

Chidham & Hambrook Parish Council

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14 August 2020

MEETING OF THE PLANNING COMMITTEE

Due to the continuing pandemic lockdown situation and following a recent change in legislation, Parish Council meetings are permitted to be held remotely. You are therefore requested to attend a Zoom meeting of the Parish Council on **Thursday 20 August 2020 at 7:30pm**. If a member of the public wishes to attend the meeting, please contact the Clerk to be sent a link to join via Zoom. Alternatively please submit any questions you wish to be raised at the meeting by email by 5:00pm the day before the meeting.

MEMBERS: Cllr S Bramwell Smith, Cllr B Garrett, Cllr R Gowlett (Chair), Cllr J Sheppard and Cllr J Towers

Signed: **B Jones**
Mrs B Jones **Clerk and RFO**

AGENDA

1. **Apologies for absence**
No apologies for absence have been received.
2. **Declarations of Disclosable Pecuniary Interests**
3. **Minutes**
To approve and sign the minutes of the Planning Committee meeting held on 16 July 2020 and authorise the Clerk to sign these.
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 - *attached*
8. **Planning Enforcement**
To consider planning enforcement matters - *attached*
9. **Report**
To receive an oral update report from the Planning Committee Chair.
10. **West Sussex Joint Minerals Local Plan**
11. **Any Other Business**
12. **Date of Next Meeting**
The date of the next Planning Committee meeting is 17 September 2020.

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 remotely via Zoom on Thursday 16 July 2020 at 7:30pm

Present: Cllr S Bramwell Smith Cllr R Gowlett
Cllr J Sheppard Cllr J Towers

Also present: Mrs Sandra James

Meeting opened at 7:30pm

001-20 **Election of Chair**

As a result of the resignation of the Chair, the committee agreed to elect a new Chair.

Resolved: That Roger Gowlett be elected as the Chair of the Planning Committee.
Cllr Gowlett subsequently took the Chair.

002-20 **Apologies for absence**

Apologies had been received from Cllr P MacDougall and District Councillor D Rodgers.

003-20 **Declarations of Interest**

There were no declarations of interest.

004-20 **Minutes**

Mrs James had submitted a comment on minute 094-19 which was considered. She had offered advice on the White Cottage application saying that permitted development rights (PDR) had been applied for and obtained. However the question raised by Cllr Bramwell Smith, relating to the structure erected and whether it departed from the approved drawing, remained unanswered. The garage had been erected parallel to the access road.

A discussion took place on PDR in an AONB. District Cllr Moss confirmed that this was permitted under a specific clause in the Town & Country Planning Order. The structure had been classed as a caravan and this classification included shed like structures without foundations. He was concerned that there was a lot of misrepresentation about AONB and PDR. **Action:** District Cllr Moss agreed to get the rules re PDR clarified and published so that this was clear in future.

It was agreed that the minutes be amended to read: 'A resident had commented on the large structure at White Cottage, cnr of Chidham Lane and Cot Lane which did not appear to be in compliance with the PDR drawings submitted. Mrs James offered advice on this matter that PDR had been applied for and obtained on this application in November 2018.'

Resolved that the minutes of the Planning Meeting held on 23 January 2020 be approved as a correct record subject to the above amendment and signed by the Clerk noting this minute number.

005-20 **Public Open Forum**

There were no further comments.

006-20 **Planning Applications**

006-20.1 CH/20/01240/DOM

Mrs D Bowerman Little Willow 10 Maybush Drive Chidham Chichester
Change of roof space to habitable accommodation with side dormer to the rear elevation.

The Clerk advised that this application had disappeared from the CDC planning portal. **Action:** District Cllr Moss undertook to investigate why this application had been removed.

006-20.2 CH/20/01408/FUL

Mr Harry Bates Graveyard Cot Lane Chidham PO18 8TA
Change of use from agricultural land use to form extension to existing graveyard.
O.S. Grid Ref. 478855/103930

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

006-20.3 CH/20/01066/EIA

Neame Sutton on behalf of Sunley Estates, Rose Briar Copse, Land East of Broad Road Scant Road West Hambrook West Sussex
Screening opinion for the erection of approximately 120 residential dwellings, with the associated pedestrian and vehicular access and parking, as well as biodiversity and green infrastructure areas.

The Parish Council was not a consultee on an Environmental Impact Assessment (EIA) application as this was purely a technical matter.

