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| **Minutes of Sidlesham Parish Council Planning Committee****Wednesday, 14th February 2024 at 7 pm****The Parish Rooms, Church Farm Lane**  |
| **(Weeks 40 - 43 Unapproved)** |
| **Present:** Cllr Harland (Chair), Cllrs D Guest, C Hall, M Monnington, N Wade, Cllr Montyn, the Clerk & 1 Parishioner. |
|  | **Welcome and Apologies for Absence** – Cllrs L Ramm, T Parsons, T Tull, D Johnson (CDC) & V Weller (CDC). |
|  | **Declaration by Councillors of Personal Interests** – None |
|  | **Minutes of Last Planning Committee Meeting.**  |
|  | Cllr M Monnington proposed, and Cllr N Wade seconded, that the Minutes of the Planning Meeting held on 10th January be signed as a correct record. All agreed. |
|  | **Planning Applications Discussed on under Item 9 for Ratification of Decisions Made for Agreement**  |
| **4.1** | **Hunston -** New Planning application for 186 houses. [**23/02306/FUL** | Residential development comprising 186 no. units and 291sqm of (community/commercial space) and other associated works. Farmfield Nurseries Selsey Road Hunston Chichester West Sussex PO20 1AU](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S22AW9ERMYQ00). **OBJECTION** letter sent in support of Hunston. Proposed: Cllr Monnington, Seconded: Cllr Hall. All agreed. |
| **4.2** | **23/01967/FULEIA/Hybrid Planning Application** – Phases 1 (Full Application) demolition, redevelopment and refurbishment of Medmerry Park to provide 124 no. holiday lodges, wetland area, two lakes and beach, central village hub, boathouse, children’s play and picnic area, adventure playground, adventure gold, padel tennis, beachside pool, tennis courts, playing field and dog park, back of house maintenance area, associated landscaping, drainage facilities, car parking access road and habitat enhancement areas. Outline planning application for further phases for an additional/replacement 184 no holiday lodges and associated works (with reserved matters except access and Layout). Medmerry Park, Stoney Lane, Earnley, Chichester, West Sussex PO20 7JP. **OBJECTION** letter sent in support of Earnley. Proposed: Cllr Monnington. Seconded: Cllr Hall. All agreed. |
| **4.3** | **SI/23/02663/DOM - Other Dev - Householder Developments** - The Maltings, Mill Lane, Sidlesham, Chichester, West Sussex, PO20 7NA. Single storey rear extension with associated roof works including 1 no. roof lantern. Variation of condition 1 from SI/18/01986/DOM - substitute permitted drawings, replace roof lantern with 3 no. roof lights, replace permitted windows and doors with bifold doors, alteration of materials and increase in roof height. **No Objection** and leave the decision to the Planners as to whether the plans meet with their approval. Proposed: Cllr Mellodey. Seconded: Cllr Hall. All agreed. |
| **4.4** | **SI/23/02819/PA3Q - Prior Approvals** - Johnsons Barn, Mill Lane, Sidlesham, Chichester, West Sussex, PO20 7NA. Prior Approval for change of use of agricultural building to 1 no. dwelling. **No Objection** and leave to the Planners to decide. Proposed: Cllr Mellodey. Seconded: Cllr Hall. All agreed. |
|  | **New Planning Applications for Discussion.** |
|  | **SI/23/02149/FUL - Minor Dev – Dwellings** - Land Adjacent to 37 Chalk Lane, Sidlesham,Chichester, West Sussex, PO20 7LW. Demolition of existing barn and erection of 2 no. semi-detached dwellings. After discussion it was agreed to **OBJECT** to this application on the grounds that there is considerable difference in the footprint from the existing barn and not in the same position. We would also challenge the increase in the height of the structure bearing in mind previous rulings from the Planners together with the fact that the curtilage is extended far beyond the 1-meter curtilage usually permitted.  |
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 | **SI/24/00065/DOM - Other Dev - Householder Developments** - 62 Street End Lane, Sidlesham, Chichester, West Sussex, PO20 7RG. Single storey rear extension. After discussion it was agreed **NO OBJECTION**. |
|  | **SI/23/02901/FUL - Minor Dev – Dwellings** - Land South Of 63 Street End Lane, Sidlesham, Chichester, West Sussex, PO20 7RG. Demolition of existing glass house and construction of 2 no. units of 2-bedroom tourist accommodation and associated works. After considerable discussion and representations made by the Applicant it was agreed to **OBJECT** on the grounds that it was against policy to demolish existing glasshouses and would equate to a New Build. It was also commented that this site has already obtained 3 PA3Q units the maximum allowed for a LSA unit. |
|  | **SI/24/00210/FUL – Minor Dev – Dwellings** - 31 Chalk Lane, Sidlesham, Chichester, West Sussex, PO20 7LW. Demolish existing agricultural building and erection of 1 no. one bedroom dwelling – alternative to Class Q approval SI/23/00415/PA3Q - Variation of Condition 2 of planning permission SI/23/01458/FUL - alterations to the design to permitted dwelling to enable it to meet the national described space standards for a 1 bed 2-person dwelling. After discussion it was agreed **NO OBJECTION**. |
|  |  **Planning Decisions**  |
