



Southbourne Parish Council

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Minutes of the Meeting of Southbourne Parish Council's Planning Committee held Thursday 27th June 2024

Present: Cllrs: A. Tait (Chair), T. Bangert (until min. ref 23), R. Humphreys, N. Redman, S. Rosenberg and R. Taylor.

In Attendance: M. Carvajal-Neal (Deputy Clerk), 1 Representative from Luken Beck and 1 representative from Elivia Homes.

The meeting started at 18:00pm

16. CHAIRMAN'S WELCOME AND INTRODUCTION

The Chair welcomed everyone to the meeting. Cllr Bangert advised that she would need to leave the meeting at 18:30.

17. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr. L. Meredith due to work commitments, and councillors J. Money and R. Robinson-Kyle who were on leave.

18. TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 6TH JUNE 2024

Members **AGREED** to **APPROVE** the Minutes of the meeting held on 6th June 2024 and they were signed by the Chair.

19. DECLARATIONS OF INTEREST

Cllr. T. Bangert declared an interest in Agenda Item 13 as she is a CDC Councillor. It should be noted that she is not on the CDC planning committee however this item may come before her for consideration under a different remit. Cllr. Bangert will be considering this item today as a Southbourne Parish Councillor only.

20. ADJOURNMENT FOR PUBLIC OPEN FORUM

There were no items for Open Forum.

21. CLERK'S UPDATE

21.1 Members **NOTED** that the application at Tuppenny Barn has now been submitted for consideration.

21.2 Members **NOTED** that the Deputy Clerk had undertaken some training regarding pre-application meetings with developers and had asked the question as to why SPC are receiving more requests for such meetings. The response was that the quality of SPCs responses to planning applications and engagement with stakeholders means that SPCs is perceived as a credible consultee and it is in the interests of the developers and the LPA to engage with SPC.

22. PRESENTATIONS

There were no presentations booked. Members were asked to consider if they wish to receive a presentation from Metis regarding 49 dwellings at land east of Inlands rd. Members unanimously **AGREED** to accept the request by Metis to present to the Committee.

It was proposed to change the order of business and consider agenda item 13 next.

This was unanimously **AGREED**.

23. CONSIDERATION OF A REQUEST MADE BY ELIVIA HOMES TO SUPPORT, IN PRINCIPLE, A DEVELOPMENT PROJECT INCLUDING A FOOTBRIDGE, GREENRING, AND APPROXIMATELY 84 RESIDENTIAL DWELLINGS AT THE COOKS LANE SITE

Members **NOTED** the minutes as previously circulated, from the informal meeting of 18th June with representatives from Elivia and Luken Beck which all councillors were invited to attend. The Chair invited Members to ask any questions to the representatives in attendance. The following questions and answers were made:

1. How will the footbridge be funded, 84 dwellings would not raise enough funds to support a project of this size, what funding has been applied for?
Response: Elivia are at the early stages of forming plans for this development including the footbridge and Green Ring, Elivia had wanted to gauge SPCs opinion before pursuing any investigation into the scheme or funding but they anticipate that funding would come from the development of the houses, CDC and Network Rail as well as other funding channels. The scheme itself is funded by Octopus energy.
2. Would access to the footbridge be made via Priors Orchard?
Response: Yes, an access point was secured as part of the development of that site.
3. Would the development include affordable housing?
Response: yes, it will be fully compliant with guidelines on affordable housing.
4. Has a feasibility study been conducted?
Response: No, the plans have not yet progressed that far.
5. Would SPC have influence on the housing element of the development?
Response, yes, at the Reserved Matters stage SPC would be consulted on the housing element of the application. Elivia are happy to engage SPC through all aspects of the planning and building process.
6. Would SPC still be able to withdraw support?
Response, yes, Elivia are asking for 'support in principle' providing that the footbridge and Green Ring are completed and the housing element conforms to the NP3.

Members were then asked to consider,

Do Members support in principle the following:

- Elivia submits a hybrid planning application consisting of a full application for the Green Ring and a full application for the footbridge and an outline application with reserved matters for the residential element. Including:
 - Further consideration of the ownership of the land of the pads of the footbridge and the Greenring.
 - Elivia to be responsible for the maintenance of the Greenring and footbridge via the estate management team.
 - With the understanding that Elivia is fully responsible for the installation and funding of the footbridge and would ensure that there is a legal agreement in place that stipulates that the Footbridge and Greenring are completed before the first occupation of any dwelling.
 - That the housing element conforms to the NP3.

