

**Minutes of the Planning Committee meeting of Chidham & Hambrook Parish Council held at
Chidham Village Hall on 19th September 2017 at 7.00 p.m.**

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

Also present: The Clerk: Caroline Davison, five residents (four from Lions Park, Hambrook) and Sam Stone from Taylor Wimpey.

The Chairman of the Parish Council welcomed everyone present to the Meeting and clarified procedure to be followed in the event of an emergency.

176.17 Cllr Linda Wilkinson

The Chairman gave a warm tribute to Councillor Linda Wilkinson who had passed away on 11th September 2017. Councillor Linda Wilkinson had been a long serving and well-respected Parish Councillor and had been the Chairman of the Planning Committee since its introduction in 2016. A minute's silence was held in her honour.

177.17 Election of Chairman for this Meeting

The Vice-Chairman of the Planning Committee, Cllr Andy Collins, was appointed as Chairman for this Meeting.

178.17 Apologies for absence

Apologies for absence were received from Cllr Jane Towers.

179.17 Declarations of Disclosable Pecuniary Interests, if any:

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

180.17 Minutes of the Planning Committee held on 29th August 2017

Resolved that the Minutes of the Planning Meeting held on 29th August 2017 be approved as a correct record and signed by the Chairman.

181.17 Open Forum

The first Planning Application on the Agenda for consideration by the Parish Council was the change of use of Jutland House in Kiln Drive, Lion Park, Hambrook from commercial to residential use with the exception of one half of the ground floor which would be retained for commercial use. In order to ensure that all residents of Lion Park had had the opportunity to attend this Planning Committee Meeting, to make a representation if they wished to do so and to hear the Parish Council's deliberations a notification had been delivered from the Parish Council to all the properties within

Lion Park. This informed them of the scheduling for the Planning Meeting, a link to the planning application on the Chichester District Council (CDC) website and contact details for the Parish Clerk.

Four residents from Lion Park attended this Meeting together with Sam Stone from Taylor Wimpey. Sam Stone was invited to give an overview of the planning application. Sam Stone gave a brief history of the site. He reported that despite extensive marketing of Jutland House for commercial use over a six-year period, Taylor Wimpey had been unable to secure any firm interest. Earlier in the current year Taylor Wimpey had put forward a proposal to the Parish Council which had offered flexible use of one half of the ground floor by the Parish Council including use as a Community Shop. The Parish Council had declined this offer. The current planning application had then been submitted to CDC.

One resident from Lion Park, who had submitted her comments already to the Planning Department at CDC, voiced her strong opposition to any use of Jutland house whether it be commercial or residential and general criticism of the overall development. She was asked whether she could outline her concerns which were directly related to the context of the planning application under consideration. One major concern she highlighted was the difficulty that existing residents have had parking at outside their properties in Lion Park. She remarked that residents were fined by the management agents for parking on the pavements however she considered that this was often unavoidable to enable larger vehicles to access the site. It was commented that residents currently use the car parking spaces at Jutland House as overflow car parking and existing car parking spaces outside properties are too small and limited in number.

Sam Stone advised that the parking allocation for the Lion Park development conformed with the rules and standards laid down by WSCC. He remarked that if too many spaces are offered then the developer can be challenged as there is a policy to encourage use of public transport from an environmental prospective. He explained that the car park at Jutland House had always been designated for the use of the occupants of Jutland House and that it had been absolutely essential that car parking was offered as part of any marketing of the building for commercial use.

Sam Stone explained under the current planning application the car park next to Jutland House would be allocated for the sole use of the residents of the building together with additional allocation for the commercial part of the building also being provided in the second car park. He explained that neither Taylor Wimpey nor CDC had been able to make contact with Southern Railways to discuss the S106 which was in place to transfer ownership of this car park to them despite numerous attempts. Taylor Wimpey were currently in discussion with CDC to create a new S106 agreement under which ownership was retained by Taylor Wimpey and the car park would be available to be used as an official car park for visitors as well as railway users. The Clerk confirmed that the CDC Planning Officer had informed her that no response to their communications with Southern Railway had been received.

A second resident expressed his opinion that the location of Jutland House was central to discussions. He stated that whilst he was personally in favour of changing the premises into residential accommodation particularly as it had sat empty for a long time, he considered that the location, adjacent to the main entrance in a relatively constricted area with limited access and parking, meant that it was far from ideal for use as a retail unit. He raised concerns about monitoring any antisocial behaviour which might be attached to certain commercial enterprises as well as noise from delivery lorries and increased level of litter. Clarification was sought in respect of how the change of use of the commercial unit in the future would be regulated. He also remarked that he had been in favour of the change of intended use of the other area in Lion Park from commercial to residential and thought that Kiln Walk had been very successful.

