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| **Minutes of Sidlesham Parish Council Planning Committee****Wednesday, 11th December 2024 at 7 pm****The Parish Rooms, Church Farm Lane**  |
| **(Weeks 78 - 81)** |
| **Present:** Cllrs A Harland (Chair), D Guest, M Monnington, T Parsons, T Tull, N Wade, the Clerk & 1 member of the Public.  |
|  | **Welcome and Apologies for Absence** – Cllrs M Mellodey, C Hall & L Ramm.  |
|  | **Declaration by Councillors of Personal Interests** - None |
|  | **Minutes of Last Planning Committee Meeting.**  |
|  | Cllr N Wade proposed and Cllr T Tull seconded, that the Minutes of the Planning Meeting held on the 13th November 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/24/02545/PA3Q** - The Roost Fletchers Lane Sidlesham Chichester. Class Q(c) Application for Prior Approval - Change of Use of Agricultural Building to 1 no. Dwelling (C3 Use Class). Cllr Parsons left the room due to an interest before the matter was discussed and agreed by all **NO OBJECTION**. The Chairman proposed to ratify the decision and all agreed. |
| **4.2** | **SI/24/01052/DOM** - 37 Chalk Lane Sidlesham Chichester West Sussex. 2 no. single-storey rear extensions. After discussion it was agreed **NO OBJECTION**. The Chairman proposed to ratify the decision and all agreed. |
| **4.3** | **SI/24/02439/DOM** - Sunnybrook Barn Highleigh Road Sidlesham Chichester. 2 storey porch and bathroom extension. **NO OBJECTION.** The Chairman proposed to ratify the decision and all agreed. |
|  | **New Planning Applications for Discussion.** |
|  | **SI/24/02384/DOM - Other Dev - Householder Developments** - Bucket And Spade, Selsey Road, Sidlesham, Chichester, West Sussex, PO20 7QX. (E) 485357 / (N) 98910 14th November 2024 Single rear and side extension, two-storey rear extension and removal of 1 no. chimney with alterations and additions to fenestration including now door opening with porch to north elevation. This building is within the Sidlesham Church Conservation Area, and though not listed has been described as a building of historical interest in view of its age. After discussion it was noted that the alterations were mainly to the rear of the property and would have little impact on the existing historical frontage. So long as materials to be used were in keeping with the existing property, councillors agreed to raise **NO OBJECTION.** |
|  | **SI/24/02622/FUL - Minor Dev – Dwellings** - Timber Lodge, Highleigh Road, Sidlesham, Chichester, West Sussex, PO20 7NR. Production managers house and garage replacing partially constructed house. (Removal of condition 4 of permission 01/00713/FUL - Agricultural Occupation). After discussion it was agreed **NO OBJECTION** but would leave it up to the Planners. Discussion ensued regarding the illegal build of the garage over the footpath. Cllr Wade reported the matter was being investigated by the Greenways Cycle Path Chair. |
|  | **SI/24/02539/TCA - Tree Apps (TCA's and TPA's) -** Oakdene, Mill Lane, Sidlesham, Chichester, West Sussex, PO20 7NA. Notification of intention to reduce crown by 30% on 1 no. Oak tree (T1) and 1 no. Maple tree (T2), Cut back growth to old pruning points (approx. 30%) on 1 no. Ash tree (T3) and reduce crown by 25% on 1 no. Pittosporum tree (T4). After discussion it was agreed **NO OBJECTION** and leave to the Tree Officer. |
|  |  **Planning Decisions**  |
| **6.1** | **SI/24/02041/DOM** - 1 Clayton Cantle Mill Lane Sidlesham Chichester West Sussex PO20 7LU. Erection of new walls and entrance gates. **PERMIT** |
| **6.2** | **SI/24/02188/**FUL - 78 Fletchers Lane Sidlesham Chichester West Sussex PO20 7QG. Use of the site for the assembly, adaption and repair of trailers up to 3,500kg in weight or the servicing and repair of cars.**REFUSE.** The Chair read out an email from the Applicant for the Councillors information, which was no longer relevant as his application has been refused. |
