

## Chidham & Hambrook Parish Council

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13 March 2019

### MEETING OF THE PLANNING COMMITTEE

A meeting of the Planning Committee will be held at **7:00pm** on **Thursday 21 March 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 had been received from Cllr J Towers.
2. **Declarations of Disclosable Pecuniary Interests**
3. **Minutes**  
To approve and sign the minutes of the Planning Committee meeting held on 21 February 2019 (attached).
4. **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.
5. **Planning Applications**  
To consider and comment on the following planning applications notified by Chichester District Council (attached).
6. **Planning Decisions**  
To note the following planning decisions advised by Chichester District Council (attached).
7. **Planning Appeals**  
To consider the planning appeals notified.
8. **Report**  
To receive a verbal update report from the Chairman of the Planning Committee.
9. **Soft Sand Review of the West Sussex Joint Minerals Local Plan**  
To review to ensure any changes do not have an effect on the plan.

10. **Date of Next Meeting**

The next Planning Committee meeting will take place on Thursday 18 April 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 21 February 2019 at 7.00 pm**

Present: Cllr A Collins (Chairman) Cllr I Littlefield  
Cllr C Archer Cllr J Towers

Also present: 3 Members of the public.

Minutes Clerk: Lisa Wilcock

**374-19 Apologies for absence**

Apologies had been received from Cllr P MacDougall, Cllr M Gilby and Clerk and RFO Bambi Jones.

**375-19 Declarations of Disclosable Pecuniary Interests, if any:**

No declarations were made and there were no dispensation requests.

**376-19 Minutes of the Planning Committee held on 15 January 2019.**

**Resolved** that the minutes of the Planning Meeting held on 15 January 2019 be approved as a correct record. The Chairman signed the minutes.

**377-19 Open Forum**

i) The Planning Committee had made an objection to **18/03195/REM Greenacre Nursery, Chidham**. Mr Lack an Architect attended the meeting on behalf of Mark Penfold, Director of the developer, to speak about the application and the objections made. Noted that a drawing of the site was put up on the laptop projector. The new location of the access gate was addressed first. The access gate had been moved from the South West corner of the site to a more Westerly edge of the site allow access to a neighbouring field which is not owned by the developers. The access route is 3m wide from the hammerhead of the new estate plans to the gate. The Planning Committee queried why it was not shown on the outline plans. Noted that the roadway through the estate was block paving which would not withstand heavy farm machinery or horseboxes accessing the neighbouring field. Noted that the Planning Committee commented that it was not appropriate for the estate to have farm traffic moving through it as it was a family estate of 4 bedroom houses and considered unsafe. Noted that the field is agricultural use and had been used as grazing land in the past but had also been used to store junked vehicles. The response was that the plans were only illustrative. The roadway within the estate was robust enough for waste lorries to use it. The areas within the estate would be maintained by a private management company. The area was designed to conform to WSCC standards. WSCC had written to say they were not concerned with the traffic that might use the road. The Committee expressed concern that the track from the hammerhead to the gate was only 3m wide, not straight and was not good enough to take heavy lorries or farm machinery down the track without damaging the verges. The Committee wanted assurance that the whole road was to be properly constructed and then maintained by the management company paid for by the residents. **It was agreed that the comments had not been answered and further clarifications was required.**

ii) Noted that the Planning Committee had commented on the drainage and sewerage at the same site. A drawing of the drainage was displayed on the laptop projector. Noted that the ditch ownership and future maintenance would be jointly owned by the Greenacre site and Chidham Garage but the management company would have the ability to take over where the owners are not taking care of it. Noted that the Planning Committee wanted further clarification on the load on the existing drain as it was felt that it would not cope, and confirmation of who would maintain it. The Committee were still not convinced that this size pipe would cope with the extra load. Noted that the client's consultant engineers had looked this very carefully with Southern Water. The proposal was to stop any surface water into the existing pipe then that would increase the capacity for foul water to enter the pipe from the new site. Noted that Dominic Henly was seeking a winter water monitoring test. The surface water may discharge into a ditch to the East or into a reservoir on site that would discharge more slowly into the drainage system. Cllr Cliff Archer read out an email from Dominic Henly. The group are concerned over who will manage the ditch to the East, as the Parish had solved a lot of flooding issues over the past 10 years to the cost of approximately £200,000 of public money and therefore they did not want to allow any new drainage problems. Noted that Mr Lack expressed surprise that the group were being invited to respond to the REM as the focus should be on Clauses 8,9 and 10 as this was approval of the site, scale and landscaping. Noted that the group have asked for items to be included within conditions at a later stage in the past but they have been ignored by Planning. **It was proposed and agreed that the previous comments will be put in now as the group still stand by what they see as an issue arising. If it is not accepted as it is the REM stage then they will still pursue these matters along the process as the group had learnt by their mistakes in the past.**

