



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 18th JULY 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 27TH JUNE 2024

Minutes of the Meeting of Southbourne Parish Council's Planning Committee held Thursday 27th June 2024

Present: Cllrs: A. Tait (Chair), T. Bangert (until min. ref 23), R. Humphreys, N. Redman, S. Rosenberg and R. Taylor.

In Attendance: M. Carvajal-Neal (Deputy Clerk), 1 Representative from Luken Beck and 1 representative from Elivia Homes.

The meeting started at 18:00pm

16. CHAIRMAN'S WELCOME AND INTRODUCTION

The Chair welcomed everyone to the meeting. Cllr Bangert advised that she would need to leave the meeting at 18:30.

17. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr. L. Meredith due to work commitments, and councillors J. Money and R. Robinson-Kyle who were on leave.

18. TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 6TH JUNE 2024

Members **AGREED** to **APPROVE** the Minutes of the meeting held on 6th June 2024 and they were signed by the Chair.

19. DECLARATIONS OF INTEREST

Cllr. T. Bangert declared an interest in Agenda Item 13 as she is a CDC Councillor. It should be noted that she is not on the CDC planning committee however this item may come before her for consideration under a different remit. Cllr. Bangert will be considering this item today as a Southbourne Parish Councillor only.

20. ADJOURNMENT FOR PUBLIC OPEN FORUM

There were no items for Open Forum.

21. CLERK'S UPDATE

21.1 Members **NOTED** that the application at Tuppenny Barn has now been submitted for consideration.

21.2 Members **NOTED** that the Deputy Clerk had undertaken some training regarding pre-application meetings with developers and had asked the question as to why SPC are receiving more requests for such meetings. The response was that the quality of SPCs responses to planning applications and engagement with stakeholders means that SPCs is perceived as a credible consultee and it is in the interests of the developers and the LPA to engage with SPC.

22. PRESENTATIONS

There were no presentations booked. Members were asked to consider if they wish to receive a presentation from Metis regarding 49 dwellings at land east of Inlands rd. Members unanimously **AGREED** to accept the request by Metis to present to the Committee.

It was proposed to change the order of business and consider agenda item 13 next.

This was unanimously **AGREED**.

23. 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

Members **NOTED** the minutes as previously circulated, from the informal meeting of 18th June with representatives from Elivia and Luken Beck which all councillors were invited to attend. The Chair invited Members to ask any questions to the representatives in attendance. The following questions and answers were made:

1. How will the footbridge be funded, 84 dwellings would not raise enough funds to support a project of this size, what funding has been applied for?

Response: Elivia are at the early stages of forming plans for this development including the footbridge and Green Ring, Elivia had wanted to gauge SPCs opinion before pursuing any investigation into the scheme or funding but they anticipate that funding would come from the development of the houses, CDC and Network Rail as well as other funding channels. The scheme itself is funded by Octopus energy.

2. Would access to the footbridge be made via Priors Orchard?

Response: Yes, an access point was secured as part of the development of that site.

3. Would the development include affordable housing?

Response: yes, it will be fully compliant with guidelines on affordable housing.

4. Has a feasibility study been conducted?

Response: No, the plans have not yet progressed that far.

5. Would SPC have influence on the housing element of the development?

Response, yes, at the Reserved Matters stage SPC would be consulted on the housing element of the application. Elivia are happy to engage SPC through all aspects of the planning and building process.

6. Would SPC still be able to withdraw support?

Response, yes, Elivia are asking for 'support in principle' providing that the footbridge and Green Ring are completed and the housing element conforms to the NP3.

Members were then asked to consider,

Do Members support in principle the following:

-
- Elivia submits a hybrid planning application consisting of a full application for the Green Ring and a full application for the footbridge and 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.
 - That the housing element conforms to the NP3.

Members **AGREED** to **SUPPORT** in principle. Cllr Bangert asked for it to be recorded that she **OBJECTED**. As such the motion was passed to **AGREE** in principle to **SUPPORT** the development subject to the above addendums.

Members further **AGREED** to recommend to Full Council that SPC considers this request and agrees to support in principle:

- Elivia submits a hybrid planning application consisting of a full application for the Green Ring and a full application for the footbridge and 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.
 - That the housing element conforms to the NP3.

It was proposed and **AGREED** to return to the order of business.

Councillor Bangert and the two representatives from Elivia and Luken Beck left the meeting at 18:30.

