

Draft Minutes of the Planning Committee meeting of Chidham & Hambrook Parish Council held remotely via Zoom on Thursday 20 August 2020 at 7:30pm

Present: Cllr B Garrett Cllr R Gowlett
Cllr J Sheppard

Also present: Mrs S James, Mr A Collins, Mr S Johnson, Cllr A Moss, Cllr P Plant,
Mr J Higgins – Southern Planning, Mr A Williams – PNH Properties

Meeting opened at 7:30pm

014-20 **Apologies for absence**

Apologies had been received from Cllr J Towers. Cllr S Bramwell Smith was present for this Zoom meeting but was unable to hear the proceedings or contribute to the meeting.

014-20 **Declarations of Interest**

There were no declarations of interest.

015-20 **Minutes**

Resolved that the minutes of the Planning Meeting held on 16 July 2020 be approved as a correct record subject to the above amendment and signed by the Clerk noting this minute number.

Matters arising:

Minute 006-20.1 District Cllr A Moss had circulated an email advising that this application had been withdrawn from the website until it was formally validated. The Clerk advised that the application was now resubmitted and would be considered at the next committee meeting.

016-20 **Public Open Forum**

The Clerk had received an email from resident Mr A Wild with a number of questions which were read out at the meeting.

Mr Johnson was invited to respond. He advised that these processes were very different – one was the Neighbourhood Plan (NP) or Local Plan (LP) process and the other related to the district council's planning process. Due to the district council's situation in terms of the state of the LP, the local planning process was diverging. Planning applications take precedence as this is planning law. The Council would continue with the NP and the district council would continue with the LP according to planning law.

District Cllr Moss suggested that the district councillors could assist with a response to those questions. **Action: Clerk to send questions to District Cllrs Plant and Moss for a response to Mr Wild to be formulated.**

017-20 **Planning Applications**

017-20.1 CH/20/01826/FUL

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.

Mr Johnson's statement (as a resident of the parish) had been circulated to members of the committee. Mr Collins presented his statement.

This site was included in the list of sites in the Council's Neighbourhood Plan review. The date advised to the Council for submission of a comment was 26 August 2020 although later dates were advertised on CDC's planning portal against this application.

The District Councillors would red-card this application as there was concern in the community however it may be that CDC, having looked at the application in full, would reject it.

Resolved that a request for an extension of time in which to respond to this application be sought on the grounds of holidays and complexity of documentation.
Resolved that an objection subsequently be submitted on grounds to be circulated for agreement by the committee following a site meeting.

[Post meeting note: An extension of time has been granted to Friday 11 September 2020 in which to submit a comment to CDC]

- 017-20.2 CH/20/01950/DOM
M & Mrs J Riggs Stanton Broad Road Hambrook Chidham
Proposed single storey rear extension with replacement pitched roof.
Resolved that the committee has no objection and no comments to make.
- 017-20.3 CH/20/00412/OUT
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.
This site was included in the list of sites in the Council's Neighbourhood Plan review. Mr J Higgins, Southern Planning made a statement advising that the dwelling numbers had been reduced from 45 in the original application to 37. Statements from Mr S Johnson and Mrs J Towers had been circulated to members. A number of areas of objection were considered, particularly the Entry Level Exception Site (ELES) requirements, proximity to power lines, the percentage of affordable/social housing, creation of an isolated community with private roads and whether the 3/4 bed housing would be affordable.
District Cllr A Moss was not certain that the planning application was consistent with ELES regulations having noted comments by CDC's Housing Enabling Officer.
Resolved that the committee seek an extension of time in which to respond to this application.
Resolved that an objection subsequently be submitted on grounds to be circulated for agreement by the committee.
Action: Clerk to circulate a collated response for comment and approval before posting on CDC portal.
[Post meeting note: An extension of time has been granted to Friday 4 September 2020 in which to submit a comment to CDC]
- 017-20.4 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.
Resolved that the committee had no objection and no comment to make.
- 017-20.5 White Cottage Chidham Lane Chidham
Unfortunately as Cllr S Bramwell Smith was unable to hear the discussion during this meeting or to contribute, the committee was not able to discuss this matter.
- 018-20 **Planning Decisions**
- 018-20.1 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
It was noted that the committee had objected to this application.
- 018-20.2 CH/20/01312/FUL
Mr D Castle Chidham Lodge Main Road Chidham PO18 8TP
Replacement of horticultural glass house with horticultural building. PERMIT
It was noted that the objections the committee previously had on this application had been resolved and at a further consultation the committee had recorded no objection and no comment.

- 018-20.3 CH/20/01019/DOM
Mr M Wrennall Cut Mill House Cut Mill Chidham PO18 8PS
Construction of tennis court and associated tennis court fencing. PERMIT
It was noted that the two objections the committee had recorded on this application had been dealt with by attached conditions in the decision notice.
- 019-20 **Planning Appeals**
There were no updates.
- 020-20 **Planning enforcement**
There were no updates.
- 021-20 **Chair's Report**
Cllr Gowlett thanked the district councillors on their help received on the recent planning enforcement investigation. Cllr Moss advised that legal action was currently being taken and that he would keep the Parish Council advised on this.
- 022-20 **Planning application notices**
District Cllr A Moss urged members to respond to this consultation without delay.
Action: Clerk to circulate a response for comment to committee members.
[Post meeting note: the response was circulated to Mr T Whitty, Divisional Manager, Development Management, CDC on 27 August 2020]
- 023-20 **West Sussex Joint Minerals Local Plan**
The Clerk, having discussed this issue with Cllr C Archer, advised that WSCC would consult with consultees when the Plan was in review and suggested that the matter be considered on an ad hoc basis by the committee. The District Council was one of the statutory consultees and was tasked with sharing this consultation with parish councils. **Action: District Councillors to notify the Council on receipt of any further consultation on this.**
- 024-20 **Any other business**
None.
- 025-20 **Next meeting**
The committee again discussed the possibility of resumption of F2F meetings in the future. This was currently not possible due to the village hall's Covid-19 requirements. The District Council was not meeting formally again until at least May 2021.
The next meeting of this committee would be held on **Thursday 17 September 2020.**

Meeting closed at 8:45m

Signed by:

Signed: (Chairman)

(Date)