The Chairman thanked the residents for attending the meeting and for their representations.

Planning Applications

182.17 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.

In consideration of the change of use for the majority of the building from commercial to residential the Clerk advised Members that the planning officer at CDC had confirmed that they had received documented evidence that Taylor Wimpey had followed a clear marketing strategy for the building over several years which had not been successful in securing interest in commercial use. Planning Officers at CDC were satisfied therefore that it was appropriate for Taylor Wimpey to seek planning permission for change of use from commercial to residential. They had stated that they would have preferred for the whole of the ground floor to have been retained for potential commercial use. There were factors such as separating access to residential and commercial parts of the building however which would have complicated this.

Concerns in respect of the parking on the development were considered in context of the parking at Jutland House. It was noted that Sam Stone from Taylor Wimpey had advised that adequate parking provision under WSCC guidelines had been allocated by the developer in its planning application for the proposed new flats in Jutland House. Concern was raised however that certain uses of the commercial unit in Jutland House might attract a higher level of vehicle activity which the site could not sustain. There was still uncertainty in respect of the second carpark and whether this would be transferred under the existing S106 agreement to Southern Railways or whether Taylor Wimpey would agree a new S106 agreement with CDC. It was noted that the current planning application states use of some of the car parking spaces in the second car park for Jutland House and the question was raised as to whether this would also be valid if ownership was transferred to Southern Railways under the existing S106. Members agreed that this matter would need careful monitoring.

Members were concerned that at present the commercial unit was being marketed for a number of different classes of business use. They were also mindful of concerns raised in relation to the volume of traffic from both delivery vehicles and customers as well as vehicle movements outside normal working hours from delivery lorries and other vehicles which could result from certain commercial enterprises. It was noted that there was no space for delivery lorries in the location. In particular specific concerns were raised in respect of use of the commercial unit as a convenience store, delivery point for parcels and fast food take away. Members also raised concerns in respect of the anti-social behaviour and littering which could occur.

It was agreed that the Clerk would arrange a meeting for Members with the Planning Officer on site at Jutland House and to consider the Parish Council response to the planning application further at the Planning Committee Meeting on 10th October 2017.

The Chairman thanked Sam Stone for attending the meeting.

183.17 CH/17/02480/DOM

Downsview Broad Road Hambrook Chidham

Demolition of conservatory and replacement with single storey extension and proposed log cabin.

The Parish Council supports the planning application for the demolition of the conservatory and replacement with a single storey extension. It objects however to the siting of a log cabin at the end of the garden. It considers that the log cabin would be intrusive in the rural area and raises concerns in respect of the intended and future use of the building.

184.17 CH/17/02516/DOM

59 Flatt Road Nutbourne Chichester West Sussex

Single storey rear extension to provide ground floor bedroom for disabled person & alteration of outhouse to wet floor shower room.

The Parish Council raises no objection to this planning application.

185.17 17/02485/DOM

Fairhaven Main Road Chidham PO18 8TP

Demolition of conservatory, covered area and ancillary shed. Construction of a garden room.

The Parish Council raises no objection to this planning application

186.17 17/02512/DOM

Glenmayne Chidham Lane Chidham PO18 8TH

Change domestic use of outbuilding to ancillary accommodation.

The Parish Council objects to this planning application. It seeks clarification regarding the intended use of the converted stable as to whether the proposed use of the building is ancillary accommodation to the main house as stated in the planning application, or whether the intention is that it is to be occupied as a completely separate self-contained dwelling possibly for holiday or long term let.

The Parish Council also seeks clarification as to whether this is a retrospective application as it has been reported to the Council that the building would appear to be already occupied.

187.17 Planning Appeals

There were no planning appeals.

188.17 Planning Decisions

These were noted.

189.17 Chairman's Report

The Parish Council had been asked to consider whether there should be a street light located at the junction of the access road to the new Flat Farm Development and Broad Road in Hambrook.

Resolved that the Parish Council recommend that there should not be a street light located at the junction of the new development and Broad Road consistent with the policy adopted for other new developments in Broad Road.

190.17 Date of Next Meeting

It was noted that the next Planning Committee meeting would be on Tuesday 10th October at 7.00pm in Chidham Village Hall.

(Chairman)

(Date