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| **Draft Minutes of Sidlesham Parish Council Planning Committee**  **Wednesday, 14th August 2024 at 7 pm**  **The Parish Rooms, Church Farm Lane** | |
| **(Weeks 62 - 65 Unapproved)** | |
| **Present:** Cllrs A Harland (Chair), C Hall, M Mellodey, M Monnington, L Ramm, T Parsons, T Tull, Cllr D Johnson (CDC) & the Clerk. Cllr Johnson & Agent for Smith, Simmons & Partners. | |
|  | **Welcome and Apologies for Absence** – Cllr D Guest, N Wade & Cllr P Montyn (WSCC). | |
|  | **Declaration by Councillors of Personal Interests** – None | |
|  | **Minutes of Last Planning Committee Meeting.** | |
|  | Cllr M Monnington proposed, and Cllr T Tull seconded, that the Minutes of the Planning Meeting held on the 10th July 2024 be signed as a correct record. All agreed. | |
|  | **Planning Applications Discussed on under Item 9 for Ratification of Decisions Made for Agreement** | |
| **4.1** | **SI/24/01367/PA3M - Prior Approvals -** Littleton Barn, Selsey Road, Sidlesham, West Sussex. Change of use from former Class B1 light industrial to 2 no. one bedroom dwellings. After discussion no objection. Cllr T proposed and Cllr Mellodey seconded that the above application be ratified and all agreed. | |
|  | **New Planning Applications for Discussion.** | |
|  | **SI/24/01652/FUL - Minor Dev - Office/R and D/Light Industry -** Land East off Littleacre, Keynor Lane, Sidlesham, Chichester, West Sussex, PO20 7NL. Retrospective application under s73a erection of buildings A, B, D, E, F, G, H, I, J and K, and bays C to be used for offices, staff welfare facilities and storage. Cllr Harland gave background to this application which the Agent enlarged on that the reason for the withdrawal and this new application was due to a technicality requested from CDC. Rather than have two applications, it should all be placed under one application which is what they have completed. The Agent confirmed the light industry involved landscaping and ground works and the workshops support the landscaping business. After further discussion it was agreed **NO OBJECTION**. The Agent then left the meeting. | |
|  | **SI/24/01185/DOM** - Willowdene Fletchers Lane Sidlesham Chichester. Construction of double garage and covered porch. But see item 6.2 below – already permitted by CDC  planners. As this has already been **PERMITTED** it was agreed no further discussion necessary. | |
|  | **SI/24/01008/DOM** - Orchards Selsey Road Sidlesham Chichester West Sussex PO20 7QX. Erection of a detached annex, with ASHP and solar panels built onto roof and power wall battery storage. Cllr Harland informed the PC that comment had already been made on this application and we **OBJECTED** to it on the grounds that the existing shed would be replaced by a new build and CDC concurred and had **REFUSED** the application. The CDC Planning have been asked to re-look at the application by the applicants’ agents and we might be asked to reconsider, but for now no further comment is needed except our **OBJECTION** still stood. All agreed. After discussion it was agreed by all to **OBJECT** on the grounds that it constitutes a new build. | |
|  | **SI/24/01339/FUL - Minor Dev – Dwellings** - Land at Jardine Nursery, Chalk Lane, Sidlesham, Chichester, West Sussex, PO20 7LW. Demolition of existing outbuilding and the erection of 1 no. self-build dwelling, associated parking/access and landscaping. After discussion it was agreed to **STRONGLY OBJECT** on the grounds it is a new build. | |
|  | **SI/24/01645/DOM - Other Dev - Householder Developments** and **SI/24/01646/LBC** – Old, Malt House, Mill Lane, Sidlesham, Chichester, West Sussex, PO20 7LX. Proposed glazed link with alterations, timber pergola, 6 no. replacement windows (4 no. to southeast (front) elevation, 1 no. southwest (side) elevation and 1 no. northwest (rear) elevation) and 1 no. timber front door. After discussion it was agreed **NO OBJECTION** and to leave the decision to the Listing Planning Officer. | |
|  | **Planning Decisions** | |
| **6.1** | **SI/24/01110/DOM -** 14A Chalk Lane Sidlesham Chichester West Sussex PO20 7LW  Erection of double garage.  **PERMIT** | |
| **6.2** | **SI/24/01185/DOM**  Willowdene Fletchers Lane Sidlesham Chichester West Sussex PO20 7QG  Construction of double garage and covered porch.  **PERMIT** | |
| **6.3** | **SI/24/01314/PA3R -** 82A Fletchers Lane Sidlesham Chichester West Sussex PO20 7QG  Change of use of a building and any land within its curtilage from the use as an agricultural building to a flexible commercial use (initially defined as class E (g) under the amended Use Class Order).  **REFUSE** | |
| **6.4** | **SI/24/01319/**DOM - Hope Cottage Highleigh Road Sidlesham Chichester West Sussex PO20 7NR. Proposed dormer window to front elevation.  **PERMIT** | |
