

Draft Minutes of the Planning Committee meeting of Chidham & Hambrook Parish Council held at Chidham Village Hall on 23 January 2020 at 7.00pm

Present: Cllr S Bramwell Smith Cllr M Gilby (Chair)
Cllr R Gowlett Cllr J Sheppard
Cllr J Towers

Also present: Ms K Simmonds, Smith Simmonds & Partners
Mrs Sandra James

Meeting opened at 19:02pm

Election of Chair

The current Chair, Cllr Philip MacDougall has indicated that he wishes to step down from this position. The committee is requested to elect a new Chair.

084-19 **Election of Chair**

The Chair, Cllr Philip MacDougall, had indicated that he wished to step down from this position. The committee:

Resolved that Cllr Marie Gilby be elected as the new Chair of this committee.

Cllr Gilby subsequently took the Chair.

085-19 **Apologies for absence**

Apologies had been received from Cllr P MacDougall.

086-19 **Declarations of Interest**

There were no declarations of interest.

087-19 **Minutes**

Resolved that the minutes of the Planning Meeting held on 19 December 2019 be approved as a correct record. The Chair signed the minutes.

088-19 **Public Open Forum**

Ms S James stated that the minutes of the last planning committee meeting were not on the website. She requested feedback on the Neighbourhood Plan progress. She also suggested that the parish should be championing businesses in the village. **Action:** Clerk to respond.

089-19 **Planning Applications**

089-19.1 CH/19/02995/DOM - Case Officer: Maria Tomlinson
Mr Keith Stevens 42A Maybush Drive Chidham Chichester West Sussex
Change of use of existing roof space to create 1 no. habitable room.

Resolved that the committee had no objection but would comment on the premature start to building works at this property without the necessary planning consent in place.

089-19.2 CH/19/03015/FUL - Case Officer: Maria Tomlinson
Mr M Wrennall Cut Mill House Cut Mill Chidham PO18 8PS
Change of use and associated alterations to vacant domestic boathouse for use as tourist accommodation.

Ms K Simmons, from agent Smith Simmons & Partners, spoke to the committee and answered questions. She advised that a further floor would be added and a small balcony and tourist accommodation would be available all year round. The footprint of the building would not change therefore trees may be required to be cut back but not removed. The existing entrance would be retained. 2 parking spaces had been allowed.

Members were concerned that the roof height would increase by 2.76m, the floor area would double with the extra floor, there had been numerous objections from local residents. The comments from the Harbour Conservancy were supported in that the proposed development would have a harmful effect on the surrounding AONB. Artificial lighting would have an adverse impact in line with the AONB's 'dark skies policy'.

Resolved that the committee objected to this planning application on the following grounds: the proposal for a two-storey structure is considered unduly prominent and unnecessary and detrimental to the character of the surrounding Area of Outstanding Natural Beauty (AONB); the proposed change to tourist accommodation will have a harmful impact on the AONB in terms of character and in relation to wildlife conservation and protection and lighting (dark skies policy).

089-19.3 CH/19/03197/DOM - Case Officer: Vicki Baker
Mr Paul Smith St Martins 4 The Avenue Hambrook Chidham
Replacement of prefabricated garage with 2 storey brick pitched roof extension.

Resolved that the committee has no objection and no comment to make.

089-19.4 CH/20/00084/OBG - Case Officer: Jane Thatcher
Mark Penfold Greenacre Nursery Main Road Chidham Chichester
Variation of S106 agreement from CH/16/04132/OUT and CH/18/03195/REM.

There was no application on the portal however the Clerk had received an explanation from the Planning Officer, CDC, however this was a complicated case and the reason for the required variation to the S106 agreement was not clear.

Resolved that the Clerk write to the Planning Officer requesting a clearer explanation. A response would then be gathered electronically and submitted on the portal by the due date of 12 February 2020.

089-19.5 The Clerk had responded on the five Pond Farm applications with objections. **Resolved** that the Clerk email District Cllr David Rodgers requesting that he red card the applications.

090-19 **Planning Decisions**

The planning decisions were noted.

091-19 **Planning Appeals**

091-19.1 A planning appeal had recently been advised by the District Council -

18/00010/CONMHC Land Rear of Hambrook Meadows – removal of caravan, shipping container etc.

District Cllr P Plant had commented that the appeal ground b) states that the offences had not occurred but ground g) states that the appellant had not been given enough notice to tidy it up. A response was sought by 29 January. No further comment would be made by the Council.

092-19 **Planning enforcement**

An update on the 13 enforcement cases linked to the parish had been circulated recently.

093-19 **Chair's Report**

The Chair had nothing to report.

094-19 **Any other business**

A resident had commented on the considerably sized building at White Cottage, corner of Chidham Lane and Cot Lane which did not seem to have received planning permission. Ms James advised that this building had been approved under permitted development rights in November 2018.

095-19 **Next meeting**

The next meeting will be held on **Thursday 20 February 2020.**

Meeting closed at 20:15pm

Signed by:

Signed: (Chairman)

(Date)