24. CONSIDERATION OF PLANNING APPLICATIONS WEEKS 23-25

24.1 SB/24/01074/PLD Members of the committee considered this application and **AGREED** that they have **NO OBJECTION** to this application. Members of the committee would like to see that roof lights are internally shaded in order to conform with Neighbourhood Plan 3 Policy SB17, Achieving Dark Skies.

24.2 SB/24/01111/DOM Members of the committee considered this application and **AGREED** that they have **NO OBJECTION** to this application. Members of the committee would like to see that roof lights are internally shaded in order to conform with Neighbourhood Plan 3 Policy SB17, Achieving Dark Skies.

24.3 SB/24/01173/DOM Members of the committee considered this application and **AGREED** that they have **NO OBJECTION** to this application.

24.4 SB/24/00883/DOM Members of the committee considered this application and **AGREED** that they have **NO OBJECTION** to this application.

24.5 SB/24/01027/DOM Members of the committee considered this application and **AGREED** that they have **NO OBJECTION** to this application.

24.6 SB/24/01181/PLD Members of the committee considered this application and **AGREED** that they have **NO OBJECTION** to this application.

25. CONSIDERATION OF PLANNING APPEALS:

25.1 22/01005/FUL- THE SUSSEX BREWERY (STILL ACTIVE)

25.2 22/01477/FUL- GATEHOUSE , INLANDS ROAD, NUTBOURNE (NOT YET DETERMINED)

25.3 23/00891/FUL- BROOK COTTAGE, FARM LANE, NUTBOURNE

Members **NOTED** that there were no updates on the above appeals.

26. 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. The Chair has updated the list and the numbers now show applications for 710 dwellings in Southbourne.

27. CONSIDERATION OF A CONSULTATION BY SOUTHERN WATER

Members had not been able to read through the consultation documents. Members **NOTED** that SPC was not required to comment, as such it was **AGREED** that Members go to the website and add their own comments to the consultation.

28. CONSIDERATION OF A CONSULTATION BY WSCC REGARDING THE A27

Members had not been able to read through the consultation documents. The Deputy Clerk gave a brief update as to the major points of the consultation and Members **NOTED** that SPC were not required to comment on the consultation, as such Members **AGREED** that they would go to the website and add their own comments to the consultation.

29. TO NOTE THE UPDATE ON THE CDC LP EXAMINATION

This was **NOTED**.

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

Members **NOTED** that the date and time of the next meeting is Thursday 18th July 2024, 6pm at St Johns Church. The Deputy Clerk is on leave and as such the Parish Clerk will Clerk the meeting.

The meeting closed at 19.05pm

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- TO RECEIVE A PRESENTATION FROM METIS REGARDING 49 DWELLINGS AT LAND EAST OF INLANDS RD

Members are asked to **RECEIVE** a presentation for the above application.

AGENDA ITEM 8

CONSIDERATION OF PLANNING APPLICATIONS WEEKS 26-28

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/24/01236/FUL - Case Officer: Martin Mew

Junnell Homes Ltd

Land At Tuppenny Barn Main Road Southbourne Emsworth

Development to provide 7 no. dwellings, access, landscaping and associated works.

O.S. Grid Ref. 476143/105723

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SEKA2DERJ6100>

8.2 SB/24/01161/OUTEIA - Case Officer: Joanne Prichard

Metis Homes Ltd

Land East Inlands Road And South Of Railway Line Inlands Road Nutbourne West Sussex

Outline planning application (with all matters reserved except access) for the erection of up to 49 dwellings and for the provision of open space and sustainable drainage.

O.S. Grid Ref. 477677/105823 To view the application use the following link;

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SDY1TQERIYF00>

8.3 SB/24/01312/PLD - Case Officer: Annie Gietzold

Mr David Spice

67 Stein Road Southbourne Emsworth PO10 8LE

Proposed lawful development certificate for first floor extension on west elevation.

O.S. Grid Ref. 476927/106035

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SENZFCERJ8400>

8.4 SB/24/01313/DOM - Case Officer: Emma Kierans

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=SEO4PUERJ8A00>

8.5 SB/24/01357/TPA - Case Officer: Henry Whitby

Williams

50 Woodfield Park Road Hermitage Southbourne Emsworth

Crown reduce by 2m and remove 1 no. limb on west sector (overhanging neighbouring garden) on 1 no. Ash tree (quoted as T1, TPO'd as T13) subject to SB/94/00896/TPO.

