



Imogen Whitaker - Clerk & RFO to the Council
 T: 01243 575094/E: clerk@birdhamparishcouncil.gov.uk
www.birdham.org.uk

Minutes of the Council Planning Meeting
 held on Wednesday 11th August 2021
 at 7.00pm at Birdham Village Hall

Present: Cllr Timothy Firmston (Chairman,) Cllr Pocock Cllr Campbell
 Cllr Churchill Cllr Hamilton and 10 members of the public

1. Apologies

Cllr C Bush and Cllr S. Taylor CDC.

2. Declarations of interest

- i. There were no declarations of interest
- ii. One dispensation previously agreed was continuing for Cllr Firmston as a berth holder at Birdham Pool in relation to planning application 21/02040/FUL

3. Planning matters - Planning applications to be decided:

Planning application number	Address	Details	Comment
BI/21/02040/FUL	Birdham Pool Marina	Change of use to enable the installation of 5 no. Waterlodges to be used as holiday accommodation.	Strongly Object. Reasons Site is located within the AONB Historic and Heritage site Detrimental effect on the landscape Intrusion in to a tranquil space Contrary to the Dark Skies policy Noise and disturbance by short stay people and additional vehicles Uncertain effective ness of the bio-digester / sewage system Contrary to various published policies Need for additional parking Setting a precedent for waterlodges in other water and harbour sites Health and safety issues for inexperienced user on static pontoon that do flood. See below for further information
BI/21/02208/ADJ	Rampion Wind farm	Extension Development Ltd land off the Coast of west Sussex rampion 2 Proposal for Offshore wind farm	No Objection with two comments / observations; 1. The navigation route. To avoid the rocks off Selsey, is not compromised so as to retain the Inshore Passage Navigation. A passage through the wind farm needs to be allowed for boats leaving the south coast harbours to head across the Channel. 2. The environmental and ecological mitigation proposals need to be followed in to perpetuity.

BI/21/02040/FUL planning application for Birdham Pool:

It was understood that the date for responses had been extended to the 27th August 2021 by CDC. The Chairman had abstained from the decision on the Parish Council's decision for this application.

- An agent representing two different residents noted that the site at Birdham Pool was outside the SPA and inside the AONB where the water lodges would count as new dwellings to be used as second homes and / or short holiday lets.
- The proposed sewage treatment and discharge needed to have nitrate mitigation but no details were provided.
- Fewer berths would be available for marine craft and there would be reduced parking available for the staff of the marine trades. The water lodges would not provide any additional work for the marine trades on site.
- There would be more light intrusion contrary to the Dark Skies' policy and noise disturbance through longer hours of residency.
- The application was contrary to published policies in the CDC Local Plan, Birdham Neighbourhood Plan and Chichester Harbour Conservancy.

A berth holder explained that there had been a considerable number of comments received with none of them in favour of the plan.

- The proposal would be a significant change of use ie not being provided for recreational use.
- Birdham Pool is a historic marina and within the details provided it was unclear if the water lodges would be used for rental holiday accommodation and / or available for retail sale.
- There would be environmental issues with the bio-digester in a non-tidal basin with sewage accumulating in the Pool. This could then lead to sewage overflowing in to the Harbour.
- The existing static pontoons would be a risk to inexperienced holiday people and / or second home owners.
- Noise and disturbance would increase in a tranquil environment.
- The proposed Harbour Conservancy Planning Principle 19 on house boats and other structures is currently being discussed and consultation continues. This application is therefore premature.
- The financial need for water lodges is not clear with a near 100% occupancy of berths in a financially viable business.

Residents made the following comments on the application:

- i. The applicant operates several inland marina for canal boats rather than yacht marinas.
- ii. In the longer term the Pool could become a floating caravan site.
- iii. At high Spring tides some of the static pontoons and the road can become flooded.
- iv. Within the Birdham Neighbourhood Plan the Pool is listed as a heritage site.
- v. No information is provided on the storage of holiday items such as cycles, paddle boards, outside furniture and washing to dry.
- vi. Increase in traffic numbers and frequency.
- vii. No cost / benefit information is provided particularly as the community will carry the cost.

4. Date of next meeting

Full Parish Council meeting to be held on Wednesday 15th September commencing at 7.00 p.m.

There being no further business to discuss the meeting closed at 7.55 p.m.

Signed: _____
Timothy Firmston - Chairman

Date: _____