

Chidham & Hambrook Parish Council

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17 October 2018

MEETING OF THE PLANNING COMMITTEE

A meeting of the Planning Committee will be held at **7:00pm** on **Tuesday 23 October 2018** in Chidham Village Hall.

MEMBERS: Cllr A Collins (Chairman), Cllr I Littlefield (Vice-Chairman), Cllr C Archer, Cllr M Gilby, Cllr P MacDougall and Cllr J Towers

Signed: *B Jones*

Mrs B Jones **Clerk and RFO**

AGENDA

1. **Apologies for absence**
2. **Declarations of Disclosable Pecuniary Interests**
3. **Minutes**
To approve and sign the minutes of the Planning Committee meeting held on 2 October 2018 (attached).
4. **Public Open Forum**
Please advise the Chairman or Clerk if you wish to address the committee on a specific planning matter. We also ask you to limit your comments/presentation to 3 minutes.
5. **Planning Applications**
To consider and comment on the following planning applications notified by Chichester District Council (attached).
6. **Planning Appeals**
No planning appeals have been reported.
7. **Planning Decisions**
To note the following planning decisions notified by Chichester District Council (attached).
8. **Report**
To receive a verbal update report from the Chairman of the Planning Committee.
9. **Date of Next Meeting**
The next Planning Committee meeting will take place on Tuesday 13 November 2018 at 7:00pm in Chidham Village Hall.

THE PUBLIC HAVE A RIGHT TO ATTEND COUNCIL MEETINGS AND ARE MOST WELCOME

Filming of Parish Council meetings and use of social media: During this meeting the public are allowed to record or film the meeting or to use social media, providing it does not disrupt the meeting. You are encouraged to let the Parish Clerk know in advance if you wish to record or film. Mobile devices should be switched to silent for the duration of the meeting.

**Minutes of the Planning Committee meeting of Chidham & Hambrook Parish Council
held at Chidham Village Hall on 2 October 2018 at 7.00 pm**

Present: Cllr A Collins (Chairman) Cllr M Gilby
Cllr I Littlefield Cllr P MacDougall
Cllr J Towers

Also present: Clerk and RFO: Bambi Jones
Mr L Terrell

337.18 Apologies for absence

Apologies had been received from Cllr C Archer.

338.18 Declarations of Disclosable Pecuniary Interests, if any:

No declarations were made and there were no dispensation requests.

339.18 Minutes of the Planning Committee held on 11 September 2018

Resolved that the minutes of the Planning Meeting held on 11 September 2018 be approved as a correct record.

340.18 Open Forum

Mr Luke Terrell attended the meeting to give the background to the proposed development of a piece of land off Broad Road and near Yeoman's Field entrance in Hambrook for his family. He was aware that this site was outside the settlement boundary and had been in communication with the District Council. The Chairman advised that the District Council's Local Plan was being reviewed and would be out for consultation later this year. Part of this process was looking at the parish Neighbourhood Plans (NP) and the Parish Council would be reviewing its NP in line with that. It was possible that this settlement boundary would change as a result.

341.18 Planning Applications

1 CH/18/02244/DOM - Tangle Trees Priors Leaze Lane Hambrook Chidham

Resolved that the committee had no objection but that the following comment be made; the east and west orientations on the plans appear to be incorrect.

2 CH/18/02287/DOM Orchard End Ivydene Crescent Chidham PO18

Resolved that the committee had no objection but that the following condition be included; the use of the annexe to be ancillary to the home only and not for letting.

3 CH/18/02216/FUL - Avenue Cottage Main Road Bosham PO18 8PN

Resolved that the committee had no objection in principle but that the following comments be made;

- The height of the building is obtrusive
- The footprint of the proposed property exceeds the existing property
- Concern regarding emergency access to the property along the lane
- An ecology report is required.

4 CH/18/02250/TPA 10 Hazel Copse Hambrook Chichester West Sussex

Resolved that the committee had no objection and no comment to make.

342.18 Planning Appeals

There were no planning appeals.

343.18 Planning Decisions

1 CH/18/00243/FUL Land North Of Good View Priors Leaze Lane Hambrook Chidham PO18 8RG

This application had been permitted.