iii) John Wyatt Aubrey Cottage, Cot Lane introduced himself to the group. Reference **CH/18/00059/FUL**. The group were thanked for asking for a time extension on their response. The history on the site was that 6 months ago residential use of the studio and holiday let was approved with conditions against commercial use. Mr Wyatt is now reapplying for use of studio as occasional holiday let and for family use. Noted that the drawings for this application were displayed on the laptop projector showing a self-contained unit, kitchenette, shower and basin for 2 people with parking. It was noted that a number of B&B facilities in the area were no longer available for the public. The studio is designed to accommodate assisted wheelchair users and the parking arranged is part gravel and part paving for wheelchair use. Pre application advice from Highways was that there needed to be 2 parking spaces as there was no significance to road access use. Noted that there is a garage for parking by the house if necessary but it was not deemed wide enough to be designated as a parking space. Noted before that there was a concern that in the future the studio could be sold separately – this is not a consideration for the applicant but it is also not a viable option for future owners of the property due to the position of the studio and the access points. Noted that the Local Plan supports B&B's in the area. **The group proposed that there would be no objection and no comment, all were agreed.**

### 378-19 Planning Applications

1. CH/18/03195/REM Greenacre Nursery, Chidham

**Resolved:** that the comments will be put in now as the group still stand by what they see as an issue arising. If it is not accepted as the REM stage then they will still pursue these matters along the process as the group have learnt by their mistakes in the past. (See Public Session).

2. CH/19/00059/FUL Aubrey Cottage, Cot Lane, Chidham.

**Resolved:** that the committee had no objection to this application and no comments. (See Public Session).

3. CH/18/02527/DOM 12 Mansfield Cottages, Main Road, Nutbourne, Chichester.

**Resolved:** that the committee had no objection to this application and no comments.

4. CH/19/00345/DOM Cut Mill House, Cut Mill, Chidham, Chichester.

**Resolved:** that the committee had no objection to this application and no comments.

5. CH/19/00347/DOM Cut Mill House, Cut Mill, Chidham, Chichester.

**Resolved:** that the committee required an extension of time to allow a site visit with a discussion with the applicant or agent.

6. CH/19/00392/DOM Dunearn Broad Road, Nutbourne, Chichester.

**Resolved:** that the committee had no objection to this application and no comments.

7. CH/19/00046/FUL The Three Horseshoes Plot C2 Pond Farm Newells Lane West Ashling Chichester.

**Resolved:** that the committee objected to the permanent siting but would not object to an extension of the 5 year temporary order due to the uncertainty of the emerging Local Plan.

8. CH/19/00056/FUL Plot C2 A And C2B, Pond Farm Newells Lane West Ashling Chichester.

**Resolved:** that the committee objected to the permanent siting but would not object to an extension of the 5 year temporary order due to the uncertainty of the emerging Local Plan.

9. CH/18/03403/DOM White Cottage Chidham Lane Chidham.

**Resolved:** that the committee require an extension of time to 22 March 2019 to allow for the application to be advertised within the planning agenda prior to its consideration.

**Action: Clerk to seek an extension.**

10. CH/18/00304/DOM Plot A Pond Farm Newells Lane West Ashling Chichester.

**Resolved:** that the committee require an extension of time to 22 March 2019 to allow for the application to be advertised within the planning agenda prior to its consideration.

