

Minutes of the Planning Committee meeting of Chidham & Hambrook Parish Council held at Chidham & Hambrook Village Hall on 31st January 2017 at 7.30 p.m.

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

045 Apologies for absence

Cllr Cliff Archer

046 Declarations of Disclosable Pecuniary Interests, if any:

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

047 Minutes

Resolved that the minutes of the Planning Meeting held on 10th January 2017 be approved as a correct record and signed by the Chairman.

048 Open Forum

There were no planning matters raised under this Agenda Item.

Planning Applications

049 CH/17/00081/FUL

Case Officer: - Rachel Ballam - Minor Dev - Dwellings
Mr & Mrs Roger & Francesca Leek
Gables, Chidham Lane, Chidham PO18 8TQ
Replacement dwelling with detached garage.

The Planning Committee welcomed Kerry Simmons, the Planning Agent acting for the owners of the Gables, Chidham Lane, Chidham. The Chairman brought forward this planning application from fourth on the list. Ms Simmons reported that the Planning Officers had agreed with the objections raised by the Parish Council when the initial planning application for this site had been submitted. Revised plans had subsequently been produced for the proposed replacement dwelling which addressed the concerns raised. The height of the garage had now been reduced; the proposed painted weatherboarding had been replaced with stained timbers offering a 'natural' cladding to the property and the scale of the dwelling was now more proportional to the plot. The proposed dwelling is within the guidelines for the silhouette. It was noted by the Planning Committee that the four points raised by the Parish Council in their objection to the initial planning application had been raised and honestly addressed.

The only remaining concerns were in respect of screening of the site on the northern side. Ms Simmons agreed that a landscaping scheme would be submitted to the Planning Officer to alleviate these concerns.

The Parish Council raised NO OBJECTION to this revised Planning Application. They requested however that the site was suitably screened on the northern side.

050 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.

Planning Permission was obtained in 2015 for nine properties on this site. The Parish Council had objected to the original planning application. A question was raised as to whether retention of the farmhouse and outbuildings had been considered at the time of the original application as the property represented one of the few remaining historic farmsteads in the Parish.

It was felt that the proposed style of the properties, particularly the row of terraced houses, was out of keeping with the other properties in Broad Road and the density was too high for the site.

It was considered that the lack of allocated parking spaces together with the orientation of the properties on the site would result in those householders of the properties fronting onto Broad Road parking their vehicles outside their properties on the pavement and on Broad Road.

It was noted that the way that the road was positioned through the site suggested that there may be plans for future development on land at the rear.

Discussion was had in respect of sustainability and lack of infrastructure to support further development in the Parish.

The Parish Council OBJECTS to this Planning Application.

051 CH/17/00015/DOM

Case Officer: - Rachel Ballam - Other Dev - Householder Developments

Mr Mark Simms

49 The Avenue Hambrook Chidham PO18 8TZ

Single storey rear and side extension with dormer and associated works. Roof canopy over driveway and 1 no. rear garden office/studio.

The Parish Council raised NO OBJECTION to this planning application.

052 CH/17/00051/DOM

Case Officer: - Rachel Ballam - Other Dev - Householder Developments

Mr Philip Walster

Brambles Broad Road Hambrook Chidham

Proposed garage, change of use of loft space to habitable accommodation with velux windows and dormer windows. Replacement roof covering to match existing, replacement of windows to include a minor change of fenestration pattern and external alterations.

The Parish Council raised NO OBJECTION to this planning application

Planning Appeals**053 APP/L3815/W/16/3159926**

Moola House, Main Road, Nutbourne, Chichester PO18 8PN

Mr J Davies (Agent Genesis Town Planning, 26 Chapel Street, Chichester PO18 1DL) against Chichester District Council's refusal of Planning Permission Application CH/16/01087/FUL

Construction of 5 no. dwellings and associated work including access and landscaping Moola House, Main Road, Nutbourne, Chichester PO18 8RN

The Planning Committee referred to the Parish Council's responses to Chichester District Council dated 19 May 2016 and 3 June 2016 which detailed the reasons for the Parish Council objecting to the planning application.

