

Chidham & Hambrook Parish Council

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7 January 2019

MEETING OF THE PLANNING COMMITTEE

A meeting of the Planning Committee will be held at **7:00pm** on **Tuesday 15 January 2019** in Chidham Village Hall.

MEMBERS: Cllr A Collins (Chairman), Cllr I Littlefield (Vice-Chairman), Cllr C Archer, Cllr M Gilby, Cllr P MacDougall and Cllr J Towers

Signed: *B Jones*

Mrs B Jones **Clerk and RFO**

AGENDA

1. **Apologies for absence**
Apologies for absence have been received from Cllr J Towers.
2. **Frequency of Planning Committee meetings**
It has been suggested that the Planning Committee meet monthly instead of every three weeks and that any planning applications and/or decisions where the commentary deadline falls outside of the four week schedule be considered electronically and any comment made by the Clerk via Chichester District Council's Planning Portal. If agreed, a resolution should be made in this respect.
3. **Declarations of Disclosable Pecuniary Interests**
4. **Minutes**
To approve and sign the minutes of the Planning Committee meeting held on 13 November 2018 (attached).
5. **Public Open Forum**
Please advise the Chairman or Clerk if you wish to address the committee on a specific planning matter. We also ask you to limit your comments/presentation to 3 minutes.
6. **Planning Applications**
To consider and comment on the following planning applications notified by Chichester District Council (attached).
7. **Planning Appeals**
No planning appeals have been reported.
8. **Planning Decisions**
To note the following planning decisions notified by Chichester District Council (attached).

9. **Report**

To receive a verbal update report from the Chairman of the Planning Committee.

10. **Date of Next Meeting**

The next Planning Committee meeting will take place on Thursday 21 February 2019 at 7:00pm in Chidham Village Hall.

THE PUBLIC HAVE A RIGHT TO ATTEND COUNCIL MEETINGS AND ARE MOST WELCOME

Filming of Parish Council meetings and use of social media: During this meeting the public are allowed to record or film the meeting or to use social media, providing it does not disrupt the meeting. You are encouraged to let the Parish Clerk know in advance if you wish to record or film. Mobile devices should be switched to silent for the duration of the meeting.

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, I Littlefield and P MacDougall gave apologies for that meeting.

The meeting closed at 20.14pm

Signed: (Chairman)

(Date)

Agenda Item 6 - Planning Applications for weekly lists 1-2

1.	CH/18/02966/DOM - Case Officer: Maria Tomlinson (wk 1) Mr G Salmon 1 Blenheim Gardens Nutbourne Chichester West Sussex Proposed car port. O.S. Grid Ref. 478513/105505 To view the application use the following link; https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PHXAN6ERLOX00
2.	CH/18/03195/REM - Case Officer: Steve Harris (wk 1) Greenacre Nursery REM Greenacre Nursery Main Road Chidham PO18 8TP Reserved Matter application for details of appearance, landscaping, layout and scale following approval CH/16/04132/OUT - reuse of previously developed land for residential development of 10 no. dwellings and associated works. O.S. Grid Ref. 478904/105272 To view the application use the following link; https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PJ07BKERMIZ00

Agenda Item 6 - Planning Appeals

Planning Appeals as conducted by the District Council and SDNP – no appeals reported.

Agenda Item 7 - Planning Decisions for weekly lists 1-2

1.	Mr George Burgess (wk 1) Wits End Scant Road West Hambrook Chichester West Sussex PO18 8UA -Reduce height by 6-7m, widths by 4-5m (back to old wound points) and crown raise by up to 5m (above ground level) on 1 no. Oak tree (T1) subject to CH/85/00357/TPO. PERMIT https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PI35U4ER0WT00
2.	CH/18/01677/DOM (wk 2) Mr Michael Wrennall Cut Mill House Cut Mill Chidham PO18 8PS Proposed first floor extension. WITHDRAWN https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PB8MRSERFQ000