Members **AGREED** to **SUPPORT** in principle. Cllr Bangert asked for it to be recorded that she **OBJECTED**. As such the motion was passed to **AGREE** in principle to **SUPPORT** the development subject to the above addendums.

Members further **AGREED** to recommend to Full Council that SPC considers this request and agrees to support in principle:

- Elivia submits a hybrid planning application consisting of a full application for the Green Ring and a full application for the footbridge and an outline application with reserved matters for the residential element. Including:
 - Further consideration of the ownership of the land of the pads of the footbridge and the Greenring.
 - Elivia to be responsible for the maintenance of the Greenring and footbridge via the estate management team.
 - With the understanding that Elivia is fully responsible for the installation and funding of the footbridge and would ensure that there is a legal agreement in place that stipulates that the Footbridge and Greenring are completed before the first occupation of any dwelling.
 - That the housing element conforms to the NP3.

It was proposed and **AGREED** to return to the order of business.

Councillor Bangert and the two representatives from Elivia and Luken Beck left the meeting at 18:30.

24. CONSIDERATION OF PLANNING APPLICATIONS WEEKS 23-25

24.1 SB/24/01074/PLD Members of the committee considered this application and **AGREED** that they have **NO OBJECTION** to this application. Members of the committee would like to see that roof lights are internally shaded in order to conform with Neighbourhood Plan 3 Policy SB17, Achieving Dark Skies.

24.2 SB/24/01111/DOM Members of the committee considered this application and **AGREED** that they have **NO OBJECTION** to this application. Members of the committee would like to see that roof lights are internally shaded in order to conform with Neighbourhood Plan 3 Policy SB17, Achieving Dark Skies.

24.3 SB/24/01173/DOM Members of the committee considered this application and **AGREED** that they have **NO OBJECTION** to this application.

24.4 SB/24/00883/DOM Members of the committee considered this application and **AGREED** that they have **NO OBJECTION** to this application.

24.5 SB/24/01027/DOM Members of the committee considered this application and **AGREED** that they have **NO OBJECTION** to this application.

24.6 SB/24/01181/PLD Members of the committee considered this application and **AGREED** that they have **NO OBJECTION** to this application.

25. CONSIDERATION OF PLANNING APPEALS:

25.1 22/01005/FUL- THE SUSSEX BREWERY (STILL ACTIVE)

25.2 22/01477/FUL- GATEHOUSE , INLANDS ROAD, NUTBOURNE (NOT YET DETERMINED)

25.3 23/00891/FUL- BROOK COTTAGE, FARM LANE, NUTBOURNE

Members **NOTED** that there were no updates on the above appeals.

26. TO REVIEW ALL PERMITTED AND PENDING APPLICATIONS IN THE SOUTHBOURNE PARISH AREA AND TO CONSIDER ANY REQUIRED ACTIONS

Members **NOTED** the updates on permitted and pending applications. The Chair has updated the list and the numbers now show applications for 710 dwellings in Southbourne.

27. CONSIDERATION OF A CONSULTATION BY SOUTHERN WATER

Members had not been able to read through the consultation documents. Members **NOTED** that SPC was not required to comment, as such it was **AGREED** that Members go to the website and add their own comments to the consultation.

28. CONSIDERATION OF A CONSULTATION BY WSCC REGARDING THE A27

Members had not been able to read through the consultation documents. The Deputy Clerk gave a brief update as to the major points of the consultation and Members **NOTED** that SPC were not required to comment on the consultation, as such Members **AGREED** that they would go to the website and add their own comments to the consultation.

29. TO NOTE THE UPDATE ON THE CDC LP EXAMINATION

This was **NOTED**.

30. TO NOTE THE DATE AND TIME OF THE NEXT MEETING.

Members **NOTED** that the date and time of the next meeting is Thursday 18th July 2024, 6pm at St Johns Church. The Deputy Clerk is on leave and as such the Parish Clerk will Clerk the meeting.

The meeting closed at 19.05pm

Signed

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Dated