2 CH/18/01505/FUL Drift Lane Chidham PO18 8PP

This application had been permitted.

3 CH/18/01721/FUL Ronic House Main Road Bosham PO18 8PN

This application had been permitted.

4 CH/18/01806/DOM 50 Maybush Drive Nutbourne PO18 8SS

This application had been permitted.

5 CH/18/01913/FUL Cobnor Cottage Chidham Lane Chidham PO18 8TE

This application had been permitted with S106. The committee had had no objection to this application but had requested a condition be added that the property not be permitted to be subdivided and sold as a separate dwelling, with the condition in perpetuity. It was noted that a condition had been added that the property only be used for holiday/tourist accommodation as the site lies in an area where additional residential property is not normally permitted as it leads to overuse of the site.

6 CH/18/01974/TPA Land North Of Good View Priors Leaze Lane Hambrook Chidham West Sussex

This application had been permitted.

7 CH/18/01980/TPA Land North Of Good View Priors Leaze Lane Hambrook Chidham West Sussex

This application had been permitted. The committee had objected to this application as insufficient reason had been given for the felling of this ash tree. An Arboricultural Consultant had responded that it was deemed to be unsafe if allowed to grow to maturity.

344.18 Chairman's Report

The following items were discussed:

Flatt Farm development of affordable homes – The developer had agreed to a change from open market properties to affordable rented properties as mortgage companies were seen to be risk averse with regard to onward sales of these properties in relation to the power lines on the northern half of the site. Affordable homes were based on 80% of standard rent for a property of that type and size. This was positive for the parish as it allowed people with a local connection to be housed. There was concern about the possible adverse publicity this would generate. Queries should be referred to the District Council.

Harbour Way - This was ongoing and CDC lawyers had put this out to Counsel for a judgement. The date for decision on the CDC website was 28 September which was now past. There was concern that local people were not being kept up to date with developments. The Chairman of CDC Planning Committee had been written to but no

response was forthcoming as yet. **Action: Cllr Collins to inform CDC of the committee's concerns.**

The Nest application – Unfortunately no-one had attended the CDC Planning Committee meeting on 19 September to represent the Parish Council. The decision was to defer the matter for a site visit. There was concern that the officer report was not available on the planning application and no update had been added. **Action: Cllr Collins to make a comment to CDC officers.**

1 Maybush Drive - A number of residents had indicated that the height of the roof appeared to exceed the height of other adjacent properties. **Action: Cllr Collins will take this up with CDC officers.**

Skylark Gardens – Advertising states 2/3/4 bed houses. The original application was for 9 houses however it was amended to 11 houses.

Cockleberry Farm – This was discussed at the last meeting when the applicant was present. It was requested that the following additional comments be made:

- For health and safety reasons there should be separate defined areas for car industry/repairs, equine activities and residential.
- The addition of allocated parking spaces for visitors.
- Addition of condition relating to defined hours of traffic entering and leaving the property
- Addition of condition relating to defined hours of use of the buildings particularly concerning lighting and disturbance from visitors to the site.

Proposed development on border between Southbourne and Chidham and the development of wildlife corridors - The CDC Local Plan would include a wildlife report. This needs to be considered when reviewing the Neighbourhood Plan.

345.18 Date of Next Meeting

The next meeting would take place on Tuesday 23 October 2018.

The meeting closed at 20.35pm

Signed: (Chairman)

(Date)

Agenda Item 5 - Planning Applications

1. CH/18/02650/OBG - Case Officer: Mike Bleakley
Linda Hunt Flat Farm Broad Road Hambrook Chidham
Variation of S106 agreement from 16/04148/FUL.
O.S. Grid Ref. 478776/106007
To view the application use the following link;
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PGDVJHER0UX00>
2. CH/18/02603/DOM - Case Officer: Vicki Baker
Mr Michael Wrennal Cut Mill House Cut Mill Chidham PO18 8PS
Four car garage with storage and partial extension of south eastern wall.
O.S. Grid Ref. 479851/105323
To view the application use the following link;
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PG4EJKERKDL00>

Agenda Item 6 - Planning Appeals

Planning Appeals as conducted by the District Council and SDNP – no appeals reported.

Agenda Item 7 - Planning Decisions

No planning decisions have been taken during this period.