|  | **Enforcement Orders** | |
| **7.1** | **Planning Reference: 23/00344/CONENG SI/82** – Plot 3, 1 First Acre, Ham Road, Sidlesham, PO20 7NS. Break & remove the rubble & construction material from the land. | |
| **7.2** | **SI/83** – Plot 4, 1 First Acre, Ham Road, Sidlesham, PO20 7NS. Demolish the said concrete base & remove all resultant debris from the land. | |
| **7.3** | **SI/24/00166/CONCOU** - Plot 2, 1 First Acre, Ham Road, Sidlesham, West Sussex, PO20 7NS. Removal of portacabin, septic tank, concrete base and timber shed. Cllr Johnson informed the PC that this enforcement notice will cease until the outcome of the applicant’s planning application which has now been received by CDC. A question was also raised as to the legality of the access to this and the other plots in this area. It was agreed to look at this when receipt of the application has been received through to us. | |
| **7.4** | **24/00161/CONBC -** Melita Nursery, Chalk Lane, Sidlesham. (i) Cease the use of the land as a caravan/mobile home site. (ii) remove from the land all caravans, mobile homes. (iii) Remove from the land all hardcore and hard standings. (iv) Follow compliance with (i), (ii) and (iii) above remove all resulting debris, level the land and reseed the grass. Cllr Johnson confirmed to the PC that CDC are fully aware of the issues at this site. | |
|  | **Appeals** **-** None | |
|  | **Planning Correspondence and Other Planning Matters** | |
| **9.1** | Correspondence from Mrs Dexter. Although we had received directly from Mrs Dexter’s her planning application, we had not received it through from CDC with a formal planning number and it was agreed to discuss this further once we have the application to hand. However, the question was raised as to ownership of the land and the Clerk was asked to clarify the position with Mrs Dexter as to whether she has title to the land and whether it was sold for agricultural use or something else. | |
| **9.2** | **3 Chalk Lane** – Photographic evidence of building but no application. After discussion the Clerk was asked to write to Enforcement to seek clarification as to what is going on. | |
| **9.3** | **SI/24/01820/PA11B - Prior Approvals** - Bramble Stables, Chalk Lane, Sidlesham, West Sussex. Demolition of 1 no. agricultural building. After discussion the Clerk was asked to write to CDC requesting more information before a decision can be made. | |
| **9.4** | **SI/24/01770/DOM/ SI/24/01771/LBC - Other Dev - LBC's Alter/Extend - Other Dev - Householder Developments** - Sheepwash Cottage, Ham Road, Sidlesham, Chichester, West Sussex, PO20 7NX. Proposed single storey extension (alternative scheme to SI/23/02132/DOM/SI2/02/02133/LBC) with internal alterations including installation of new door and staircase, lowering of flooring area and reversal of a door swing. Minor internal alterations including the installation of new door, new staircase, the lowering of flooring area and the reversal of a door swing. After discussion it was put to the vote and 4 against 2 agreed and one abstention to **OBJECT** to the application as it was felt the changes were not in keeping with the listed building, but felt it was a decision to be made by the Listing Planning Officer. It was also agreed to ask that roof changes should be in keeping with the main listed building and subservient to the main building. | |
| **9.5** | **SI/24/01569/LBC - Other Dev - LBC's Alter/Extend** - Hamilton, Easton Lane, Sidlesham, Chichester, West Sussex, PO20 7NU. Insertion of 4 no. windows, 3 no. doors/screens and 3 no. rooflights, alteration to the external materials and finishes to roofs, walls and fenestration. After discussion it was agreed **NO OBJECTION** and to leave the decision to the Listing Planning Officer. | |
|  | **Matters of Urgent Public Importance** - None | |
|  | **Matters of Information** | |
| **11.1** | **Consultation on the Reforms to the National Planning Framework.** Cllr Johson was asked to respond. Cllr Johnson stated that CDC would be responding. However, it does raise issues with the Local Plan, but presently nothing further is known. Cllr Johnson stated that this was not yet legislation but did say that both National Highways and the Environmental Agency have supported CDC in confirming that any further building on the Peninsula would be inappropriate. Cllr Johnson stated we could respond to add our concerns, and it was agreed to review this at the next Parish Council meeting. | |
| **11.2** | Cllr Harland mentioned that the Honey House appeal had not yet been published. | |
|  | **Date of Next Meeting** – 11th September 2024 | |

Meeting ended at 20.08 pm

Alison Colban, Parish Clerk, Sidlesham Parish Council