Resolved that the committee would like to support the recommendations made by Chichester Harbour Conservancy.

006-20.4 19/02758/FUL

Mr P Calvesbert, P J Hambrook Ltd, Hambrook Holiday Park, Broad Road, Hambrook PO18 8RF
Refurbishment, extension and rationalisation of existing layout of Hambrook Holiday Park including demolition of existing clubhouse and storage buildings. Construction of new access roads, laying out of redistributed existing/consented mobile home pitches, creation of green amenity spaces, landscaping together with parking and refuse storage.

The Council had previously commented on this application in December 2019. Since then revised plans had been submitted and legal issues had arisen with the freeholders. Members were unsure whether a planning decision could be taken whilst legal matters were underway. A number of residents living nearby in Broad Road had objected to the current siting of the refuse bins.

District Cllr Moss had been contacted by a number of freeholders with concerns about legal matters relating to their deeds. Some of their rights were being removed and there were issues between the freeholders and the site owner. The site would remain as a holiday site. The Council should satisfy itself as to the permissions given pertaining to holiday vs residential status; that the sewage and nitrates issue has been resolved and that the site was not overdeveloped. He would be red carding this application, due to the public concern he had received, if the Council did not object.

Resolved that the Council object on the following grounds:

1. An increase in mobile homes sited would constitute an overdevelopment of the site and result in an impact on recreational disturbance and water quality.
2. The issues identified by Natural England in regard to sewage and deterioration of the water be addressed.
3. That the licence retained as a holiday park conflicts with current permanent residential usage.

007-20 **Planning Decisions**

There were no planning decisions.

008-20 **Planning Appeals**

There were no updates.

009-20 **Planning enforcement**

The Clerk updated the committee on a recent communication she had received from a resident with regard to a road being laid and hardstanding put in on a piece of land off Priors Leaze Lane. The Clerk had submitted an enforcement enquiry to CDC. District Cllr Moss advised that across the south there was evidence on similar sites of hardcore being put down, roads being developed and vans being sited followed by retrospective planning applications. He and District Cllr P Plant were on a CDC group looking at these sites to make sure that all were aware of the issues. He would keep the Council updated on this.

010-20 **Chair's Report**

The Chair had nothing to report.

011-20 **West Sussex Joint Minerals Local Plan**

The Parish Council, at its meeting on 4 June 2020, passed the responsibility for keeping a watching brief over this matter to the Planning Committee. It was previously carried out by Cllr C Archer.

The committee was unsure as to what role it needed to take. **Action:** Clerk to circulate previous reports written by from Cllr C Archer

012-20 **Any other business**

District Council planning application notices – District Cllr Moss advised that he had circulated a note from the Divisional Manager, Development Management at CDC advising of their process in displaying new application notices, advising neighbour and residents and publishing planning applications more widely. These procedures had been changed as a result of Covid-19 and he suggested that the Parish Council should consider this at their next meeting and submit their concerns and comments to CDC. **Action:** Clerk to add to next Parish Council agenda.

The issue raised under 094-19 had not been satisfactorily answered and it was suggested that this application should be revisited by inclusion on the next Planning Committee agenda. **Action:** Clerk to add.

Mrs James mentioned that Covid-19 had demonstrated that health and the availability of open space was important in the future and that high density development was to be discouraged.

013-20 **Next meeting**

The committee discussed the possibility of resumption of meetings via Zoom in future.

Resolved that until the village hall is re-opened for face to face meetings that scheduled meetings continue via Zoom in the immediate future with a time of 7:30pm.

The Clerk advised that any applications where the consultation time frame was before the next meeting would be circulated electronically for comment.

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

Meeting closed at 8:23pm

Signed by:

Signed: (Chairman)

(Date)

