/01721/FUL Ronic House Main Road Bosham PO18 8PN (case officer Steve Harris)

The committee had previously objected to the number of four bedroom plus units being proposed. The applicant had ignored the district council's Housing Enabling Officer's advice that the mix of housing should include more one to two bedroom houses. The area already had a large number of four bedroom houses and there was a need was for one to two bedroom bungalows for elderly people downsizing. Access to the site for bin lorries was a concern and the low number of visitors' parking spaces. There was no provision for affordable housing.

Ms Simmons advised that she was working with the applicant who was a developer but was representing planning policy as well. Market drivers indicated that in the main people buying in this location were looking for three to four bedroom houses. First time buyers would not be able to afford two bedroom houses in the area. The developer would be presenting economic reasons for this mix of development. This was not a big enough site to deliver bungalows. There would be costs in dealing with contamination at this brownfield site. Bin storage and access to bins had been designed in line with guidelines and WSCC Highways had been satisfied with that. The parking numbers was also within current requirements.

Members requested that Ms Simmonds alert the Parish Council if amendments were made to the application before this was considered by the district council's Planning Committee.

It was **proposed** that the committee object to this planning application as it was contrary to the advice from the Housing Enabling Officer which suggested a further two bedroom house on the site and the requirement for further two and three bedroom houses in the area. This was **agreed** by the committee.

2. CH/18/00940/DOM Cut Mill House Cut Mill Chidham (case officer Maria Tomlinson)

The committee discussed the height of the proposed wall, noise levels and permeation of noise. The occupant of Brookside Cottage had responded to the consultation with concerns about the height of the wall (3m) between his property and Cut Mill House and that any traffic noise would bounce back into his garden.

It was **proposed** that there should be no objection to the erection of the single storey garage building on the site but that the council object to the height of the wall where it surrounded Brookside Cottage as it was oppressive and would increase the noise level in that property's garden which was **agreed**.

314.18 Planning Appeals

There were no planning appeals.

315.18 Planning Decisions

1. **CH/17/03626/OUT** Chas Wood Nurseries Main Road Bosham PO18 8PN
It was noted that this application had been refused.
2. **CH/18/01191/FUL** Little Oakes The Bridleway Newells Lane West Ashling PO18 8DF
It was noted that this application had been refused.
3. **CH/18/01225/FUL** Plot K Pond Farm Newells Lane West Ashling PO18 8DF
It was noted that this application had been refused.

316.18 Chairman's Report

The Chairman advised that he would talk to Mr Hawkes (Enforcement Officer Chichester District Council) regarding Cockleberry Farm to request an extension of time to visit the site and would contact the Agent in order to arrange a site visit. He would also query asbestos contamination on the site. There was no current enforcement action.

The Harbour Way application decision was still awaited.

A request was made for updates on the following:

- The request made by this committee at its June meeting regarding concerns about planning conditions not being adhered to at Campfield - the Chairman advised that he was waiting for the next door neighbour to contact him.

- The garage erected in the front garden at Mansfield Cottages – an enforcement notice had been issued to the owners to remove the garages.

There was concern about lorry activity in Chidham Lane and the facility to allow lorries to park overnight. The regulations stated that there was no limit on the hours during which lorries operated but there was a limit on the number of movements per day. The member was advised to contact Woodstock Farm. [Post meeting note: restrictions are in place from 7:00-19:00 weekdays and 7:00-18:00 weekends in addition to the number of movements]

317.18 Date of Next Meeting

The next meeting would take place on Tuesday 21 August 2018.

The meeting closed at 20.05pm

Signed: (Chairman)

(Date)