| **6.1** | **SI/23/02600/**PA3Q - Meadowcroft Nursery Lockgate Road Sidlesham Chichester West Sussex PO20 7QQ. Proposed change of use of an existing agricultural building to 1 no dwellinghouse (Use Class C3).**PRIOR APPROVAL REQUIRED HEREBY PERMITTED** |
| **6.2** | **SI/23/02449/LBC/SI/23/02448/DOM** - Rosemary Cottage Mill Lane Sidlesham Chichester West Sussex PO20 7NB. Replacement single storey rear extension, installations of 3 no. rooflights to main roof, internal alterations including sustainability improvements and conservation repairs.**PERMIT** |
| **6.3** | **SI/23/02505/FUL** - Chalk Lane Nursery 17A Chalk Lane Sidlesham Chichester West Sussex PO20 7LW. Demolition of existing glasshouse and erection of steel frame agricultural barn.**PERMIT** |
| **6.4** | **SI/23/02641/DOM** - Stapleys Ham Road Sidlesham Chichester West Sussex PO20 7NX Replacement Pool House to Rear Garden.**PERMIT** |
| **6.5** | **SI/23/02909/PNO3R** - 22 Chalk Lane Sidlesham Chichester West Sussex PO20 7LW Prior notification under Part 3, Class R - change of use of part of an existing agricultural building to flexible commercial use within Class B8 (storage and distribution) and Class E (commercial, business or service).**NO OBJECTION** |
| **6.6** | **SI/23/02489/FUL** - Deanhome Nursery Keynor Lane Sidlesham Chichester West Sussex PO20 7NL. Change of use of land for siting of a mobile home for agricultural worker.**REFUSE.** After discussion it was agreed that a letter should be written to the Enforcement Team to ask if action will be taken to remove the said mobile home. |
|  | **Enforcement Orders** – None |
|  | **Appeals**  |
| **8.1** | **23/00978/FUL** - Land North East Of The Honey House, Chalder Lane, Sidlesham, West Sussex. Erection of 1 no. additional dwelling. After discussion it was agreed to write to the Inspector confirming our strong **OBJECTION** to the original proposal in support of the reasons why CDC planners refused this application. |
|  | **Planning Correspondence and Other Planning Matters**  |
| **9.1** | Training Session attended by Cllr Mellodey & the Clerk. The Clerk was asked to circulate the presentation from this training session to all. |
| **9.2** | **SI/24/00125/DOM - Other Dev - Householder Developments** - 2 Little Ham Cottages, Ham Road, Sidlesham, Chichester, West Sussex, PO20 7NY. Single storey rear extension. After discussion it was agreed **NO OBJECTION**. |
| **9.3** | **SI/24/00255/PA1A - Prior Approvals -** Little Orchard, 74 Lockgate Road, Sidlesham, Chichester, West Sussex, PO20 7QQ. Single storey rear extension (a) rear extension - 2.50m (b) maximum height - 2.90m (c) height at eaves - 2.50m. After discussion it was agreed **NO OBJECTION**. |
| **9.4** | **SI/24/00262/ELD - Other Dev - Certs of Lawful Development** - Hatchers, Sidlesham, Chichester, West Sussex, PO20 7PY. Operational development involving the construction of decking. After discussion it was agreed **NO OBJECTION**. |
| **9.5** | **SI/24/00008/DOM - Other Dev - Householder Developments** - Holmby, Mill Lane, Sidlesham, Chichester, West Sussex, PO20 7NA. 1 no. shed in rear garden. After discussion it was agreed **NO OBJECTION**. |
| **9.6** | **SI/23/02753/FUL - Minor Dev - Gypsy/Traveller Site** - Melita Nursery, Chalk Lane, Sidlesham, Chichester, West Sussex, PO20 7LW. Change of use of land to 2 no. pitch gypsy/traveller site comprising the siting of 1 static caravan, 1 touring caravan, and erection of 1 no. dayroom per pitch, alongside the formation of new access on to Chalk Lane. After discussion It was agreed to **OBJECT** to this application on the grounds of over development. |
|  | **Matters of Urgent Public Importance**  |
| **10.1** | Field Site in a field behind Dawtreys & Applegate. This was brought to the Parish Council’s attention by a Parishioner for which we have not received any plans. It was agreed to write to the Enforcement Team to bring this matter to their attention and ask them to investigate the matter further. |
| **10.2** | Lodges at Bucket & Spade. This was brought to the Parish Council’s attention b a Parishioner who stated that there are two holiday lodges in place. It was agreed to bring this matter to the attention of the Enforcement Team as planning permission for this had been refused previously and asking them to investigate the matter. |
| **10.3** | Fletchers Lane – Open Containers. This was brought to the Parish Council’s attention by Cllr Parsons. It was agreed that Cllr Harland will view the site and for the Clerk to write to the Enforcement Team to state our concerns and ask them to investigate this matter. |
|  | **Matters of Information**  |
| **11.1** | Cherry Tree Farm – Cllr Harland confirmed receiving notification from Cllr Johnson that a temporary 3-year permission has been granted for a caravan on the site.  |
| **11.2** | **SI/21/00038/CONMHC** - Land to the east of Ivy Grange, Keynor Lane, Sidlesham, West Sussex – Email received from Mr Horsley & response from CDC. The Chair stated that from communication received from Mr Horsey that the Enforcement Officer, Sue Payne, is still pursuing the removal of the mobile home.  |
|  | **Date of Next Meeting** – 13th March 2024 |

Meeting ended at 19.58pm

Alison Colban, Parish Clerk, Sidlesham Parish Council