



Southbourne Parish Council

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Minutes of the Meeting of Southbourne Parish Council's Planning Committee held Thursday 14th March 2024

Present: Cllrs: A. Tait (Chair), T. Bangert, J. Money, N. Redman, S. Rosenberg and J. Walker.

In Attendance: M. Carvajal-Neal (Deputy Clerk)
2 members of public

208. CHAIR'S WELCOME AND INTRODUCTION

The Chair welcomed everyone to the meeting. The meeting opened at 6.00 pm.

209. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Meredith due to work commitments.

210. TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 22ND FEBRUARY 2024

Members **AGREED** to **APPROVE** the Minutes of the Planning Committee held on 22nd February 2024 and they were signed by the Chair.

211. DECLARATIONS OF INTEREST

There were no declarations of interest.

212. ADJOURNED FOR OPEN FORUM

The Chair adjourned the meeting for Open Forum at 6.02pm and invited members of the public to speak

212.1 Mr and Mrs Merriman spoke in support of their application: SB/24/00151/ELD. They distributed images of the garage inside and outside of their property and images of garages in the nearby street identifying that many had 2 garages and dropped curbs. The original garage had full planning permission. They were unsure why their application had been turned down. They also felt that their application was a positive addition to the local area as it would remove 4 cars from on-street parking.

212.2 The Chair spoke about a meeting that had been held with Network Rail (NR) and volunteers of the NPSG. NR now have a designated planning officer who will look at planning applications and provide comment, though NR are not one of the 'big 6' Consultees. The meeting identified that CDC are not always consulting NR as NR are only notified of applications that fall within 10m of a railway line. The NR planning officer role is relatively new and he was not in post during the consultation of the CDC LP. The Chair recommended that the PC write to CDC regarding the LP and regarding the PC and NR being properly consulted regarding Southbourne's Broad Location for Development. This will be added to a future agenda.

The Chair thanked members of the public for their comments and re-adjourned the meeting at 6.07pm

213. CLERK'S UPDATE

Members **NOTED** that some members had undertaken training and had found it very valuable.

214. ADJOURNMENT FOR PRESENTATIONS

There were no presentations.

215. CONSIDERATION OF PLANNING APPLICATIONS WEEKS 8-10

215.1 SB/24/00151/ELD Members considered this application and **AGREED** that they had **NO OBJECTION** to the application.

215.2 SB/24/00253/FUL Members considered this application and **AGREED** that they **OBJECT** to the application for the following reasons:

Wildlife Corridor and Watercourse Concerns:

- The current application falls within the wildlife corridor, specifically SPC NP3. Members have expressed several concerns related to this location.
- There is insufficient detail regarding water runoff resulting from facility cleaning. Members are concerned that cleaning chemicals and contaminants from animal urine (including medications and other products consumed by dogs) may find their way into the watercourse.
- Of particular concern is the presence of water voles, a protected species, in the nearby watercourse.
- Additionally, the proximity to Churchers Copse, an ancient woodland, raises apprehensions about the potential impact of foul or wastewater on this valuable ecosystem.
- Members request comprehensive information on how waste-water management will be handled on-site including the details of the cleaning of the facilities. Furthermore, they seek greater clarity regarding the soakaway, as the application mentions surface water drainage into a soakaway without indicating its location on the plans.

Flood Lighting Concerns:

- Members express reservations about the use of flood lights on the site.
- A previous application (ref: 19/02375/FUL) stipulated that flood lighting should not be employed. However, Members are aware that flood lights are currently in use.
- Their primary concern lies in the potential impact on wildlife, particularly bats.
- Furthermore, the use of floodlighting does not align with the SPC NP3 policy SB17, which emphasizes preserving dark skies.

216. CONSIDERATION OF AMENDED PLANNING APPLICATIONS

There were no items for consideration.

217. CONSIDERATION OF PLANNING APPEALS:

22/01005/FUL There was no update on the appeal.

218. NEIGHBOURHOOD PLAN- TO RECEIVE AND NOTE ANY UPDATES REGARDING THE NEIGHBOURHOOD PLAN AND TO CONSIDER ANY RECOMMENDATIONS.

Members **NOTED** that the proposal from the CDC Planning Dept regarding a further Neighbourhood Plan for SPC had been considered at an SPC Extraordinary Meeting. Members had **AGREED** not to undertake another Neighbourhood Plan. This was **NOTED**. The Chair made a recommendation that following this decision the NPSG is now disbanded. This was **AGREED**.

219. TO REVIEW ALL PERMITTED AND PENDING APPLICATIONS IN THE SOUTHBOURNE PARISH AREA.

Members **NOTED** any updates to the list.

220. CONSIDERATION OF A PROPOSAL TO DRAFT A LETTER IN SUPPORT OF CLLR T. BANGERT (CDC) REGARDING UTILISING SOME CDC FUNDING TOWARDS THE BACKLOG OF PLANNING APPLICATIONS IN THE SOUTHBOURNE AREA.

Members consider the proposal and **AGREED** to support Cllr. Bangert. Cllr Bangert will contact the relevant officers at CDC.

221. TO NOTE DATE AND TIME OF NEXT MEETING.

Thursday 4th April 2023, 6pm at St John's Church Centre

The meeting closed at 6:50pm

Signed

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Dated