



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 4th APRIL 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

TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 14TH MARCH 2024

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

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 work commitments.

195. 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.

196. DECLARATIONS OF INTEREST

There were no declarations of interest.

197. 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

198. CLERK'S UPDATE

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

199. ADJOURNMENT FOR PRESENTATIONS

There were no presentations.

200. 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.

201. CONSIDERATION OF AMENDED PLANNING APPLICATIONS

There were no items for consideration.

202. CONSIDERATION OF PLANNING APPEALS:

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

203. 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**.

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 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.

206. 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

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.

5.1 A member of the public has written regarding the street naming proposal advising that she supports the name 'Millwood'.

AGENDA ITEM 6

CLERK'S UPDATE

AGENDA ITEM 7

ADJOURNMENT FOR PRESENTATIONS

To receive a presentation from the Penny Lane Residents Group regarding:

AGENDA ITEM 8

To **CONSIDER** any proposals raised by the Penny Lane Residents Group.

AGENDA ITEM 9

CONSIDERATION OF PLANNING APPLICATIONS WEEKS 11-13

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.

9.1 SB/24/00631/PA1A

Mr James Luckas

235 Main Road Southbourne Emsworth West Sussex

Single storey rear extension (a) rear extension - 7.77m (b) maximum height - 2.85m (c) height at eaves - 2.65m.

O.S. Grid Ref. 476655/105663

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SA8NZWER0ZU00>

9.2 SB/24/00663/ELD - Case Officer: Freya Divey

Mr Matthew Knight

7 Eastfield Close Southbourne Emsworth West Sussex

Existing lawful development of permission 20/03381/DOM - development and meaningful start has commenced in accordance with condition 1.

O.S. Grid Ref. 477087/106534

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SADQH6ERHRG00>

9.3 SB/24/00191/DOM - Case Officer: Freya Divey

Mr Pat Dent

28 Garsons Road Southbourne Emsworth West Sussex

Erection of part single storey, part 2 storey rear extension, erection of 2 storey side extension and associated works.

O.S. Grid Ref. 476579/105829

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S7TR9GERGXP00>

AGENDA ITEM 10

CONSIDERATION OF AMENDED PLANNING APPLICATIONS-

None received.

AGENDA ITEM 11

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 \(chichester.gov.uk\)](#)

Reference: APP/L3815/W/23/3332093

Appellant/Applicant
Punch Partnerships PML Ltd

Agent
Francesca Pepper

Site Address
Sussex Brewery, 36 Main Road
Southbourne
West Sussex
PO10 8AU

Case Details		Dates	
Case Type	Planning Appeal (W)	Start Date	26 Jan 2024
Local Planning Authority	Chichester District Council	Questionnaire due	02 Feb 2024
		Statement(s) due	01 Mar 2024
Case Officer	James Pocock	Interested Party Comments due	01 Mar 2024
Procedure	Written representations	Appellant/LPA Final Comments due	15 Mar 2024
Status	In Progress	Inquiry Evidence due	N/A
Decision and Outcome	Not yet decided	Event Date	Not arranged
Case Link Status	Not Linked	Decision Date	Not yet decided
Linked Cases	0		

AGENDA ITEM 12

TO REVIEW ALL PERMITTED AND PENDING APPLICATIONS IN THE SOUTHBOURNE PARISH AREA AND TO CONSIDER ANY REQUIRED ACTIONS INCLUDING TO RECEIVE AN UPDATE ON ANY ITEMS DISCUSSED AT CDC PLANNING MEETINGS.

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
22/01284/FULEIA	Harris Scrap yard/Oak Farm	Permitted on appeal		103
21/03365/FUL	Priors Orchard/traveller site	Permitted on appeal	9	houses
22/00593/FUL	South Lane	permitted		8
22/01903/OUT	4 Acres	permitted		40
23/00024/OUT	Penny Lane	permitted		84
Sum				487
21/01910/OUT	Willow Brook	refused		0
23/02114/FUL	Hamcroft	Refused	0	HELAA states 120
21/00596/EIA	Hallam/Behind Tuppeny Barn	EIA pending		110
22/01005/FUL	Sussex Brewery	reapplication		1
Sum				111

Total	598
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AGENDA ITEM 13

TO NOTE THE RESPONSE FROM THE INFANT AND JUNIOR SCHOOLS AND CONSIDER ANY ACTIONS.

Circulated separately.

AGENDA ITEM 14

STREET NAMING PROPOSAL. TO RECEIVE AND NOTE THE ASSOCIATED LITERATURE AND TO CONSIDER AND AGREE TO A RESPONSE. Circulated separately.

AGENDA ITEM 15

TO NOTE THE MINUTES OF TWO MEETINGS HELD WITH NETWORK RAIL, VOLUNTEERS FROM THE NPSG AND THE PC. INCLUDING CONSIDERATION OF A PROPOSAL TO WRITE TO CDC TO REQUEST THAT THE PC AND NETWORK RAIL AND CONSULTED ON THE BLD. Circulated separately.

AGENDA ITEM 16

TO CONSIDER A PROPOSAL TO HOLD A PRE-APP MEETING WITH LUKEN BECK RE: COOKS LANE SITE AND TO HOLD A MEETING REGARDING PENNY LANE. Circulated separately.

AGENDA ITEM 17

TO CONSIDER A PROPOSAL TO CONTACT METIS HOMES AND REQUEST A MEETING REGARDING AN UPDATE ON THE DEVELOPMENT OF THE HARRIS SCRAPYARD SITE.

During site visits at Harris Scrapyard undertaken in 2023 Metis advised the PC that they would welcome the PC visiting the site (if permission was granted) at regular intervals throughout the build including during the initial stages of clearing and decontamination of the site. Members are asked if they wish Officers to arrange a site visit. Members are asked to identify who should attend the site visits.

AGENDA ITEM 18

TO CONSIDER A PROPOSAL TO APOINT NON-COUNCILLOR MEMBERS TO ATTEND MEETINGS WITH DEVELOPERS.

The Chair will give a verbal update.

AGENDA ITEM 19

TO CONSIDER A PROPOSAL FROM CLLR BANGERT TO INVITE GREYFRIARS TO ATTEND A COMMITTEE MEETING TO DISCUSS THE SERVICES THEY OFFER REGARDING AFFORDABLE HOUSING.

Cllr Bangert to give a verbal update.

AGENDA ITEM 20

TO NOTE THE DATE AND TIME OF THE NEXT MEETING. Thursday 25th April 2024, 6pm at St John's church centre.