



Southbourne Parish Council

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REPORTS- PLANNING 16th May 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 25TH APRIL 2024

Minutes of the Meeting of Southbourne Parish Council's Planning Committee held Thursday 25th April 2024

Present: Cllrs: T. Bangert, R. Humphreys, S. Rosenberg and N. Redman.

In Attendance: M. Carvajal-Neal (Deputy Clerk)
1 representative of Metis Homes.

193. CHAIR'S WELCOME AND INTRODUCTION

Given the absence of Cllr. Tait the Vice Chair, Cllr. Bangert, took the position of Chair. The Chair welcomed everyone to the meeting. The meeting opened at 6.00 pm.

194. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr. Tait due to personal reasons, Cllr. Meredith due to work commitments, Cllr. Walker due to a personal commitment and Cllr J. Money due to having an alternative commitment. No other apologies had been received.

195. TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 4TH APRIL 2024

Members **AGREED** to **APPROVE** the Minutes of the Planning Committee held on 4TH April 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 6.04pm and invited members of the public to speak.

Chair of the Council: Cllr. Amanda Tait
Deputy Chair of the Council: Cllr. Neil Redman

Clerk: Sheila Hodgson
Deputy Clerk: Maria Carvajal-Neal

The representative of Metis homes was asked if he wanted to speak. He advised that he was in attendance to observe only.

The Chair re-adjourned the meeting at 6.05pm

198. CLERK'S UPDATE

Members **NOTED** the following updates previously circulated by the Deputy Clerk:

- 6.1 To **NOTE** that the letters agreed at the previous meeting have now been sent to CDC planning.
- 6.2 To **NOTE** the letter in support of the Hermitage Residents Group has also been sent to the group.
- 6.3 To **NOTE** that no response has been received as yet from FROTH (friends of the river Hambrook) with regards to them issuing their plans to the PC.
- 6.4 To **NOTE** a response has been received from Andrew frost in relation to the letter regarding the BLD: (no other responses have been received).

Members additionally **NOTED** the following updates:

6.5 Cratus had made a request on behalf of Wates to attend a future planning meeting to speak regarding 'land east of Southbourne'. The request will be added to a future agenda.

6.6 Smith Simmonds and partners had sent some additional information in regarding their request to present an application at Tuppeny Barn. This was **NOTED**.

199. ADJOURNMENT FOR PRESENTATIONS

Members **NOTED** that there were no registered presentations however Members were asked to **CONSIDER** if they wish to invite Smith Simmonds and Partners to present to the committee regarding a pre application for Tuppeny Barn. Members **AGREED** to receive a presentation from Smith Simmonds, the Deputy Clerk will make arrangements to add this to a future agenda.

200. CONSIDERATION OF PLANNING APPLICATIONS WEEKS 14-16

248.1 SB/24/00492/TPA. Members considered this application and **AGREED** that they have **NO OBJECTION** to the application.

248.2 SB/24/00767/PA1A Members considered this application and **AGREED** that they have **NO OBJECTION** to the application.

248.3 SB/24/00843/DOM Members considered this application and **AGREED** that they have **NO OBJECTION** to the application.

201. CONSIDERATION OF AMENDED PLANNING APPLICATIONS

There were no items for consideration.

202. CONSIDERATION OF PLANNING APPEALS:

250.1 22/01005/FUL There was no update on the appeal, however it was **NOTED** that a second application to this site has now been approved and as such the appeal will likely be removed.

250.2 22/01477/FUL Members considered this appeal and reviewed previous comments made on the application by the Planning Committee. Members **AGREED** that the objection to the application still stands and that no additional comments were required. The Deputy Clerk will update the appeals portal.

203. 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.

There were no updates.

204. TO NOTE THE ENFORCEMENT NOTICE FROM CDC. REF SB/15/02399/FUL

This was **NOTED**.

205. TO REVIEW THE POLICY ON MEETING WITH DEVELOPERS AND AGREE TO ADOPT THE NEW POLICY

Members **NOTED** the changes and unanimously **AGREED** to adopt the new policy.

