



Southbourne Parish Council

The Village Hall
First Avenue
Southbourne
West Sussex
PO10 8HN

01243 373 667

Admin@southbourne-pc.gov.uk
www.southbourne-pc.gov.uk

REPORTS PLANNING 14th MARCH 2024

AGENDA ITEM 1

CHAIRMAN'S WELCOME AND INTRODUCTION

AGENDA ITEM 2

APOLOGIES FOR ABSENCE

Members are reminded that apologies for absence should be submitted to the Clerk ahead of the meeting and the reason for non-attendance.

AGENDA ITEM 3

Minutes of the Meeting of Southbourne Parish Council's Planning Committee held Thursday 22nd February 2024

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

In Attendance: S. Hodgson (Clerk)
3 members of public

193. CHAIR'S WELCOME AND INTRODUCTION

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

194. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr Meredith due to personal reasons.

195. TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 1ST FEBRUARY 2024

Members **AGREED** to **APPROVE** the Minutes of the Planning Committee held on 1st February 2024 and they were signed by the Chair.

196. DECLARATIONS OF INTEREST

Cllrs Bangert & Tait declared a personal interest in Item 10 as they spoke during CDC Committee meeting relating to this subject. However, Cllrs. Bangert and Tait will consider the item independently of this and base any decision on the considerations and debate of this meeting.

197. ADJOURNED FOR OPEN FORUM

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

197.1 Mrs. Douglas spoke in relation to Agenda Item 8 - SB/24/00164/FUL. She thanked members of the Planning Committee for supporting the application and since its approval had been working to refine the design for a more sustainable and energy efficient dwelling. This included a reduction in glazing, change of cladding and railings in line with the Harbour Conservancy guidelines. The amendments reflected high quality design in keeping with the area.

197.2 Two representatives from Thornam Marina were present to take any questions in relation to 23/02829/FUL Cllr. Money wanted assurances that there would be no danger to members of the public using an adjacent footpath. He was assured by the representatives that there would be no conflict with the footpath and no risk. They further assured Members that the new crane would be more energy efficient as powered by electric rather than diesel.

The Chair thanked members of the public for their comments and re-adjourned the meeting at 6.09pm

198. CLERK'S UPDATE

Members **NOTED** the Clerks update as previously circulated.

The Clerk tabled a further update as follows:

In her capacity as a CDC Councillor, Cllr. Bangert had been made aware of some funding available to the CDC Planning department to assist with the current backlog of applications. Of the 50 pending applications 28 are relative to Southbourne. Cllr. Bangert is requesting some of the funding is utilised for the Southbourne applications. Members were asked to **NOTE** that this will be an agenda item for the next Planning meeting for Members to consider if they wish to draft a letter of to support CDC Cllr. Bangert's request.

199. ADJOURNMENT FOR PRESENTATIONS

There were no presentations.

200. CONSIDERATION OF PLANNING APPLICATIONS WEEKS 5-7

- a. SB/24/00164/FUL – **NOTING** the comments from the open forum Members considered this application and **AGREED** they had **NO OBJECTION** to the application.
- b. SB/24/00137/DOM - Members considered this application and **AGREED** they had **NO OBJECTION** to the application.
- c. SB/24/00201/DOM - Members considered this application and **AGREED** that they had **NO OBJECTION** to the application.
- d. SB/24/00261/DOM Members considered this application and **AGREED** that they had **NO OBJECTION** to the application.

201. CONSIDERATION OF AMENDED PLANNING APPLICATIONS

- a) SB/23/00024/OUT - Members considered the amendment. The Chair referred to NP policies SB1 5.1.3 and SB3 and also questioned why CDC Officers were referring to reserved matters when the application had not yet been approved. Members **AGREED** to **OBJECT** and repeat their original objections drawing particular attention to the SP NP policies as outlined by the Chair.
- b) SB/22/01941/FUL - Members considered the amendment and unanimously **AGREED** to **OBJECT** as their original objections still stand and would refer to SPC NP Policies SB 1(b) and SB 20
- c) 24/00261/DOM Members **AGREED** they had **NO OBJECTION**
- d) 23/02829/FUL Members **AGREED** they had **NO OBJECTION** and to remove holding objection

202. CONSIDERATION OF PLANNING APPEALS:

22/01005/FUL

The Chair referred Members to the fact that the SPC NP was to become "made" at the CDC Council meeting on the 28th February and would then hold full material weight. The application would then have to give due regard to NP policy SB11 (b). The Chair also referred to the fact that the building is a Grade II listed building which requires

additional consideration. It was proposed that the Chair in conjunction with the Deputy Clerk, draft a letter outlining all the relevant objections and be submitted to CDC. The letter will be circulated prior to submission. This was **AGREED**.

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

Members **NOTED** that a proposal from the CDC Planning Dept regarding a further Neighbourhood Plan for SPC was to be considered at an SPC Extraordinary Meeting following this meeting.

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

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

205. CONSIDERATION OF A PROPOSAL TO WRITE TO RELEVANT ORGANISATIONS IN ORDER TO FACILITATE COMMENTS BY THEM TO CDC

The Clerk read out a proposed draft letter to be sent to Boots, the Doctors Surgery and local schools. Members **AGREED** to **APPROVE** the letter and these will be sent.