The Planning Committee noted that these reasons for objecting to the application are still relevant and should be taken into account when considering this Appeal. The Local Plan was adopted by Chichester District Council on 14 July 2015. Since the beginning of 2014 planning permission has been granted in the Parish for well over the indicative number of 25 identified in the Local Plan. The Parish Neighbourhood Plan was 'made' by Chichester District Council on 20 September 2016. The fragility of the community's infrastructure is becoming increasingly apparent and its inability to cope with further stress is obvious.

This proposed back land development does not respect the scale and density of existing development which surrounds the site. The plots are somewhat smaller than those of existing housing abutting the site and do not provide a quality residential environment for either new or existing residents. There are ongoing concerns relating to the surface water drainage on this site.

The Parish Council recommends REFUSAL of this Planning Application and will detail its reasons in its written representation in respect of the Appeal.

054 APP/L3815/D/16/3161906

3 Wayte Cottages, Chidham Lane, Chidham

The Planning Committee considered that the proposed dormer windows were actually more traditional and more in keeping with the area than velux windows. The detached property at the end of the road has dormer windows to the rear.

The Parish Council have NO OBJECTION to this Appeal.

055 APP/L3815/W/164032

Land North of Aviary Close, Hambrook Hill South, Hambrook
Mr Albert Shepherd
CDC Planning Application CH/14/03647/OUT

Outline application for 39 no. dwelling houses and open space

The Planning Committee noted that this proposal is contrary to both the Local and Neighbourhood Plans. The proposed site is located outside the Settlement Boundaries. The mass of housing development agreed and built in the Parish since the beginning of 2014 has already more than satisfied the requirements of both Plans for the Parish for the next few years. The Parish does not currently have the infrastructure in place to support further development.

The proposal is unsuited to its proposed location in that it fails to respect the setting, form and character of the existing settlement. The area around Hambrook Hill South is a small rural community that has developed over the years around the watercress beds, poultry farming and stables. Notwithstanding some development, the area still retains much of its own character. It is

very peaceful because there is little traffic on the narrow lane that goes nowhere and services only a relatively few properties. All this would change if the traffic density were to increase by as much as would result from this proposed scheme. As would be expected in a rural setting, the older houses on the lane have a variety of styles and this somewhat random historical environment is part of the charm of the location. This seems to have been ignored by the developer and the style of the proposed buildings is out of character with the location there is no obvious attempt to create houses that merge with their surroundings.

The proposed development would swamp the area with a regimented precision that would destroy the rural character of the local community. The proposal with houses jammed tightly together may be suitable for an urban environment but it is wholly unsuitable for the land north of Aviary Close

The fragility of the community's infrastructure is becoming increasingly apparent and its inability to cope with further stress is obvious. For example, the local primary school (approx. 1.5 miles from the site) is at full capacity. There is no public bus service though Hambrook. Whilst in the North of the Parish there is a very small shop/Post Office offering a selection of basic goods the Parish does not have a convenience store, farm shop or community centre. It also lacks a doctor's surgery. The nearest medical centres are in the neighbouring villages of Bosham and Southbourne with the latter also having a chemist. The medical centre in Bosham is currently closed to new patients.

The Parish Council recommends REFUSAL of this Planning Application and will detail its reasons in its written representation in respect of the Appeal.

043 Planning Decisions

The Planning decisions were noted.

044 Training in Planning Matters

The Clerk reported that she had contacted the other local parish councils about holding a training session in planning matters in the locality. Most of the other local parish councils contacted had expressed a strong interest in their councillors participating in such a training session. The Clerk would be asking SSALC and the District Council who could provide the training and would be seeking a suitable venue.

045 Date of Next Meeting

Tuesday, 21st February 2017 at 7.30 p.m. at Chidham & Hambrook Village Hall.