



Southbourne Parish Council

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REPORTS- PLANNING 6th JUNE 2024

AGENDA ITEM 1

APPOINTMENT OF CHAIR. TO NOTE THE APPOINTMENT OF CLLR TAIT AS CHAIR TO THE PLANNING COMMITTEE, AS APPOINTED AT SPC FULL COUNCIL MEETING 14TH MAY 2024.

Members are asked to NOTE that Cllr. Tait was appointed as Chair to the Planning Committee at Full Council on 14th May.

AGENDA ITEM 2

APPOINTMENT OF VICE CHAIR. TO NOMINATE AND ELECT A VICE CHAIR TO THE PLANNING COMMITTEE.

Members are required to nominate and elect a Vice Chair for the planning committee. Should there be more than one nomination the Deputy Clerk will advise the voting process which will be determined by a show of hands.

AGENDA ITEM 3

CHAIRMAN'S WELCOME AND INTRODUCTION

AGENDA ITEM 4

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 5

TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 16TH MAY 2024

Minutes of the Meeting of Southbourne Parish Council's Planning Committee held Thursday 16th May 2024

Present: Cllrs: A. Tait (Chair), T. Bangert, J. Money, R. Humphreys, S. Rosenberg and R. Taylor.

In Attendance: M. Carvajal-Neal (Deputy Clerk) & 2 Members of the public.

193. CHAIR'S WELCOME AND INTRODUCTION

The Chair welcomed everyone to the meeting and opened the meeting at 18:00.

194. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr. Bangert due to a CDC commitment, Cllr. Meredith due to a work commitment, Cllr. Robinson-Kyle who is on leave and Cllr. Redman due to a family commitment.

195. TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 25TH APRIL 2024

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

Clerk: Sheila Hodgson
Deputy Clerk: Maria Carvajal-Neal

Members **AGREED** to **APPROVE** the Minutes of the meeting held on 25TH 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.

Two members of the public spoke in relation to their application, agenda item 8.3, they thanked the PC for their support on the previous application and advised that they had been given advice by the CDC planning officer that they may be required to change the application type and would be resubmitting an application in due course. The Chair responded to state that the PC will review the current application as per agenda item 8.3 and will await an update from the Officer.

The members of the public left the meeting.

The Chair re-adjourned the meeting at 18:25pm.

198. CLERK'S UPDATE

Members **NOTED** the updates as previously circulated by the Deputy Clerk. There was an additional update to item 6.3, the date of 5th June is no longer feasible, and a new date has been circulated to Members by email. Members additionally **NOTED** that the PC had received a telephone call from a member of the public following an earlier email by them in relation to a complaint about the Cook's lane development. This item will be added to the next agenda. The Chair also advised that as she is attending the site in another capacity on 17th May 2024 she will also highlight the concerns to the site manager. This was **NOTED**.

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

Members **NOTED** that there were no registered presentations. Members were asked to **CONSIDER** if they wish to meet with Cratus regarding a pre application for Land East of Southbourne. Members **AGREED** they would accommodate Cratus at a future committee meeting for a 15 minute presentation. The Deputy Clerk will make arrangements.

200. CONSIDERATION OF PLANNING APPLICATIONS WEEKS 17-19

265.1 24/00814/FUL Members considered this application and **AGREED** to **OBJECT** to the application for the following reasons and material considerations;

- This application does not confirm with NP policy SB5 - 5.29 To meet/retain the character of surrounding buildings.
- This application does not conform with NP Policy SB14 - The site is the Lumley wildlife corridor so extra care must be taken.
- The HRA seems incorrect, the site is a new build and is 5.6 km from Chichester Harbour requiring Bird Aware mitigation.
- This application is in contrast to the following Material planning considerations:
 1. Overlooking/ loss of privacy- many of the neighbouring properties will be overlooked and as such lose their privacy.
 2. Loss of daylight/sunlight, overshadowing- The size of the proposed development will cast shadow and result in a loss of daylight to many of the neighbouring properties.
 3. Scale and dominance- The proposed scale of the development is excessive compared to both neighbouring properties and the size of the plot and position of the development within the boundary line. The proposed development will dominate neighbouring properties if it is permitted.
 4. Appearance & design- The appearance of the proposed development is not in keeping with the area or with neighbouring properties and is contrary to NP SB5 as it does not support the essential characteristics of the area.

5. Past applications include a refusal and appeal dismissal. - This application is also contrary to NPPF policy (Dec 2023) 135, specifically paragraph C. that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

Members further **AGREED** that they could not support the development of any property on this site that is larger in scale and size than a single storey bungalow.

265.2 24/00844/PLD Members considered this application and **AGREED** that they had **NO OBJECTION** to the application.

265.3 24/00860/PLD Members considered this application and **AGREED** that they had **NO OBJECTION** to the application.

265.4 24/00887/PA1A Members considered this application and **AGREED** that they had **NO OBJECTION** to the application.

265.5 24/00904/ELD Members considered this application and **AGREED** that they **OBJECT** to the application for the following reasons:

-Material considerations- Impact on the community & Noise. The ongoing breach of planning conditions is causing a negative impact on members of the community, specifically to neighbouring properties who are impacted by the noise emitted from this property.