206. 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.

Members considered this proposal and **AGREED** to hold a meeting with Luken Beck regarding the Cooks Lane Site and further **AGREED** to hold a meeting with Luken Beck regarding the Penny Lane site. The Deputy Clerk is to make arrangements.

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

Members **CONSIDERED** the proposal and unanimously **AGREED** to request a site visit with Metis Homes in order to seek an update on the progress of construction. The Deputy Clerk to write to Metis.

Members also **NOTED** that no correspondence had been received from FROTH (friends of the river Hambrook) as previously requested. Consequently, the visit with Metis is to be requested in their absence. Should FROTH wish to attend the meeting and Metis agree then Members **AGREED** that FROTH would participate independently of the Parish Council as a separate organisation.

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

The Chair and Deputy Clerk gave a verbal update on this matter. Members considered the proposal and unanimously **AGREED NOT TO APPOINT** non-councillor Members to attend meetings with developers. Members further **AGREED** that should members of the public wish for certain points to be raised with developers that they utilise the Open Forum at Full Council or Planning Committee meetings and communicate these points to the PC ahead of any developer meeting.

209. TO NOTE THE DATE AND TIME OF THE NEXT MEETING. Thursday 16th May 2024, 6pm at St John's church centre.

210.

The meeting closed at 18.31pm

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

6.1 To **NOTE** that the Deputy Clerk wrote to the planning inspectorate regarding the appeal for 22/01477/FUL Site Location: Gatehouse, Inlands Road, Nutbourne advising that the PCs original objection to the application still stands and added that the Gatehouse is listed as an Heritage Asset in the newly made NP.

6.2 To **NOTE** that Smith Simmons & Partners re: Tuppenny Barn have been written to and asked to attend the committee meeting of 6th June, at the time of writing no response had been received.

6.3 To **NOTE** that Luken Beck on behalf of Elivia Homes have been written to re: Cooks lane. Dates have been circulated to councillors.

6.4 To **NOTE** that Metis have been written to and have responded that it would be more appropriate to meet in 6 months' time. Email circulated separately.

6.5 To **NOTE** that Greyfriars have been written to and have confirmed their attendance at the meeting of 6th June.

AGENDA ITEM 7

PRESENTATIONS- TO CONSIDER A REQUEST FROM CRATUS ON BEHALF OF WATES TO MEET REGARDING 'LAND EAST OF SOUTHBOURNE'.

Members are asked to **CONSIDER** if they wish to meet with Cratus regarding 'land East of Southbourne' and in what capacity.

AGENDA ITEM 8

CONSIDERATION OF PLANNING APPLICATIONS WEEKS 17-19

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.

8.1 SB/24/00814/FUL - Case Officer: Emma Kierans

Mrs Karen Doye

Timber Cottage Lumley Road Southbourne Emsworth

Replacement dwelling.

O.S. Grid Ref. 475226/105992

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SBD2OTERI3H00>

8.2 SB/24/00844/PLD - Case Officer: Annie Gietzold

Mr & Mrs Hodges

Farthings Apple Grove Southbourne Emsworth

Single storey rear extension.

O.S. Grid Ref. 475782/106011

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SBH8NCERI5E00>

8.3 SB/24/00860/PLD - Case Officer: Eleanor Midlane-Ward

Matt Merriman

35 Kelsey Avenue Southbourne Emsworth West Sussex

Proposed lawful development - outbuilding.

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=SBQ41BERI7H00>

8.4 SB/24/00887/PA1A - Case Officer: Annie Gietzold

Mr & Mrs Enright

Eastways 4 Haslemere Road Southbourne Emsworth

Single storey extension to the rear (a) rear extension - 5.7m (b) maximum height - 3.2m (c) height of eaves - 2.85m.'

