

Draft Minutes of the Planning Committee meeting of Chidham & Hambrook Parish Council held at Chidham Village Hall on 18 April 2019 at 7.00pm

Present: Cllr A Collins (Chairman) Cllr I Littlefield
Cllr Marie Gilby Cllr J Towers

Also present: 4 Member of the public
Mr S Johnson
Parish Clerk & RFO

394-18 **Apologies for absence**

The Chairman welcomed everyone to the final Planning Committee of the existing Parish Council. Apologies had been received from Cllr C Archer.

395-18 **Declarations of Disclosable Pecuniary Interests, if any:**

Cllr Collins declared a personal interest in relation to agenda item 5.1 as this was his neighbour next door but one.

396-18 **Minutes of the Planning Committee held on 21 February 2019.**

Resolved that the minutes of the Planning Meeting held on 21 March 2019 be approved as a correct record. The Chairman signed the minutes.

397-18 **Matters arising from the minutes**

The Clerk updated the committee on minute 386-19 - Cut Mill House. Although the Clerk had submitted a request for an extension to this consultation, it had not been agreed and this application had subsequently been withdrawn. At the request of a councillor the Clerk gave an update on the felled trees at Springfield on Broad Road.

398-18 **Open Forum**

A number of members of the public wished to speak on application 8 under agenda item 5 so this item was taken first.

399-18 **Planning Applications**

1. **CH/19/00874/OUT** - Flat Farm Broad Road Nutbourne PO18 8SH

Mr A Savory, a local homeowner near the proposed development, spoke regarding this application. His concerns were regarding the endangerment to wildlife, the cramming of houses on the development site and the proximity of housing to the power lines.

Mr Collins advised that the district's Local Development Plan and the Parish Council's Neighbourhood Plan set out the settlement areas for this parish and this particular site was outside the settlement area. So it was possible to object to the application on this basis alone. In response to a question as to whether this would contribute to the required 500 new homes, Cllr Collins responded that at this stage the Neighbourhood Plan states a minimum of 25 houses to be built in the area.

There was concern at the trees on the proposed area. The committee suggested that residents apply for tree preservation orders.

Resolved: that the committee object to this application and comment as follows:

- It is outside but adjacent to the settlement area
- Pre-planning advice considered too high a density, particularly at this impacted

on garden size and a cramped development. Removing houses doesn't do much to address this. The HELAA has an estimate of 31 dwellings.

- Application premature in terms of Local Plan and revised Neighbourhood Plan
- No open space or play provision
- The 3 houses at the top of the development are still very close to the pylon. Given that the houses in Hambrook Place were unable to be sold and the two nearest the pylons are still unoccupied what guarantees would we have that this is a viable proposal. If this were to go ahead we would suggest removing these houses altogether.
- Against Policy 45 of the Chichester Local Plan, development in the countryside and not in compliance
- No identified need, the housing requirements have been met. There is no shortfall in housing.
- There are a total of 12 affordable units proposed: 2 x 1 bed, 6 x 2 bed, 4 x 3 bed and 1 x 4 bed. This does not tally with the need identified by the Housing Enabling Officer of those households on the Chidham and Hambrook register: 6 x 1 bed, 6 x 2 bed, 0 x 3, 4 and 5 bed houses. Quite clearly there is a need for smaller units which are not adequately represented. This will be decided in Reserved Matters.
- Further ecological surveys are required.
- Tree removal

- 2 CH/19/00527/DOM** - Laureldene Broad Road Hambrook Chidham
Proposed ground, first and second floor rear extensions, new dormer windows with internal alterations to the main dwelling and conversion of garage to home office. Variation of condition 2 from planning permission 18/00880/DOM.
This application had been passed previously however the owner had revised the plans.
Resolved: that the committee had no objection to this application and no comments to make subject to the standard clause that this extension should not be used as a separate dwelling.
- 3 CH/19/00661/FUL** - Flat Farm Broad Road Hambrook Chidham
Demolition of existing dwelling and associated outbuildings and construction of 11 no. dwellings (variation of condition 12 of permission CH/16/04148/FUL - amendments to street lighting).
Resolved: that the committee object to this application due to the high level street lighting in place and would prefer to see low level bollard lighting which is timed in accordance with local authority regulations. The light at the entrance should remain as high level with all others reduced to low level lighting.
- 4 CH/19/00713/DOM** - Rudgwick House Scant Road West Hambrook Chidham
Proposed single storey side extension and replacement front porch canopy.
Resolved: that the committee had no objection to this application and no comment to make.
- 5 CH/19/00765/FUL** - Plot C Pond Farm Newells Lane West Ashling
To use land as a Travellers caravan site consisting of 1 no. mobile home and 1 no. touring caravan with associated development.
Resolved: that the committee object to this application on a permanent basis on the grounds that the District Council has met their requirement for gypsy and traveller pitches.
- 6 CH/19/00864/FUL** - Case Officer: William Price (Wk 14)
Mitchells and Butlers, Bosham Inn Main Road Bosham PO18 8PW

Internal and external alterations including the installation of a bi-fold doorset, new steps to form a larger landing area and improvements to the external seating area. Internal works to provide new toilets and general repair and maintenance.

Resolved: that the committee had no objection to this application but would make the following comment. The Design and Access Statement paragraph 3.8 suggests new metal fencing will be installed along the main road. The Planning Committee suggests that this fencing should be no higher than the existing fencing and in keeping with its rural surroundings in a neutral colour.