-Members would like to see that the business is operated under the specifications of the original planning conditions, specifically to the permitted timescales and numbers of children which Members believe are adequate. Members **AGREED** that the ongoing breach of these conditions should NOT permit this Existing Lawful development application to be approved. Members consider that a change of use to the original approved application should require a new planning application, alternatively Members would like to see the business carry out works to mitigate the impact on neighbouring properties.

265.6 24/00852/ELD Members considered this application and **AGREED** that they had **NO OBJECTION** to the application.

201. CONSIDERATION OF AMENDED PLANNING APPLICATIONS

There were no items for consideration.

202. CONSIDERATION OF PLANNING APPEALS:

267.1 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.

267.2 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.

267.3 23/00891/FUL Brook cottage. Members had not had sufficient time to review this application and as such could **NOT AGREE** to comments. However, the PC had not objected to the original planning application and as Statements are due prior to the next committee meeting it was proposed and unanimously **AGREED** that the Chair and Deputy Clerk formalise a response in line with the comments made on the original application and ratify this response at the next planning meeting.

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

Members **NOTED** that there were no updates.

204. TO NOTE THAT THE CDC LOCAL PLAN INSPECTION HAS BEGUN

This was **NOTED**.

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

Members considered the proposal and **AGREED** that the Deputy Clerk write to DC planning thanking them for the regular update and highlight that some of the applications on the list are well passed their expiration date and additionally request that an update is provided on any applications still outstanding.

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

The meeting closed at 18.57pm

AGENDA ITEM 6

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 7

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 8

CLERK'S UPDATE

8.1 To **NOTE** that the meeting regarding Southbourne's BLD with CDC and their consultants, Tibbalds, took place on 29th May 2024 and the minutes are to be circulated.

8.2 To **NOTE** that the meeting with Luken Beck on behalf of Elivia Homes has been scheduled for 18th June at 1pm.

8.3 To **NOTE** that the Deputy Clerk wrote to DC Planning re: the weekly ward list.

8.4 To **NOTE** the official confirmation from the Principal Planning Policy Advisor at CDC that the Neighbourhood Plan is now 'Made' and is afforded full weight in the determination of planning applications.

AGENDA ITEM 9

PRESENTATIONS

Presentations are for a maximum time of 15 meetings. Councillors may ask questions at the end of the presentation.

To receive the following presentations:

9.1 Chichester Greyfriars.

9.2 Smith Simmons and Partners Re: Tuppenny Barn application.

AGENDA ITEM 10

CONSIDERATION OF PLANNING APPLICATIONS WEEKS 20-22

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.

10.1 SB/24/01020/FUL - Case Officer: Freya Divey
Lawson

231 - 233 Main Road Southbourne Emsworth West Sussex
Erection of a replacement fence.

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=SCX3DAERILF00>

10.2 SB/24/01068/TCA - Case Officer: Henry Whitby
Miss Jessica Bateman

Freeland Prinsted Lane Prinsted Emsworth

Notification of intention to reduce height by 3m and all sectors by 2m on 1 no. Purple Plum tree (quoted as T1).

O.S. Grid Ref. 476550/105409

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SDGZYERIQU00>

10.3 SB/24/00994/DOM - Case Officer: Annie Gietzold
Mr Gary Sheath

Fieldside Prinsted Lane Prinsted Emsworth

Change of materials, window, door size and positions of doors and windows to facilitate the change use of the existing building into a gym/home office.

O.S. Grid Ref. 476551/105200

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SCRJBIERIW00>

AGENDA ITEM 11

CONSIDERATION OF AMENDED PLANNING APPLICATIONS:

11.1 24/00814/FUL TIMBER COTTAGE

[24/00814/FUL | Replacement dwelling. | Timber Cottage Lumley Road Southbourne Emsworth West Sussex PO10 8AF \(chichester.gov.uk\)](#)

AGENDA ITEM 12

CONSIDERATION OF PLANNING APPEALS:

11.1 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.

To **NOTE** this is still showing as active on the portal.

11.2 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

To **NOTE** this is still showing as in progress on the portal.

11.3 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).

To **NOTE** this this appeal expired on 29th May and to **NOTE** that the Chair and Deputy Clerk did not add any additional comments to the appeals portal given that the PC did not object to the original application.

AGENDA ITEM 13

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

Including to receive an update regarding Timber Cottage and Gosden Green, should it be available at that time.

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 14

TO CONSIDER A PROPOSAL TO WRITE TO BLOOR HOMES REGARDING SEVERAL COMPLAINTS RECEIVED FROM MEMBERS OF THE PUBLIC REGARDING THE COOKS LANE SITE.

Members previously **NOTED** the complaints at the planning committee meeting in addition to a complaint **NOTED** at Full Council on 14th May by the Parish Clerk. Members are asked to **CONSIDER** and **AGREE** to a course of action. The Chair may wish to give a verbal update regarding the discussion which took place at the opening of the site.

AGENDA ITEM 15

TO NOTE THE DATE AND TIME OF THE NEXT MEETING.

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