O.S. Grid Ref. 476716/106562

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SC12H5ER14300>

8.5 SB/24/00904/ELD - Case Officer: Freya Divey

Lawson

Green Roots 231 - 233 Main Road Southbourne Emsworth

Existing lawful development certificate for activity in breach of Condition 4 on SB/96/01846/COU in excess of 10 years.

O.S. Grid Ref. 476646/105681

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SC35LJERIB300>

8.6 SB/24/00852/ELD - Case Officer: Emma Kierans

Mr Paul and Vanessa Bennett

Land South East Of Sallyport 11 Frarydene Frarydene Prinsted Emsworth

Existing Lawful Development Certificate for use of land as residential garden.

O.S. Grid Ref. 476874/105507

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SBO9FOERI6S00>

AGENDA ITEM 19

CONSIDERATION OF PLANNING APPEALS:

9.1 22/01005/FUL (still active on the appeals portal) 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		

9.2 22/01477/FUL Site Location: Gatehouse , Inlands Road, Nutbourne, West Sussex PO18 8RJ Proposed Development: Demolition of existing dwelling, replace with 5 no. flats, new access, parking, landscaping and associated works. Application No: 22/01477/FUL DCLG Ref No: APP/L3815/W/24/3337056 Start Date: 09.04.2024

[22/01477/FUL | Demolition of existing dwelling, replace with 5 no. flats, new access, parking, landscaping and associated works. | Gatehouse Inlands Road Nutbourne West Sussex PO18 8RJ \(chichester.gov.uk\)](#)

Reference: APP/L3815/W/24/3337056

Appellant/Applicant
Domusea Developments Ltd

Agent
Mrs Natalie McKellar

Site Address
Gatehouse Inlands Road
Nutbourne
CHICHESTER
PO18 8RJ

Case Details		Dates	
Case Type	Planning Appeal (W)	Start Date	09 Apr 2024
Local Planning Authority	Chichester District Council	Questionnaire due	16 Apr 2024
		Statement(s) due	14 May 2024
Case Officer	Daniel Reid	Interested Party Comments due	14 May 2024
Procedure	Written representations	Appellant/LPA Final Comments due	28 May 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		

9.3 23/00891/FUL DCLG Ref No: APP/L3815/W/24/3339556 Brook Cottage, Farm Lane, Nutbourne, Chichester West Sussex PO18 8SA Proposed Development: Erection of a shed, (retrospective).

[23/00891/FUL | Erection of a shed, \(retrospective\). | Brook Cottage Farm Lane Nutbourne Chichester West Sussex PO18 8SA](#)

Reference: APP/L3815/W/24/3339556

Appellant/Applicant
Mr C Cairns

Agent
Nikolas Antoniou

Site Address
Brook Cottage
Farm Lane
Nutbourne
West Sussex
PO18 8SA

Case Details		Dates	
Case Type	Planning Appeal (W)	Start Date	24 Apr 2024
Local Planning Authority	Chichester District Council	Questionnaire due	01 May 2024
		Statement(s) due	29 May 2024
Case Officer	Lauren Fongauffier	Interested Party Comments due	29 May 2024
Procedure	Written representations	Appellant/LPA Final Comments due	12 Jun 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 10

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 Tuppenny Barn	EIA pending		110
22/01005/FUL	Sussex Brewery	reapplication		1
Sum				111

Total	598
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AGENDA ITEM 11

TO **NOTE** that the CDC local plan inspection has begun.

AGENDA ITEM 12

TO CONSIDER A PROPOSAL TO WRITE TO CDC REGARDING THE CURRENT APPS BY WARD LIST

Cllr Bangert kindly forwards the list she receives via CDC of the current outstanding applications in Southbourne. Some of the determination dates are more than 7 years old. Members are asked if they agree to the proposal to write to CDC for clarification. It should be noted that the Deputy Clerk wrote to DC planning on 29/04 regarding the oldest application and has not received a response.

AGENDA ITEM 13

TO NOTE THE DATE AND TIME OF THE NEXT MEETING.

Thursday 6th June 2024, 6pm at St John's Church Centre