**Action: Bambi Jones**

#### 379-19 **Planning Appeals**

17/03626/OUT Chas Wood Nurseries, Main Road, Bosham, Chichester.

Noted that the appeal was being held in Bristol.

#### 380-19 **Planning Decisions**

CH/18/02675/DOM Freshfield Cottage, Main Road, Nutbourne – PERMIT.

#### 381-19 **Chairman's Report**

Nothing further to report.

**Resolved:** that the Chairman would speak to Caitlin Boddy, CDC Planning Officer, in preparation for the next committee meeting. **Action: Cllr Andy Collins**

**Resolved:** that the Clerk should add the Soft Sands Review of the Joint Minerals Local Plan to the agenda permanently so it can be regularly reviewed. **Action: Clerk to add to Planning Committee agenda on a permanent basis.**

**Resolved:** that the damage to the verges outside Flat Farm Cottage were unsightly and ask the Clerk to contact WSCC Highways to address their repair with BT Overreach.

**Action: Clerk to contact WSCC**

**Resolved:** that the committee wished to understand the occupancy at Hambrook Place as there was concern that several of the units were not being lived in. At the same time Andy Collins will ask for permission to erect a Parish noticeboard nearby. **Action: Cllr Andy Collins**

382-19 **Date of Next Meeting**

The next meeting will take place on 21 March 2019. Cllr Jane Towers gave her apologies in advance of the meeting.

The meeting closed at 20:48hrs

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Signed: (Chairman)

\_\_\_\_\_  
(Date)

## Agenda Item 5 - Planning Applications for weekly lists 8-11

(the deadline for comment is normally 3 weeks from the notification)

Wk 8 (20/02/19) extension requested to Fri 22/03/19

Wk 9 (27/02/19) extension requested to Wed 27/03/19

Wk 10 (06/03/19)

Wk 11 (13/03/19)

1.	<p><b>18/02527/DOM</b> 12 Mansfield Cottages Main Road Nutbourne Chichester West Sussex PO18 Erection of garage at front of dwelling without planning consent. Chairman to report back every month with information on this retrospective application. Statutory expiry date 31 March 2019</p>
2.	<p><b>CH/18/03403/DOM</b> - Case Officer: Maria Tomlinson (Wk 8) Mr Karl Seddon, White Cottage Chidham Lane Chidham PO18 8TD Replacement garage and new heating oil storage tank enclosure. Demolition of an existing garage, construction of a new garage, removal of existing heating oil storage tank, provision of a new heating oil storage tank and enclosure. Landscaping including fences, gates and extended forecourt area. O.S. Grid Ref. 479117/103993 To view the application use the following link; <a href="https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PJZRY6ERFKK00">https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PJZRY6ERFKK00</a></p>
3.	<p><b>CH/19/00304/FUL</b> - Case Officer: Caitlin Boddy (Wk 8) Ms Tina Hyams (Nee Sullivan), Plot A Pond Farm Newells Lane West Ashling Proposed travellers caravan site consisting of 2 no. pitches for 2 no. mobile homes, 2 no. touring caravan, boundary treatment and car parking. Retention of existing shed and stables. O.S. Grid Ref. 479666/106486 To view the application use the following link; <a href="https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PM7A3IER0YM00">https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PM7A3IER0YM00</a></p>
4.	<p><b>CH/19/00271/DOM</b> - Case Officer: Oliver Naish (Wk 9) Mr Neal Skinner, Jovian Scant Road West Hambrook Chichester Retrospective construction of brick boundary wall to front of property. Proposed wooden gate. O.S. Grid Ref. 479144/106688 To view the application use the following link; <a href="https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PM1GP8ER0SR00">https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PM1GP8ER0SR00</a></p>
5.	<p><b>CH/19/00499/FUL</b> - Case Officer: Maria Tomlinson (Wk 9) Mr Harry Bates (Chidham PCC), Graveyard Cot Lane Chidham PO18 8TA Change of use from agricultural land use to extension to existing graveyard. O.S. Grid Ref. 478855/103930 To view the application use the following link; <a href="https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PN0TN3ERHP900">https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PN0TN3ERHP900</a></p>