206. CONSIDERATION OF THE CONCERNS RAISED REGARDING THE SEWAGE AT COOKS LANE

A member of the public raised this item during open forum of the Planning Committee meeting held on the 1st February 2024 Min. 101.1 refers.

Members felt this was an ongoing situation that is being dealt with by all the relevant authorities. Members **AGREED** to keep a watching brief.

207. TO NOTE DATE AND TIME OF NEXT MEETING.

Thursday 14th March 2024, 6pm at St John's Church Centre.

The meeting closed at 7:48pm

AGENDA ITEM 4

DECLARATIONS OF INTEREST

Members and officers are invited to make any declarations of disclosable pecuniary and/or ordinary interests that they may have in relation to items on this agenda and are reminded that they should re-declare their interest before consideration of the item or as soon as the interest becomes apparent and if not previously included on their register of interests to notify the monitoring officer within 28 days.

AGENDA ITEM 5

ADJOURNMENT FOR PUBLIC OPEN FORUM

The Chair will adjourn the meeting for Open Forum. During these sessions members of the public will be permitted to speak and ask questions. Members are asked to note that no decision can be made during this time and any item requiring further discussion will need to be deferred to a future agenda.

AGENDA ITEM 6

CLERK'S UPDATE

AGENDA ITEM 7

ADJOURNMENT FOR PRESENTATIONS

No requests have been received.

AGENDA ITEM 8

CONSIDERATION OF PLANNING APPLICATIONS WEEKS 8-10

Members are asked to **CONSIDER** the following planning applications presented to the Committee via the local planning authority. Members are further asked to **AGREE** to support, object to or remain neutral and **AGREE** to any comments to be submitted to the local planning authority.

SB/24/00151/ELD - Case Officer: Emma Kierans

Matt Merriman

35 Kelsey Avenue Southbourne Emsworth West Sussex

Existing lawful development certificate for the extension of existing garage considered to be permitted development.

O.S. Grid Ref. 477091/106342

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S7NW52ERGV700>

SB/24/00253/FUL - Case Officer: Emma Kierans

Mr A Pouralli

Woodlands Retreat Hambrook Hill South Hambrook Chidham

Retention of 1 no. barn (variation from permission SB/15/01240/FUL) and change of use to "Doggy Day-Retreat" in addition to permitted stables and hay store.

O.S. Grid Ref. 478422/106850

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S86STUERH2700>

SB/24/00385/TPA - Case Officer: Henry Whitby

Mr Smith

Land Adjacent To High Gables Apple Grove Southbourne Emsworth

Crown reduce by 6m (to previous pruning points) on 1 no. Oak tree (quoted as T1, TPO'd as T10) subject to SB/94/00896/TPO.

O.S. Grid Ref. 475768/106009

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S95RWFERHBP00>

AGENDA ITEM 9

CONSIDERATION OF AMENDED PLANNING APPLICATIONS-

None received.

AGENDA ITEM 10

CONSIDERATION OF PLANNING APPEALS:

10.1 22/01005/FUL Proposed Development: Partial demolition, conversion, and alterations of the detached outbuilding adjacent to the public house to create a 3-bedroom chalet bungalow with associated parking and landscaping. Application No: 22/01005/FUL DCLG Ref No: APP/L3815/W/23/3332093 Start Date: 26.01.2024 An appeal has been lodged against the Refusal of Planning Permission or Prior Approval.

[22/01005/FUL | Partial demolition, conversion, and alterations of the detached outbuilding adjacent to the public house to create a 3-bedroom chalet bungalow with associated parking and landscaping. | The Sussex Brewery 36 Main Road Southbourne West Sussex PO10 8AU \(chichester.gov.uk\)](#)

AGENDA ITEM 11

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

No meetings have taken place as such there are no notes. The Chair may wish to give a verbal update.

AGENDA ITEM 12

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

Link to live document is stored in the Councillor Folder

22/01751/FUL	Wayside	permitted		8
20/01898/REM	Breach Ave	permitted	36 complete	
22/00157/REM	Cooks Lane	permitted		199
		Permitted on		
22/01284/FULEIA	Harris Scrap yard/Oak Farm	appeal		103
		Permitted on		
21/03365/FUL	Priors Orchard/traveller site	appeal	9 houses	
22/00593/FUL	South Lane	permitted		8
22/01903/OUT	4 Acres	permitted		40
Sum				403
21/01910/OUT	Willow Brook	refused		67
23/00024/OUT	Penny Lane	pending		84
23/02114/FUL	Hamcroft	Refused	0 HELAA states	120
	Hallam/Behind Tuppenny			
21/00596/EIA	Barn	EIA pending		110
22/01005/FUL	Sussex Brewery	reapplication		1
Sum				262

Total	665
-------	-----

AGENDA ITEM 13

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.

Cllr Bangert may wish to give a verbal update.

AGENDA ITEM 14

TO NOTE DATE AND TIME OF NEXT MEETING. Thursday 4th April 2024, 6pm at St John's Church Centre