O.S. Grid Ref. 475601/105994

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SF0BN7ERJCV00>

8.6 SB/24/01318/DOM - Case Officer: Emma Kierans

Mr Gary Sheath

2 Elm Tree Cottages Prinsted Lane Prinsted Emsworth

Remove existing conservatory and build a single storey rear extension.

O.S. Grid Ref. 476590/105283

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SEURNWERJ9P00>

8.7 SB/24/01342/DOM - Case Officer: Emma Kierans

Mr & Mrs Burle

3 West View Cottages South Lane Southbourne Emsworth

Proposed single storey front porch and rear extension, 2 no. skylights to front elevation and 1 no. rear dormer including hip to gable roof alterations.

O.S. Grid Ref. 477135/106968

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SEYJQYERJC300>

8.8 SB/24/01425/DOM - Case Officer: Freya Divey

Mr and Mrs Payne

8 Patricia Way Nutbourne Chichester West Sussex

Garage conversion.

O.S. Grid Ref. 477969/105539

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SFDAC7ERJHK00>

8.9 SB/24/01171/ELD - Case Officer: Eleanor Midlane-Ward

Matt Merriman

35 Kelsey Avenue Southbourne Emsworth West Sussex

Existing lawful development certificate for a detached outbuilding/garage in front 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=SDZTRCERIZ800>

8.10 SB/24/01384/FUL - Case Officer: Freya Divey

Mr J Littler

Gosden Green Nursery 112 Main Road Southbourne Emsworth

Retention of 7 no. lorry storage containers.

O.S. Grid Ref. 475854/105690

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SF9KZ6ERJFU00>

8.11 SB/24/01440/DOM - Case Officer: Freya Divey

Martyn Buckley & Felicity Annette

Dolphin Cottage Prinsted Lane Prinsted Emsworth

Single storey rear extension to include 2 no. new roof lights and vaulted ceiling to existing single-storey. Demolition of rear 2 storey 'Tower', reinstating original link and introducing glazed panel to rear and roof window on the flat roof. Replacement of uPVC rear 1st floor windows with timber casements. Installation of PV panels over the garage, external

EV charging point on south-east corner of the garage and new double side gates to form new driveway between the cottage and garage.

O.S. Grid Ref. 476595/105364

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SFFAJRERJIU00> and <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SFFAJTERJIV00>

8.12 SB/24/01541/DOM - Case Officer: Freya Divey

Mrs Ann Treagust

7 Mountwood Road Southbourne Emsworth West Sussex

Single storey rear extension.

O.S. Grid Ref. 476906/106356

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SG1KBFER14300>

8.13 SB/24/01530/FUL - Case Officer: Freya Divey

Emma Reid

231 - 233 Main Road Southbourne Emsworth West Sussex

Change of use of property to allow entire building to be utilised for use as a sports injury clinic or reflexology; Chelation Therapy Chiropody, Osteopathy and childrens day care centre. (Variation of condition 3 of permission 15/02399/FUL - to extend the hours and maximum number of children engaged in outdoor play activities).

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=SFZIFZERJQC00>

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

CONSIDERATION OF AMENDED PLANNING APPLICATIONS:

10.1 24/00814/FUL TIMBER COTTAGE

Members are asked to review the amended planning application and **CONSIDER** a response.

AGENDA ITEM 11

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
22/01005/FUL	Sussex Brewery	permitted		1
23/00024/OUT	Penny Lane	permitted		84
Sum				488

21/01910/OUT	Willow Brook	IN APPEAL		63
21/00596/EIA	Hallam/Behind Tuppenny Barn	EIA pending		110
TBC	Metis-East Inlands Road	Pre app		49
TBC	Elivia - Southside Cooks Lane	Pre app		84
Sum				222

Total	710
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AGENDA ITEM 12

TO CONSIDER A PROPOSAL TO WRITE TO THE PLANNING APPEALS INSPECTORATE REGARDING APP/L3815/W/24/3345297 21/01910/OUT WILLOWBROOK, TO REQUEST THAT THE INQUIRY BE A PUBLIC HEARING

Members are asked to **CONSIDER** if they wish to write to the planning inspectorate and request that the Inquiry be made a Public Hearing. Members are reminded that as yet we do not know the date of the Inquiry, should it be made a Public Hearing a Member of SPC will need to be in attendance and could be requested to both speak and be cross examined by other parties.

AGENDA ITEM 13

TO NOTE THE DATE AND TIME OF THE NEXT MEETING.

Thursday 8th August 2024, 6pm at St John's Church Centre