



**Minutes of the Planning Committee Meeting held in the Chapel, Kirdford on Wednesday 13<sup>th</sup> March commencing at 7.30 pm.**

**Present:**

Cllr Mr S Croft  
 Cllr Mr D Irwin  
 Cllr Mr T Piedade  
 Cllr Mrs A Gillett  
 Cllr Mrs L Ketteridge  
 Cllr Mrs N Goddard

1 no. member of the public

1. **Apologies for Absence:** Apologies received from Cllr Mrs J. Robertson (unwell) Cllr Mr J Nicholls (illness) Cllr Mrs L Nutting (prior engagement) Mr J Ramsley Mrs J Duncton
2. **To Receive Declarations of Interest:** Cllr Mrs N Goddard on Belchambers Farm,
3. **To consider and comment upon the following Planning Applications:**

<b>Application No.</b>	<b>Details of Application</b>	<b>Comments</b>
KD/19/00086/FUL	CALA Homes Land on East Side of Plaistow Road Erection of 54 no. residential dwellings, associated access roads, car parking, landscaping and public open space all with unrestricted phasing.	<b>STRONGLY OBJECT</b> <b>Comments sent via letter (attached)</b>
<b>KD/19/00484/PA3Q</b>	Mr & Mrs Jeremy & Sarah Sleeman Lower Barn, Nr Chandlers barn, Skiff Lane Notification for Prior Approval for a proposed change of use of Agricultural building to dwelling house (Class C3) and for Associated Operation Development.	<b>STRONGLY OBJECT</b> <b>This is an agricultural barn on a well used public footpath which KPC feel needs protecting. Kirdford Neighbour Plan has clear, adopted policies to prevent loss of agricultural buildings and KPC have grave concerns that this could set a psidence.</b>
<b>KD/19/00292/LBC + 19/00291/DOM</b>	Mr & Mrs Stephenson, Belchambers Farm, Staples Hill. To replace an existing wooden lean-to glasshouse within a walled garden on the property with a powder coated aluminium lean-to glasshouse.	<b>NO OBJECTIONS</b>



**P.O. Box 86, Petworth, West Sussex, GU28 8BG.**

Clerk: Mrs. S. Dack

Tel: 01798 342792 e-mail: kirdfordpc@gmail.com

Mr Stephen Harris  
Senior Planning Officer  
Chichester District Council

Via Email: sharris@chichester.gov.uk

14 March 2019

Dear Stephen,

**OBJECTION - CALA PLANNING APPLICATION - KD/19/00086/FUL**

The Kirdford Parish Council formally and **STRONGLY OBJECT** to the above application.

We are astonished that such an application is even being considered by the planning office and even more dismayed to have first learned of the intended application from a Press Release published on the 14<sup>th</sup> January 2019, in the West Sussex County Times, 11 Days before it was validated by Chichester District Council.

We believe this application to be a waste of valuable resources and frankly an insult to the democratic process that absorbed so much time and effort over an extended period involving CDC, KPC and the Kirdford community, not to mention their continued total disregard for our Neighbourhood Plan. It appears ever clearer, that the applicant intends to ignore the will of the community entrusted to us by the Localism Act and expressed in print in the Neighbourhood Plan.

Further, it is also our view that this second application is somewhat shoddy and hastily submitted with little regard for accuracy, as evidenced by email exchanges between the CDC planning office and the Applicant's agent (see email correspondence dated 15 February 2019 from Mr Paul White). It is our assessment that there remains a number of inconsistencies still. We are therefore extremely concerned with the accuracy of this bulk resubmission despite whatever assurances may be given by the applicant and their team.

It is our view that this should be considered a fresh application and should follow the detailed page-by-page scrutiny which was afforded to the previous one. Four years have elapsed and the world of 2019 is very different from 2015, as indeed is the site; we know nothing of the current wildlife impact, and we recommend a new and fresh assessment should be conducted and submitted for consideration. Whilst the Ecological Assessment has been "updated" for this application, the survey data on which it relies dates back to early 2014. Some would consider this well past its validity period.

We are also increasingly mindful of the impact of Brexit and ongoing debates, and their wild effects on housing demand. This is a major influence which did not offer perspective in the first application, but now becomes the largest housing needs ‘elephant in the room’ that can no longer be ignored by CDC.

We therefore urge the planning team to take a fresh, new perspective view on the reapplication and ensure a full and rigorous process is applied by treating this as a totally new and unlinked application that must be evidenced thoroughly.

CALA’s application makes claims on the grounds of “viability” which is not evidenced. The viability issue was raised, challenged and reviewed by experts as part of the first application, who concluded that it is viable to construct in phases over a 5, 10, and 15-year period. CALA’s claim of non-viability needs to be clearly evidenced and we stand ready to challenge it again.

A new and alarming evolution in this application is the suggestion that CDC should subsidise the affordable homes with CIL money. This is a company with £747.9M in revenues (2017) and a Contracted Landbank with a value of £5.9B (2017). It is laughable that the Applicant should be making these suggestions. Furthermore, if this is the case, this suggestion is alarming and there ought to be significant due diligence to ensure they have the capability and financial resources to deliver the project, particularly with the backdrop of recent collapses in the construction industry.

In conclusion, the community is watching. This will determine once and for all the value you place on the policies which you adopted and now form part of a legal document referred to as the Neighbourhood plan.

As the Kirdford Parish Council, we are clear - we **STRONGLY OBJECT** to this application.

4. **To Note Planning Decisions received from Chichester District Council:**  
None received
5. **Enforcement:** No matters were raised.
6. **To Consider Appeal Applications:** No matters raised.

There being no further business the meeting closed at pm