| **6.3** | **SI/24/01262/**FUL - Ferry Field (Wetlands) Chichester Road Selsey West Sussex Ecological Enhancement of RSPB Ferry Field through reprofiling of and extension of existing ditch and foot drains, creation of islands in existing saline lagoon, installing a predator exclusion fence, replacing a hydrological control structure and installing a solar pump. **PERMIT** |
|  | **Enforcement Orders** |
| **7.1** | **24/00166/OPEDEV** - PLOT 2, 1 First Acre, Ham Road, Sidlesham. **Enforcement Notice Reference: SI/87.** Removal of container, all wooden sheds and planters. The Chairman remarked that this Enforcement Notice has been resurrected after the Applicant’s appeal was refused. |
|  | **Appeals**  |
| **8.1** | **APP/L3815/W/24/3348420** - Deanhome Nursery, Keynor Lane, Sidlesham, Chichester, West Sussex, PO20 7NL. Change of use of land for siting of a mobile home for agricultural worker. |
| **8.2** | **SI/24/00161/CONBC/SI/84** – Melita Nursery to remove all caravans/mobile homes, hardstanding and debris and return to grass. ***The Enforcement Notice has been appealed*** – Further Appeal response sent to the Inspectorate. The Chairman thanked Cllrs Parsons and Wade for their hard work in compiling our objection to the Appeal. The Clerk was asked to circulate the documentation to Councillors and Ms Archer & Ms Payne. |
|  | **Planning Correspondence and Other Planning Matters** |
| **9.1** | **Paws in the Park** – the Clerk reported this matter had been reported and was under investigation, although considered low priority. |
| **9.2** | **Email from Mr Murphy** – See above 6.2.  |
| **9.3** | **SI/24/02627/FUL - Minor Dev – Dwellings** - 11A Cow Lane, Sidlesham, Chichester, West Sussex, PO20 7LN. Demolition of existing agricultural building and erection of 1 no. dwelling with 2 no. parking bays - alternative to Class Q prior approval SI/21/01963/PA3Q. The Parishioner was invited to speak and answered queries raised by the Councillors. After discussion it was agreed **NO OBJECTION**. |
| **9.4** | **SI/24/02612/FUL - Minor Dev - Gypsy/Traveller Site -** Bucket and Spade, Selsey Road, Sidlesham, Chichester, West Sussex, PO20 7QX. 5 no. additional campsite pitches and extensions to 3 no. existing pitches with additional hard standings and access drive to support touring caravans and parking. Extended operation from 1 March to 7 January each year. The Councillors discussed this matter in detail and agreed to **STRONGLY OBJECT** on the following grounds and issues:1. Councillors noted that the heading description given by the CDC planners of this application "Gypsy/Travellers" was incorrect as the site had no connection with either of those categories. It asked the planners to change this to "Touring Caravans/Camping" or similar so as to demonstrate it had no connection to the heading used by CDC bearing in mind ongoing issues experienced within Sidlesham Parish boundary;
2. Length of stay should remain from the 1st March to 31st October and not extended as it is a touring caravan/camping site;
3. The Councillors felt that there was no need for any hard standing or roadway as it was a short-term holiday site and felt that this would lead to permanent mobile homes being allowed;
4. The issue of Sewage. In the application there is no information as to how they will deal with the increase should the application go ahead, especially as this area is at high risk from extreme sewage over spill.
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|  | **Matters of Urgent Public Importance** - None |
|  | **Matters of Information**  |
| **11.1** | Cllr Wade informed the Councillors that the Ferry Grant applications need to be in by the 31st January 2025. The Clerk was asked to circulate the link. Cllr Wade reported he will speak to the Chairman of Sidlesham Community Association. Any application should be concerned with environmental issues. |
|  | **Date of Next Meeting** – The Clerk asked whether everyone would be happy to move the next meeting to the 15th January rather than the 8th. All agreed.  |

Meeting ended at 19.45 pm

Alison Colban, Parish Clerk, Sidlesham Parish Council