6.	<p><b>CH/19/00542/FUL</b> - Case Officer: Robert Sims (Wk 9)  Mr M Cannaway, Plot F Pond Farm Newells Lane West Ashling  Use of land as a gypsy and travellers caravan site consisting of 1 no. pitch containing 1 no. mobile home and 1 no. touring caravan.  O.S. Grid Ref. 479614/106382  To view the application use the following link;  <a href="https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PN84UIER0ZT00">https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PN84UIER0ZT00</a></p>
7.	<p><b>CH/18/02960/FUL</b> - Case Officer: William Price (Wk 10)  Network Rail, Level Crossing At Drift Lane Bosham West Sussex  Installation of two red light violation cameras at Drift Lane level crossing, together with ancillary signage.  O.S. Grid Ref. 479283/105337  To view the application use the following link;  <a href="https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PHX2AUERLOB00">https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PHX2AUERLOB00</a></p>
8.	<p><b>CH/19/00515/TPA</b> - Case Officer: Henry Whitby (Wk 11)  Mrs Patricia Jane Evans, 1 Brook Meadows Hambrook PO18 8FA  Fell 4 no. Ash trees (1, 2, 4 and 8) 2 no. Oak tree (3 and 7), 1 no. Lime tree (5), 1 no. Beech tree (6 and 10) and 1 no. Hawthorn tree (9) subject to CH/12/00218/TPO, Area A1.  O.S. Grid Ref. 478685/106840  To view the application use the following link;  <a href="https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PN4OJRERHS700">https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PN4OJRERHS700</a></p>

### Agenda Item 6 - Planning Decisions for weekly lists 8-11

1.	<p><b>CH/18/02966/DOM</b> (Wk 9)  Mr G Salmon  1 Blenheim Gardens Nutbourne Chichester West Sussex PO18 8GA  Proposed car port.  REFUSE  <a href="https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PHXAN6ERLOX00">https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PHXAN6ERLOX00</a></p>
2.	<p><b>CH/18/03198/DOM</b> (Wk 9)  Mr &amp; Mrs Hoskins  Woodcroft Broad Road Hambrook Chidham PO18 8RF  Raising the roof of the existing garage to allow for office at first floor and infill of existing carport to the main dwelling.  PERMIT  <a href="https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PJ08PYERMJ300">https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=PJ08PYERMJ300</a></p>



## Agenda Item 7 - Planning Appeals

Planning Appeals conducted by the District Council

1.	<p><b>17/03626/OUT</b> Case Officer: Mark Bridge Refused 10 July 2018 Chas Wood Nurseries Main Road Bosham Chichester West Sussex PO18 8PN - Construction of 10 no. dwellings. Letter sent to Planning Inspectorate 12 Dec 2018 reiterating previous objection and comments 28 Feb 2018. For consideration CDC Planning Committee 13 March 2019.</p>
2.	<p><b>14/00292/CONBC</b> Paddock View Drift Lane Bosham Chichester West Sussex PO18 8PR Alleged Breach: Without planning permission the construction of a concrete hard standing, a paved area, brick steps and a brick wall in the approximate positions shown on the attached plan. Start Date: 14.02.2019 Response to The Planning Inspectorate, FAO:- Nicola Davison Room 3B, Temple Quay House, 2 The Square, Bristol, BS1 6PN quoting the DCLG reference number <b>APP/L3815/C/18/3198722</b> by <b>28 March 2019</b>.</p>
3.	<p><b>17/00852/FUL</b> Paddock View, Drift Lane, Bosham, Chichester PO18 8PR Proposed Development: Variation of condition 2 from planning permission CH/12/01036/FUL, appeal ref APP/L3815/A/12/2179869. To make the permission permanent. Start Date: 14.02.2019 Response to The Planning Inspectorate, FAO:- Nicola Davison, Room 3B, Temple Quay House, 2 The Square, Bristol, BS1 6PN quoting the DCLG reference number <b>APP/L3815/W/18/3196089</b> by <b>28 March 2019</b>.</p>