

Chidham & Hambrook Parish Council

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12 June 2019

MEETING OF THE PLANNING COMMITTEE

A meeting of the Planning Committee will be held at **7:00pm** on **Tuesday 18 June 2019** in Chidham Village Hall (upstairs room).

MEMBERS: Cllr M Gilby, Cllr P MacDougall, Cllr J Sheppard and Cllr J Towers

Signed: *B Jones*

Mrs B Jones **Clerk and RFO**

AGENDA

- 1. Apologies for absence**
Apologies for absence 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 23 May 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. Date of Next Meeting**
The next Planning Committee meeting will take place on Thursday 18 July 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 23 May 2019 at 7.00pm

Present: Cllr M Gilby Cllr P MacDougall
Cllr J Sheppard Cllr J Towers

Also present: 1 Member of the public, Mr M Sheldrake
Locum Clerk: Ms L Wilcock

Meeting opened at 1905hrs

001-19 **Election of Chair and Vice Chair**

Noted that the group said that more Councillors were needed on the Committee as 4 members only just make it quorate. Cllr P MacDougall was proposed and voted unanimously as Chair. Cllr M Gilby was proposed and voted unanimously as Vice Chair. The Committee **agreed** in future meetings the Clerk/RFO will provide the downloaded plans to be displayed on the projector via the Clerk's laptop. Chair has the projector now but will to pass it to the Clerk after the APM. **Action:** Clerk/RFO

002-19 **Apologies for absence**

The Clerk/RFO Mrs B Jones had given her apologies in advance of the meeting. Locum Clerk Ms L Wilcock took the minutes of the meeting in her absence.

003-19 **Declarations of Interest**

None recorded.

004-19 **Minutes**

Resolved that the minutes of the Planning Meeting held on 18 April 2019 be approved as a correct record. The Chairman signed the minutes.

005-19 **Public Open Forum**

Mr Mark Sheldrake, Director of Cobnor Activity Centre, spoke to the committee. Noted that Mark took over the management of the centre about a year ago but has been with CYE since he was 9 years old. He spoke about the looking to future. The Centre would like to be able to provide this for the future so to have safer parking for people attending the centre an extra car parking is going to be applied for. This is due to certain events that do not have one coach load of people coming down, they have individual cars dropping off so to allow for the safety of the children and disabled visitors a new hard standing would be required. The planning at the pre app stage with CDC and the group are looking at part of a field for a hard standing so that the parking is away from the children walking. It will be hedged in so it is hidden. Mark offered to chat with anyone about it and why it is important. Permeable surfaces are being explored to prevent flooding and he had already spoken to the neighbours who agree in principle. Mark offered for the committee to visit the centre and see where it will be placed. The car park is not due to an increase in places offered but as a safety precaution. Traffic down the lane and speeds are addressed with speed humps and information within the packs sent to parents and carers. In

addition to the residential spaces there is a meeting once a week with PACSO. They visit via minibus on a Thursday and that is the only extra attendees in addition to the 50 residential places which are already in place. Chair reminded the Committee that the policy was to ask questions rather than give an indication on whether they were in favour of the proposal as they can only do so at the formal application stage. Noted that a section of hedge would be cut down to allow access to the field but new hedge will replace it by approximately 8 times the amount cut down. The Committee gave advice on who to contact with regard to the hedge. Mark thanked the committee for their time and left the meeting.

006-19 **Planning Applications**

19/01010/ADV - Case Officer: Maria Tomlinson (extension requested to 24 May – no response) Mitchells and Butlers, Bosham Inn Main Road Bosham PO18 8PW

New signage and associated lighting.

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

007-19 **Planning Decisions**

Noted.

008-19 **Planning Appeals**

Noted.

009-19 **Chair's Report**

The Chair asked if there had been any progress on the outline planning application at Flat Farm. Noted that this had been red carded by the District Councillor.

010-19 **Soft Sand Review of the West Sussex Joint Mineral's Local Plan**

As Cllr C Archer had not renewed his membership to the Committee it was agreed that this would now be added to the Parish Council meeting.

Action: Clerk/RFO to add this item to next Parish Council meeting Agenda as a rolling item.

011-19 **Policy on meeting developers**

Examples of policies adopted by other Parish Councils were given in advance of the meeting as requested by Cllr Gilby. It was **agreed** that the documents should be merged and members of the committee will edit it with the Clerk in time for its adoption at the next Parish Council meeting.

Action Clerk/RFO to email document to committee for their edits. This document will then be presented at the next Parish Council meeting for adoption. Clerk/RFO to feed back to Chaswood Nursery to say that this policy is due for adoption and publication.

012-19 **Any other business**

Cllr Sheppard asked if the Clerk/RFO can approach CDC to arrange some in-house training for the group. In particular how to respond to plans and the rules of planning applications.

Action: Clerk/RFO to arrange this training session.

013-19 **Next meeting**

The next meeting will be held on **Tuesday 18 June 2019**. Apologies in advance from Cllr J Towers.

Meeting closed at 19:59pm

Agenda Item 5 - Planning Applications for weekly lists 21-24

Wk 21 22/05/19 - consultation ends 12/06 (extension agreed to Fri 21 June)

Wk 22 29/05/19 - consultation ends 19/06

Wk 23 05/06/19 - consultation ends 25/06

Wk 24 12/06/19 - consultation ends 02/07

- 1 **CH/19/01292/TPA** - Case Officer: Henry Whitby (Wk 21)
Mr Michael Bould, Scots Pine Hambrook Hill South Hambrook Chidham
Reduce lowest eastern and northern limbs by 4m on 1 no. Pine tree (T2, quoted as T1) subject to CH/85/00881/TPO.
O.S. Grid Ref. 478672/106738
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PRG58CER0YM00>
- 2 **CH/19/01322/DOM** - Case Officer: William Price (Wk 22)
Mr Matt Bailey, 7 Flatt Road Nutbourne Chichester West Sussex
Proposed side and rear extensions.
O.S. Grid Ref. 478686/105629
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PRLEAHER0PD00>
- 3 **CH/19/01369/TPA** - Case Officer: Henry Whitby (Wk 22)
Mr S Hatfield, 9 Hazel Copse Hambrook Chidham PO18 8EQ
Reduce height by 4m and widths by 3m on 1 no. Grey Poplar tree (T7), subject to 08/00135/TPO.
O.S. Grid Ref. 479069/106412
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PRUE8WERL6C00>
- 4 **CH/19/01010/ADV** – Case Officer Maria Tomlinson
New signage and associated lighting. Bosham Inn Main Road Bosham PO18 8PW
National Grid No.: 479363/105356
Substitute Plans
Comments by 19 June 2019
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?keyVal=PPN1ZBERJKJ00&activeTab=summary>
- 5 **CH/19/00907/DOM** – Case Officer Maria Tomlinson
Two storey side and rear extensions including associated alterations internal and external. Stranraer Scant Road West Hambrook Chichester West Sussex PO18 8UA
National Grid No.: 478853/106602
Substitute Plans
Comments by 24 June 2019.
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?keyVal=PP0X55ER0ZT00&activeTab=summary>
- 6 **CH/19/01388/DOM** - Case Officer: William Price (Wk 24)
Mr T Day, 46 The Avenue Hambrook Chichester West Sussex
Demolition of existing and construction of a new front porch to west elevation.
O.S. Grid Ref. 479063/106546

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PRYCF1ER0ZM00>

- 7 **CH/19/01418/DOM** - Case Officer: William Price (Wk 24)
Billings, Haywards Broad Road Hambrook Chidham
Single storey rear extension and roof extension including 1 no. rear dormer and changes to fenestration.
O.S. Grid Ref. 478738/105851
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PS7X34ERLGEOO>

Agenda Item 6 - Planning Decisions for weekly lists 21-24

- 1 **CH/19/00304/FUL**
Ms Tina Hyams (Nee Sullivan), Plot A Pond Farm Newells Lane West Ashling
Chichester West Sussex PO18 8DF
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.
REFUSE
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PM7A3IER0YM00>
- 2 **CH/19/00906/DOM**
Mr And Mrs D Duthie, Renwood House Priors Leaze Lane Hambrook Chidham
Chichester West Sussex PO18 8RQ
Retrospective two storey side extension with associated roof works and various alterations and additions (amended from approved scheme).
PERMIT
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PP0RQYER0ZT00>
- 3 **CH/19/00661/FUL**
Miss Lauren Wiltshire Flat Farm Broad Road Hambrook Chidham Chichester West Sussex PO18 8RF 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).
PERMIT
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PNVZ37ERI9T00>
- 4 **CH/19/00864/FUL**
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, together with replacement fencing, renewal of weatherboarding, jumbrella and new close board fencing. Internal works to provide new toilets and general repair and maintenance
PERMIT
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PORMPAERIXZ00>

5 CH/19/00865/LBC

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, together with replacement fencing, renewal of weatherboarding, jumbrella and new close board fencing. Internal works to provide new toilets and general repair and maintenance PERMIT

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PORMPHERIY000>

Agenda Item 7 - Planning Appeals

Current planning appeals conducted by the District Council (extracted from CDC Planning Committee agenda 6 June 2019)

14/00292/CONBC Parish Case Officer: Shona Archer Informal Hearing	Paddock View Drift Lane Bosham Chichester West Sussex PO18 8PR - Appeal against CH/55
17/00852/FUL Parish Case Officer: Caitlin Boddy Informal Hearing	Paddock View Drift Lane Bosham Chichester PO18 8PR - Variation of condition 2 from planning permission CH/12/01036/FUL, appeal ref APP/L3815/A/12/2179869. To make the permission permanent.
18/02620/FUL Parish Case Officer: Maria Tomlinson Written Representation	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.

Recent appeal decisions

18/01191/FUL Parish Case Officer: Caitlin Boddy Written Representation	Little Oaks The Bridleway Newells Lane West Ashling Chichester West Sussex PO18 8DF - Continued stationing of a Gypsy/Traveller's mobile home. The appeal is allowed and planning permission is granted for the stationing of a residential mobile home for a Gypsy / Traveller at Little Oaks, Newells Lane, West Ashling, Chichester, PO18 8DF in accordance with the terms of the application, Ref. CH/18/01191/FUL, dated 10 May 2018, and the plans submitted with it, subject to the conditions set out in the attached Schedule.
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