



Southbourne Parish Council

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REPORTS- PLANNING 6th JUNE 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 6TH JUNE 2024

Minutes of the Meeting of Southbourne Parish Council's Planning Committee held Thursday 6th June 2024

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

In Attendance: M. Carvajal-Neal (Deputy Clerk), 1 Representative from Greyfriars Housing Association, 2 representatives from Smith Simmons and Partners and the owner of Tuppenny Barn.

The meeting started at 18:00pm

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 **NOTED** the appointment of Cllr. Tait as Chair to the Planning Committee, as appointed by Full Council on 14th May 2024.

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

Cllr. Bangert was nominated as Vice Chair, there were no other nominations. Following a vote Cllr. Bangert was unanimously elected as Vice Chair to the Planning Committee.

3. CHAIRMAN'S WELCOME AND INTRODUCTION

The Chair welcomed everyone to the meeting.

4. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr. S. Rosenberg who was dealing with an emergency and Cllr. L. Meredith due to work commitments. No apologies had been received from Cllr. R. Robinson-Kyle.

5. TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 16TH MAY 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 16th May 2024 and they were signed by the Chair.

6. DECLARATIONS OF INTEREST

Cllr. T. Bangert advised that she is Chair of the Trustees at Tuppenny Barn who were at the meeting to present plans for an application. Cllr. T. Bangert advised that as no decision was required at this meeting there would be no reasons for her to excuse herself from the meeting during the item.

7. ADJOURNMENT FOR PUBLIC OPEN FORUM

There were no items for Open Forum.

8. CLERK'S UPDATE

Members **NOTED** the items as circulated in the reports. Members additionally **NOTED** the following updates:

- 8.1 The Road closure at Queen Street to Broad Road-Access to the road is temporarily prohibited from 10/06/24 2000hrs until 11/06/24 0600hrs.
- 8.2 The email circulated to the PC by CDC Cllr. O. Hickson regarding Southbourne's DPD.
- 8.3 Notification of Southern Waters Consultation- to be added to a future agenda.
- 8.4 WSCC A27 Consultation- To be added to a future agenda.

The Deputy Clerk will circulate the details of the two consultations to Members in advance of the next meeting as they contain a large volume of information for consideration.

9. PRESENTATIONS

The meeting was adjourned at 18:08 for presentations

9.1 CHICHESTER GREYFRIARS

Members received a presentation from the Chief Executive at Greyfriars housing association. Members were informed of the history of Greyfriars and the work they do. Members were particularly impressed with the tailored approach by Greyfriars and their efforts to get to know their tenants and offer them the opportunity to be part of a community.

9.2 SMITH SIMMONS & PARTNERS RE: TUPPENNY BARN.

The presentation was led by the CEO and founder of Tuppenny Barn. She explained her personal reasons for having to develop part of the site into housing and her efforts to ensure that this would protect the Charity's future. She explained her reasoning for choosing Smith Simmons and Partners and Junnell Homes, namely that they are local developers with a green and ethical approach who have planned a similar development locally to a high ecological standard with a focus on sustainability. Smith Simmons and Partners advised that the application has now been submitted to CDC and should be referred to the PC for consideration shortly.

The meeting was reconvened at 18:51

10. CONSIDERATION OF PLANNING APPLICATIONS WEEKS 20-22

10.1 SB/24/01020/FUL

Members of the committee considered this application and **AGREED** that they have a **NEUTRAL** response to this application. The neutral response does not represent support for this application.

The PC does support the proposal that it would be reasonable that all boundaries are replaced not just the one proposed in this application.

The PC wishes for it to be clear that by supporting that appropriate fencing is installed around this property this is no way means support of the breach to the original planning application at this property.

10.2 SB/24/01068/TCA

Members of the committee considered this application and **AGREED** that they have **NO OBJECTION** to this application.

10.3 SB/24/00994/DOM

Members of the committee considered this application and **AGREED** that they have **NO OBJECTION** to this application.

11. CONSIDERATION OF AMENDED PLANNING APPLICATIONS:

11.1 24/00814/FUL TIMBER COTTAGE

Members of the committee considered this application and **AGREED** that they **OBJECT** to this amended application. There has been no significant amendment to this application that would warrant the Planning Committee's approval of this application. The original objections by the committee remain and the committee still cannot support a property that is larger in scale and height than a 1 storey bungalow.

12. CONSIDERATION OF PLANNING APPEALS:

12.1 22/01005/FUL- THE SUSSEX BREWERY (STILL ACTIVE)

12.2 22/01477/FUL- GATEHOUSE , INLANDS ROAD, NUTBOURNE (NOT YET DETERMINED)

12.3 23/00891/FUL- BROOK COTTAGE, FARM LANE, NUTBOURNE

Members **NOTED** the updates on the above appeals.

