

**Draft Minutes of the Planning Committee meeting of Chidham & Hambrook Parish Council held at Chidham Village Hall on 19 September 2019 at 7.00pm**

Present: Cllr M Gilby Cllr R Gowlett  
Cllr P MacDougall Cllr J Sheppard

Also present: Dr C Lyons, Planning Consultant from WYG Consultants  
Mr Andrew Howe and Mr Graham Parrett, Directors of Grand Holdings  
Ms Sandra James

*Meeting opened at 19:00pm*

042-19 **Apologies for absence**

Apologies had been received from Cllrs S Bramwell-Smith and J Towers.

043-19 **Declarations of Interest**

Cllr J Sheppard declared an interest in two planning applications at agenda items 5.3 and 5.4 as she had a personal interest as a neighbour in both instances.

044-19 **Minutes**

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

045-19 **Public Open Forum**

No members of public wished to speak.

046-19 **Planning Applications**

046-19.1 CH/19/01688/PRELS

The agent and owners of this property were welcomed to the meeting. Dr Lyons gave a presentation on the background to this application and sought comments from the committee on proposals at this site.

Members were concerned at the complete clearance of the site long before a planning application was submitted and requested to know whether the applicants were aware that of the habitats regulation requirements as this is a well-known bat area. The applicants advised that the felled trees were on an adjacent site. The planning application on Avenue Cottage would have been subject to environment requirements.

The Chair advised that the Council through its Neighbourhood Plan Steering Group was considering the site options at present and was unable to give any advice on density at this time. The applicants were advised to consider the Neighbourhood Plan Vision and Objectives advertised on its website.

046-19.2 CH/19/01871/DOM

An acoustic timber fence would be built inside the existing fence. Harbour Conservancy had no objection subject to conditions re building.

**Resolved:** that the committee had no objection to this application and would comment that the Harbour Conservancy's opinion re conditions is endorsed.

046-19.3 CH/19/02152/EDOM  
The committee commented on the access from the A259 and whether this was safe. There was a bus stop on the pavement which would presumably be moved.

**Resolved:** The committee requested more information on access arrangements from the A259 and requested an extension of time in which to comment.

046-19.4 CH/19/02154/DOM  
The developer's comments regarding the garage being too small to house the family's cars and their use of residents' spaces was of concern.

**Resolved:** that the committee objects to this retrospective planning application on the grounds that the area is overcrowded in terms of construction and contrary to parking standards agreed at the site.

046-19.5 CH/19/01988/DOM  
**Resolved:** that the committee had no objection to this planning application and no comment to make.

046-19.6 CH/19/02296/DOM  
It was not immediately how this application differed from the previous application which was permitted earlier in 2019.

**Resolved:** that the committee had no objection to this application subject to it not differing substantially from the previous application.

046-10.7 CH/19/02216/DOM  
The committee noted the objection to this application made by S Nettleton and H Mitchell and was reluctant to consider this application in isolation from the enforcement case regarding a holiday rental being run at the property contrary to condition 4) on planning application 18/02854/DOM permitted on 18 December 2018 which restricted 'the ancillary accommodation to the dwelling known as Thistledown House and for no other purpose'. Consideration of this retrospective planning application for parking and driveway requirements would be condoning the use of the holiday let.

**Resolved:** The committee will not comment on this planning application in isolation to the enforcement case regarding use of the garage conversion as a holiday let business and requests that this application be delayed until the enforcement action is known.

046-19.8 CH/19/02312/OUT  
**Resolved:** that the committee had no objection to this planning application and no comment to make.

#### 046-19 **Planning Decisions**

The planning decisions were noted and comments made as follows:

CH/19/01661/DOM – it was pleasing to note that the Parish Council's comments regarding the build of a bat box was included at condition 2) the onus is on the applicant to assess the species on site.

047-19 **Planning Appeals**

047-19.1 Current planning appeals conducted by the District Council (taken from CDC Planning Committee agenda 4 September 2019) were noted and that the appeals were being heard on 3 October 2019.

048-19 **Planning enforcement**

Current progress against planning enforcement issues were noted.

048-19.1 CH/19/00235/CONBC Thistledown House

It was noted that a case had been raised by CDC Enforcement regarding the holiday let operation at the above property in contravention of condition 4) of planning application CH/18/02854/DOM in that 'the habitable accommodation hereby permitted shall be restricted to use as ancillary accommodation to the dwelling known as Thistledown House and for no other purposes.

049-19 **Chair's Report**

The Chair reported

050-19 **Next meeting**

The next meeting will be held on **Thursday 17 October 2019**.

051-19 Any other business

Correspondence had been received by a councillor in relation to a planning application. No action to be taken.

Meeting closed at 20:45pm

Signed by:

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Signed: (Chairman)

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(Date)