This comment covers planning application 19/00865/LBC below.

- 7 **CH/19/00865/LBC** - Bosham Inn Main Road Bosham PO18 8PW
Internal and external alterations including the installation of a bi-fold doorset, new steps to form a larger landing area and improvements to the external seating area. Internal works to provide new toilets and general repair and maintenance.
As above item 6.
- 8 **CH/19/00906/DOM** - Renwood House Priors Leaze Lane Hambrook Chidham
Retrospective two storey side extension with associated roof works and various alterations and additions (amended from approved scheme).
Resolved: that the committee had no objection to this application and no comment to make.
- 9 **CH/19/00907/DOM** - Stranraer Scant Road West Hambrook Chichester
Two storey side and rear extensions including associated alterations internal and external.
Resolved: that the committee had no objection to this application and no comment to make.
- 10 **CH/19/00915/FUL** - Coastway Cottage Drift Lane Chidham PO18 8PP
Demolition of single storey side extension, erection of 2 storey rear extension and erection of 1 no. dwelling.
Resolved: that the committee had no objection to this application but would make the following comment. The accuracy of the executive summary in the planning statement is questioned. Paragraphs 2 and 3 regarding the property being the area of Cutmill and the area being urban. It is suggested this be reviewed and amended accordingly.

400-18 **Planning Decisions**

- 1 **CH/18/03195/REM**
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.
PERMIT
This application had been approved with condition 2 – comment re access road. The Parish Council's objections to the sewage and drainage issues had not been addressed and this was a concern. It was suggested that clarification on the points raised by the Parish Council should be directed to the planning officer. **Action:**
Clerk/RFO
- 2 **CH/19/00059/FUL**

Mr John Wyatt, Aubrey Cottage Cot Lane Chidham PO18 8SU - Change use to include holiday accommodation.
PERMIT WITH S106

3 **CH/18/02527/DOM**

Mr Daniel Woods, 12 Mansfield Cottages Main Road Nutbourne Chichester West Sussex PO18 8RS - Retrospective garage.
REFUSE

4 **CH/18/03403/DOM**

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.
PERMIT

5 **CH/19/00271/DOM**

Mr Neal Skinner, Jovian Scant Road West Hambrook Chichester West Sussex PO18 8UA - Retrospective construction of brick boundary wall to front of property. Proposed wooden gate.
REFUSE

6 **CH/19/00392/DOM**

Mr M Gregory, Dunearn Broad Road Nutbourne Chichester West Sussex PO18 8SH Proposed rear flat roof extension - Variation of Condition 2 of planning permission CH/17/00743/DOM - to enlarge footprint of extension and use different eaves treatment.
PERMIT

401-18 **Planning Appeals**

1 **18/01191/FUL**

Mr & Mrs S. Tobitt, Little Oaks, The Bridleway, Newells Lane, West Ashling, Chichester, West Sussex, PO18 8DF

Continued stationing of a Gypsy/Traveller's mobile home.

Response to The Planning Inspectorate quoting the DCLG reference number APP/L3815/W/18/3208238 **by 29 April 2019.**

Resolved: that the committee repeat the previous objections to this application to The Planning Inspectorate and that that the District Council had met its requirement for gypsy and traveller pitches. **Action: Clerk/RFO**

2 **18/02620/FUL**

Building North Of 1 Chidham Lane, Chidham, PO18 8TL

Change of use from telephone exchange to holiday let, single storey front and rear extensions, 2 no. dormers with internal and external alterations.

Response to The Planning Inspectorate quoting the DCLG reference number APP/L3815/W/19/3223276 **by 14 May 2019.**

Resolved: that the committee writes to The Planning Inspectorate to advise that it does not agree with the District Council decision in this matter as the building does conform to the Neighbourhood Plan policy DS1 as follows:

- it is not on a list of heritage assets
- the defunct telephone exchange sits at one of the gateways to the Chidham Peninsula which in its present state is an eyesore
- raising the roof by 750mm is not excessive
- addition of 2 dormers would mirror the windows in the village hall opposite

- it would bring the building back into use, enhance the area and fit in with the surroundings
- there is a need for holiday accommodation in the area
- there is access to public transport.
- the building does integrate with its surroundings

Action: Clerk/RFO

402-18 **Chairman's Report**

The Chairman had nothing new to report.

There was concern at the developer's attitude regarding the council's recent request regarding work at the Gables. It was suggested that when the owner occupies the property, if nothing continues to be resolved, that the Parish Council then contact the owner in this regard.

There was also concern about sewage behind Chidham Lane/Broad Road. It was suggested that the council write to Southern Water in this regard. The Parish Council had raised the issue when planning permission was applied for at Greenacres. Possibly the pipe was not big enough to do the work. Members were concerned that houses hadn't yet been built and there was already a problem. **Action: Cllr Gilby to raise with the Parish Council Chairman regarding an agenda item for the next Parish Council meeting.**

403-18 **Soft Sand review of the West Sussex Joint Minerals Local Plan**

In the absence of Cllr C Archer this item was deferred to the next meeting.

404-18 **Date of Next Meeting**

The next meeting will take place on 23 May 2019 at 7.00pm at Chidham Village Hall.

The meeting closed at 21:00hrs

Signed: (Chairman)

Date: