

**Minutes of the Planning Committee meeting of Chidham & Hambrook Parish Council held at
Chidham Village Hall on 29th May 2018 at 7.00 p.m.**

Present: Cllr Andy Collins (Chairman) Cllr Ina Littlefield
Cllr Cliff Archer Cllr Marie Gilby
Cllr Jane Towers

Also present: The minutes Clerk: Lisa Wilcock
14 members of the public attended part of the meeting.

Meeting started at 1910hrs.

282.18 Apologies for absence

All Members of the Planning Committee were present.

283.18 Declarations of Disclosable Pecuniary Interests, if any:

- a) No declarations were made.
- b) There were no dispensation requests.

284.18 Minutes of the Planning Committee held on 8th May 2018

Clerk to update attendee list. Resolved that the Minutes of the Planning Meeting held on 8th May 2018 be approved as a correct record and signed by the Chairman.

285.18 Open Forum

A member of the public spoke against CH/18/00900/ELD Harbour Way who outlined three points when considering the application, one was that the application represented not 1 but 13 new houses. The second was that this application was based upon a legal opinion and that the Planning Committee should not be frightened by this as it is only an opinion. The third is that he thought the applicant was to gain several million pounds from an approval on this application at the expense of damaging an area of outstanding natural beauty but the Councils would also gain from this application as Section 106 and Community Infrastructure Levy were both applicable which would be monies the Councils would gain should they approve the application. The member of public urged the Planning Committee to object to the application, why let this happen?

A member of the public spoke against CH/18/00731/Aubrey Cottage Cot Lane Chidham PO18 8SU (*this application was spoken about by the public and minuted at the meeting on 8th May but a decision was held off until this meeting 29th May 2018*). The member of public said that there was restricted parking at the site, a change of use would set a precedent for other properties in the village, the application was to accommodate ancient parent but had been changed to a bed and breakfast holiday let, that the property had been used as such without consent and that the property was a listed building and unauthorised works had occurred.

A member of the public spoke in favour of CH/18/00731/Aubrey Cottage Cot Lane Chidham PO18 8SU. It was reported that since the planning permission in 2011 the garden office and garage had been used pretty much as the planning permission stated. The studio and garage were granted to be used for the enjoyment of Aubrey Cottage and for the past 7 years the family have used it as

such. The member of the public who stated that he owned the property, said that he had informed neighbours of his intention to move the office into the main property and convert the garage for his ageing parents and that he had had no objections. He was aware that there is anxiety over the property being split and sold off separately to Aubrey Cottage but he confirmed that not only was this not possible it was not his intention. The planning application for holiday lets is required in the area and is consistent with design for disabled people he also added that the Local Plan was in favour of bed and breakfast accommodation.

A member of the public spoke against CH/18/00900/ELD Harbour Way. They pointed out to the Planning Committee that there were 98 objections logged so far on the website with none in support. The planning application affects neighbours, walkers alike and that had the advertising of the proposed application been more thorough many more objections would have been expected.

286.18 Planning Applications

CH/18/00900/ELD Plot 11 Chidham Harbour Estate, Harbour Way, Chichester. The Chairman (who is also a District Councillor) had red carded the application so it would have to be considered by the Chichester District Council Full Planning Committee rather than the Planning Officer alone. The Chairman reminded the committee that it was the legality of the application that was to be considered and to focus on the legal aspect of the application. A member of the committee said that a resident had been in contact with Natural England with regard to the application and that the response had been unhelpful. The committee reviewed a draft objection that Cllr Jane Towers and Cllr Ina Littlefield had written and distributed in advance of the meeting. This was read out to the committee. It was discussed that one line bullet points should be added to the document to focus on the main points that were made in detail underneath. It was **proposed** that the document of objection should be submitted as written but with the addition of the bullet points to highlight the points made. This was **agreed unanimously** by the Committee. **Action Cllr Jane Towers to submit the response on behalf of the planning committee.**

CH/18/00731/Aubrey Cottage Cot Lane Chidham PO18 8SU. The Chairman displayed the drawings for the application on the laptop projector screen. The committee discussed whether the original garage was being extended and discussed the design of the porch on the proposal. The committee discussed the change of use from an office to a habitable space and the parking on the site. The Chairman reminded the committee that this was an application for a change of use. The issue of the property being separated off from the main house and sold was discussed. One member said that there was a need for Bed and Breakfast accommodation in the area. Another member commented that a neighbour had objected in the past to having windows along the north side of the application. The Chairman asked for the committee to vote – 3 had no objection but with comments and 2 objected to the application. It was **proposed** that the application response would be sent with no objection but with the following comments: 1. No north facing windows; 2. That it cannot be split off and sold separately to Aubrey Cottage; 3. Can be used with the house only; 4. The garage part of the application to remain a garage and not converted; 5. Garden studio the only section of the property to be converted. It was **agreed** that the response would be made and submitted by Councillor Andy Collins. **Action Cllr Andy Collins to submit the response on behalf of the planning committee.**

287.18 Planning Appeals

There were no planning appeals.

288.18 Planning Decisions

Planning decisions were discussed as on the planning report attached to the minute book.

289.18 Chairman's Report

A resident had contacted a member of the committee about a newly constructed garage in Mansfield Cottage that was believed to not have had planning permission. **Action Councillor Andy Collins to inform Shona Archer.**

13/03071/FUL Campfield concerns were raised that planning conditions were perhaps not being adhered to. The committee **agreed** that contact should be made to alert Chichester District Council to the concerns raised as this had not been done since the previous meeting. **Action Councillor Ina Littlefield to write to Chichester District Council and the Clerk to send it out.**

The Chairman is to raise the issue of a Vice Chairman for the Planning Committee so that the Parish Council can look to update the current Standing Orders. **Action Cllr Andy Collins to speak to Chairman of the Parish Council Cllr Philip MacDougall.**

CH/18/00810/FUL - Case Officer: - Caitlin Boddy - **Minor Dev - Dwellings** The Nest 13 The Avenue Hambrook Chichester Erection of 4 no. dwellings and associated works. The Clerk had received a standard letter from Chichester District Council with regard to the proposal. The Clerk to forward this letter to Cllr Ina Littlefield so that a more robust objection can be issued. **Action Cllr Ina Littlefield to send a draft objection letter to Cllr Andy Collins.**

281.18 Date of Next Meeting

It was noted that the next Planning Committee meeting would be on 19th June 2018 at 7.00pm in Chidham Village Hall.

Meeting closed at 2008hrs.

(Chairman)

(Date)