Agenda Item 5 - Planning Applications for weekly lists 32-34

Wk 32 – distribution 05/08/2020; response by 26/08/2020

Wk 33 – distribution 12/08/2020; response by 02/09/2020

Wk 34 – distribution 19/08/2020; response by 09/09/2020 – to follow

- 1 CH/20/01826/FUL - Case Officer: Jeremy Bushell (Wk 32)
Sunley Estates Ltd Land Adjoining A27 Scant Road West Hambrook Chidham
Erection of 118 dwellings (including 35 affordable dwellings) accessed via Broad Road, and the provision of public open space, landscaping and associated works at Rose Briar Copse, Land East of Broad road, Hambrook.
O.S. Grid Ref. 478850/106707
To view the application use the following link;
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QDV94QER0SR00>
- 2 CH/20/01950/DOM - Case Officer: Calum Thomas (Wk 33)
M & Mrs J Riggs Stanton Broad Road Hambrook Chidham
Proposed single storey rear extension with replacement pitched roof.
O.S. Grid Ref. 478739/105841
To view the application use the following link;
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QEJ49AERMB100>
- 3 CH/20/00412/OUT – Case Officer Kayleigh Taylor
Amended description: Outline application for the construction of 37 no. affordable residential dwellings for first time buyers and those looking to rent their first home (Paragraph 71 entry-level exception site), with all matters reserved other than access.
Land Off Broad Road Broad Road Hambrook PO18 8RF
National Grid No.: 478952/105685
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q5LMQSERFRR00>
Comments required by 21 August 2020
- 4 CH/20/01758/DOM
Amended title: Was 'Proposed side extension' – now reads 'Proposed single storey side extension to north elevation and insertion of 2 no. rooflights to rear elevation.'
54 The Avenue Hambrook Chichester
O.S. Grid Ref. 479041/106591
To view the application use the following link;
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QDG6UMERLI800>
We have submitted comments for this application however you may wish to reassess the application based on the revised permission sought.
- 5 White Cottage Chidham Lane Chidham
Query related to Cllr S Bramwell Smith – has this query been resolved?

Agenda Item 6 - Planning Decisions for weekly lists 32-33

- 1 CH/20/01745/PNO
Mr John Spicer Land On The East Side Of Cot Lane Chidham PO18 8SP
To provide access for agricultural maintenance.
PRIOR APPROVAL REQUIRED HEREBY REFUSED
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QD9AZAERLDX00>

- 2 CH/20/01312/FUL
Mr D Castle Chidham Lodge Main Road Chidham PO18 8TP
Replacement of horticultural glass house with horticultural building.
PERMIT
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QB3LU1ERJSW00>

Agenda Item 7 - Planning Appeals

No further updates.

Agenda Item 8 - Planning Enforcement

No further updates.

CHICHESTER DISTRICT COUNCIL

Development Management Division

Director of Planning and the Environment
Andrew Frost

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Our ref: CH/20/00412/OUT

7th August 2020

Dear Sir/Madam,

Planning Application: CH/20/00412/OUT

Outline Application for the construction of 37 no. affordable residential dwellings for first time buyers and those looking to rent their first home (Paragraph 71 entry-level exception site), with all matters reserved other than access.

Land Off Broad Road Broad Road Hambrook PO18 8RF

National Grid No.: 478952/105685

I enclose a copy of the amendments to the above-mentioned application which take the following format:

1 Amended Description****

If you have any comments I should be pleased to receive them by 21st August 2020. If I have not heard from you in writing by then, I shall assume that you have no observations to make. If you have any queries relating to this application, please contact Kayleigh Taylor, on .

Change of Description

PLEASE DO NOT RETURN THE ATTACHED PLANS

Yours faithfully



Andrew Frost

Director of Planning and the Environment

Chichester District Council

CHICHESTER DISTRICT COUNCIL

Development Management Division

Director of Planning and the Environment
Andrew Frost

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East Pallant
Chichester
West Sussex PO19 1TY

Email: dcplanning@chichester.gov.uk

Web: <http://www.chichester.gov.uk>

Telephone: (01243)785166

Fax: (01243)534563

DX:30340

Our ref: CH/20/01758/DOM

12th August 2020

Dear Sir/Madam,

Planning Application: CH/20/01758/DOM

Proposed single storey side extension to north elevation and insertion of 2 no. rooflights to rear elevation.

54 The Avenue Hambrook Chichester West Sussex PO18 8TY

National Grid No.: 479041/106591

I enclose a copy of the amendments to the above-mentioned application which take the following format:

If you have any comments I should be pleased to receive them by 26th August 2020. If I have not heard from you in writing by then, I shall assume that you have no observations to make. If you have any queries relating to this application, please contact Vicki Baker, on .

Amended proposal description.

PLEASE DO NOT RETURN THE ATTACHED PLANS

Yours faithfully



Andrew Frost

Director of Planning and the Environment

Chichester District Council