13. 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 and noted that the Deputy Clerk has written to DC planning regarding the overdue applications. Members **AGREED** that councillor Bangert ask CDC for an update to the list.

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 **NOTED** that the Chair was able to raise the issues that had been reported to the PC with Bloor during the opening day of the site. Members **AGREED** that the Deputy Clerk write to the site manager for a formal response.

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

Members **NOTED** that the date and time of the next meeting is Thursday 27th June 2024, 6pm at St Johns Church.

The meeting closed at 19.14pm

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

At the time of writing there were no items.

AGENDA ITEM 7

PRESENTATIONS

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

TO CONSIDER A REQUEST FROM METIS TO PRESENT REGARDING 49 DWELLINGS AT LAND EAST OF INLANDS RD.

Members are asked to **CONSIDER** if they wish to receive a presentation for the above application which has been submitted to the LPA.

AGENDA ITEM 8

CONSIDERATION OF PLANNING APPLICATIONS WEEKS 23-25

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/24/01074/PLD - Case Officer: Eleanor Midlane-Ward

Mr S Fitzgerald

3 Glenwood Road Southbourne Emsworth West Sussex

Propose loft conversion with rear flat roof dormer and 1 no. velux roof light on front roof slope

O.S. Grid Ref. 477083/106371

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SDH889ERIR700>

8.2 SB/24/01111/DOM - Case Officer: Eleanor Midlane-Ward

Dan Wendes

56 Main Road Southbourne Emsworth West Sussex

Loft conversion including 1 no. rear dormer and 2 no. rooflights to the front elevation.

O.S. Grid Ref. 475577/105745

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SDRVOZERIUM00>

8.3 SB/24/01173/DOM - Case Officer: Emma Kierans

Mr Samuel Ricketts

Cedarwood 4 Furnston Grove Southbourne Emsworth

Demolition of existing garage and side extension. Single storey wrap-around extension. Rear extension. Roof extension. New soak-away.

O.S. Grid Ref. 477154/106139

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SE4UBAERJ0300>

8.4 SB/24/00883/DOM - Case Officer: Emma Kierans

Mr R Savage

Corners 28 The Drive Southbourne Emsworth

Two storey rear extension.

O.S. Grid Ref. 476812/105829

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SBZG6OERI9N00>

8.5 SB/24/01027/DOM - Case Officer: Rebecca Perris

Mr and Ms Ivan and Amy Cardwell and Stride
Lyndhurst Main Road Nutbourne Chichester
Replacement single storey rear extension and porch. New single storey side extension and fenestration alterations.
O.S. Grid Ref. 478141/105433
To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SD3T11ERIMI00>

8.6 SB/24/01181/PLD - Case Officer: Annie Gietzold
Mr James Luckas
235 Main Road Southbourne Emsworth West Sussex
First floor rear/side extension.
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=SE71L4EROZU00>

AGENDA ITEM 9

CONSIDERATION OF PLANNING APPEALS:

9.1 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.

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

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

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).

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

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
		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

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
	Hallam/Behind Tuppenny		
21/00596/EIA	Barn	EIA pending	110
22/01005/FUL	Sussex Brewery	reapplication	1
Sum			111
		Total	598

AGENDA ITEM 11

CONSIDERATION OF A CONSULTATION BY SOUTHERN WATER

Information circulated separately

Website link: [Home - Hampshire Water Transfer and Water Recycling Project \(hampshirewtwrp.co.uk\)](http://hampshirewtwrp.co.uk)

AGENDA ITEM 12

CONSIDERATION OF A CONSULTATION BY WSCC REGARDING THE A27

Details of the consultation: [Current planning policy consultations - Chichester District Council](#) including a copy of the draft Bypass Mitigation SPD.

AGENDA ITEM 13

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.

See notes from the meeting circulated separately.

Members are asked to consider if they support in principle the following:

Elivia submits a hybrid planning application consisting of a full application for the Greenring and a full application for the footbridge but 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.

AGENDA ITEM 14

TO NOTE THE UPDATE ON THE CDC LP EXAMINATION

Members are asked to NOTE the update on the CDC LP Examination. Including that examiners have now been appointed and have written to CDC. This can be found in post submission documents. On their website: [The Local Plan examination - post-submission documents - Chichester District Council](#)

AGENDA ITEM 15

TO NOTE THE DATE AND TIME OF THE NEXT MEETING.

Thursday 18th July 2024, 6pm at St John's Church Centre