

Draft Minutes of the Planning Committee meeting of Chidham & Hambrook Parish Council held at Chidham Village Hall on 13 November 2018 at 7.00 pm

Present: Cllr A Collins (Chairman) Cllr C Archer
Cllr M Gilby Cllr I Littlefield
Cllr P MacDougall

Also present: Clerk and RFO: Bambi Jones

355.18 **Apologies for absence**

Apologies had been received from Cllr J Towers.

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

No declarations were made and there were no dispensation requests.

357.18 **Minutes of the Planning Committee held on 23 October 2018**

Resolved that the minutes of the Planning Meeting held on 23 October 2018 be approved as a correct record.

358.18 **Open Forum**

No members of the public were in attendance.

359.18 **Planning Applications**

1. CH/18/02620/FUL
Resolved that the committee had no objection and no comment to make.
2. CH/18/02675/DOM
Resolved that the committee had no objection and no comment to make.
3. CH/18/02832/DOM
Resolved that the committee had no objection and no comment to make.
4. CH/18/02854/DOM
Resolved that the committee strongly objects to this application with the following comments:
 - The original condition 6) of application CH/14/02459/FUL states that 'the garage building hereby permitted shall not be used for any purpose other than as a private and domestic garage incidental to the enjoyment of the associated house'. The current application is in direct contravention of this condition.
 - There will be additional traffic generated along this already busy and narrow country lane, with nearby blind bends, by converting the property from a 5 bedroom to a 6 bedroom house.
 - If the district council is minded to approve the application then a condition should be imposed that this is not to be sold as a separate dwelling or used as a holiday let.

Also **resolved** that a letter be sent to the enforcement team with the request to investigate contraventions to planning permission conditions at this property in relation to previous

applications as follows:

Thistledown House, recently renamed from Campfield (see applications CH/18/02854/DOM, CH/13/03071FUL and 14/02459/FUL and current application CH/18/02854/DOM)

Conditions that have not been adhered to and which contravene planning permission awarded include the following:

- Driveway extended into area marked as agricultural curtilage. Driveway to be restored to the permitted size and configuration within the designated domestic curtilage.
- The south side of the ditch is the boundary of the property to the north. A wire fence has been erected on the north side of the ditch (NW of the property) which crosses over to the south of the ditch part way along its length (to the NE). This contravention of the property boundary makes very difficult the proper maintenance of the ditch from the north side and easy access is essential for regular maintenance to prevent flooding of the public footpath, neighbouring fields and a private orchard with specimen apple trees. The ditch is an important part of the Parish ditch system.
- The gate on the north side of property accessible over the public footpath/bridge was to be closed when the new driveway was installed. However a new larger gate was installed and is still used as access to the property. This gate should be stopped up in accordance with the planning permission condition (see plan 1305- 230C).
- The original proposed landscaping screening has not been completed.

360.18 Planning Appeals

There were no planning appeals.

361.18 Planning Decisions

CH/18/01449/FUL - It was noted that conditions had been set in line with the parish council's comments relating to a) the planting of hard and soft landscaping and b) the doors to the workshop being moved to the north of the building and the doors to the south being closed up.

362.18 Chairman's Report

The Chairman reported on the ELD Harbour Way application advising that things were now moving but that it was still with the legal team for a final decision.

363.18 Date of Next Meeting

The next meeting would take place on Tuesday 4 December 2018. Cllrs M Gilby and P MacDougall gave apologies for that meeting.

The meeting closed at 20.14pm

Signed: (Chairman)

(Date)