

Minutes of the Planning Committee meeting of Chidham & Hambrook Parish Council held at Chidham & Hambrook Village Hall on 21st March 2017 at 7.00 p.m.

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

5 members of the public

2 representatives from Radian Housing Association including the architect

080 Apologies for absence

Apologies were received from the Chairman, Cllr Linda Wilkinson. Cllr Cliff Archer was elected as Chairman for the Meeting.

081 Declarations of Disclosable Pecuniary Interests, if any:

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

082 Open Forum

In response to an enquiry from a member of the public about development plans for the field to the north of Scant Road West, the Chairman stated that no recent planning applications have been submitted and confirmed that previous planning applications for this site have been refused.

Planning Applications

083 CH/16/04148/FUL

Case Officer Rhiannon Jones - Lge Scale Maj Dev - Dwellings

Ms Victoria Turnbull

Flat Farm Broad Road Hambrook Chidham

Demolition of existing dwelling and associated outbuildings and construction of 11 no. new dwellings.

Consideration of revised plans for design and layout of proposed development

This site has outline planning permission for nine houses which was granted in 2015. The Planning Committee had considered the application for the demolition of existing dwelling and associated outbuildings and construction of 11 no. new dwellings at their Planning Committee Meeting on 31st January 2017. It had objected to the proposed development, in terms of the design, layout and density. The Developers had considered the Parish Council's comments in response to its planning application and advised that they were looking at how they could modify plans for the development to address the areas of concern. The Planning Officer had encouraged a meeting between the Parish Council and the Developer. The Chairman of the Planning Committee called for this Extraordinary Meeting to enable the developer to have a chance to present revised proposals to the Parish

Council. It was stipulated that this would not prejudice the Committee's final decision on any new application.

A site visit was attended by Members of the Planning Committee and Vicki Turnbull representative from the developers together with their architect prior to this Meeting.

The Architect showed revised plans for the design and layout of the dwellings on the site. One of the key revisions was to the style, design and positioning of the two blocks of three dwellings facing onto Broad Road. Only four of the door frontages were now onto Broad Road with two on the ends of the houses. The fronts of the houses have been staggered with tile hangings to the central properties. There are proposals to introduce more greenery to break up the car parking area.

In response to a question on why the number of houses on the site had been increased from nine to eleven, the Developer explained that they had not been involved in the original outline planning application. They had looked at what is feasible for the site in consideration of the efficiencies of housing type and standards, sustainability as well as financial viability. It was confirmed that eleven houses would be within the guidelines for building density. It was clarified that would not have been possible to build the back row of houses where they were originally located on the outline plan as they were too near to the overhead pylon.

Concern was raised that the design did not reflect the heritage of the site and that consideration should have been given to retaining the old farmhouse. It was noted however that outline planning permission had been granted which allowed for removal of all the existing farm buildings including the house.

In response to the concerns about people parking on Broad Road outside the front of their houses it was noted that there were sufficient parking spaces allowed for the density of houses. It would be about educating people to use these spaces rather than to park in Broad Road.

The Architect confirmed that revised plans would be submitted to the District Council in due course. Members thanked the Architect for attending the meeting.

084 CH/17/00498/DOM - Case Officer: - Halima Chowdhury - Other Dev - Householder Developments
Rithe House Harbour Way Chidham Chichester
Side detached garage.

The Parish Council raised no objection to this planning application.

085 CH/17/00631/DOM - Case Officer: - Rachel Ballam - Other Dev - Householder Developments
Tumblehome Harbour Way Chidham PO18 8TG
Demolition of single garage. Construction of a new double garage and two storey extension.

The Parish Council raised no objection to this planning application.

086 Planning Appeals

Appeal Ref: APP/L3815/W/16/3158257
Plot 30, Pynham Manor, Hambrook, West Sussex PO18 8YA

It was noted that this Appeal had been dismissed.

087 Planning Decisions

The Planning Decisions were noted.

088 Date of Next Meeting

It was noted that the next Planning Committee meeting would be on Tuesday, 4th April at 7.00 pm in Chidham & Hambrook Village Hall.

(Chairman)

(Date)