



## Southbourne Parish Council

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### REPORTS PLANNING 22nd FEBRUARY 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 1<sup>ST</sup> FEBRUARY

##### Minutes of the Meeting of Southbourne Parish Council's Planning Committee held Thursday 1<sup>st</sup> February 2024

**Present:** Cllrs: A. Tait (Chair), T. Bangert, S. Rosenberg, J. Walker. Cllr J. Money joined the meeting at agenda item 5.

**In Attendance:** M. Carvajal-Neal (Deputy Clerk) and 1 member of the public.

##### 97. CHAIR'S WELCOME AND INTRODUCTION

The Chair welcomed everyone to the meeting. The meeting opened at 6.00 pm.

##### 98. APOLOGIES FOR ABSENCE

Apologies were received from Cllr Meredith due to work commitments and from Cllr Redman, no reason was given.

##### 99. TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 11<sup>TH</sup> JANUARY 2024

Members **AGREED** to **APPROVE** the Minutes of the Planning Committee held on 11<sup>th</sup> January and they were signed by the Chair.

##### 100. DECLARATIONS OF INTEREST

No declarations were made.

##### 101. ADJOURNED FOR OPEN FORUM

*The meeting was adjourned at 18.03.*

##### 101.1 A member of the public spoke regarding the Cooks Lane Site including;

- Concerns about the guaranteed efficacy of the Bloor site sewage hook up to the existing mains infrastructure in Cooks Lane given that this mains has previously overflowed. What impact would adding another 199 homes add.

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

Clerk: Sheila Hodgson  
Deputy Clerk: Maria Carvajal-Neal

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- The oblong metal cover installed over the circular ‘break chamber’ on 31 January is on the same level as both the existing sewage mains lid outside no 16 and the pavement running in front of the houses on the south side of Cooks Lane. As these house lie at least c20 cm below the pavement level, residents require a guarantee from Bloor and the relevant authorities that no spillage or overflow from the Bloor site dwellings can occur at this hook-up point in Cooks Lane.
  - There is no storm drain at this site.
  - At the time of discovering this connection being made the member of the public had contacted Cllr T. Bangert and WS Cllr A. Kerry-Bedell who were able to attend site and take photos.

*The meeting was readjourned at 18:09. The member of the public left the meeting at this time.*

#### **102. CLERK’S UPDATE**

- 102.1** It was **NOTED** that the Officer dealing with the Timber cottage application is going to recommend refusal.
- 102.2** It was **NOTED** that the Sussex Brewery application is due to go to CDC committee on 7<sup>th</sup> Feb, the Chair will attend and speak as will Cllr Bangert in her capacity as a CDC Member.
- 102.3** The update on the enforcement notice at Thornham Marina was **NOTED**. The appeal for this site is for consideration at agenda item 10.

#### **103. ADJOURNMENT FOR PRESENTATIONS**

There were no presentations.

#### **104. CONSIDERATION OF PLANNING APPLICATIONS WEEKS 2- 4**

- 104.1** SB/23/02829/FUL Members considered this application and **AGREED** that they wish to apply a holding **OBJECTION** to the application. This is due to the fact that the crane is sited very close to the public footpath, slipway and foreshore and there is not enough information in the application to determine the following:
1. What disruption is likely to occur to the access of the public footpath as a result of the works required to replace the crane. The PC would like to receive early notice of any closure or obstruction to this footpath.
  2. What measures are being taken to ensure no risk to Health & Safety of the public including users of the footpath, slipway and foreshore?

Members cannot support the replacement of the crane without having full knowledge of the above.

- 104.2** SB/24/00015/TCA Members considered this application and **AGREED** that although they had no objection to the crowning of the trees the information on the portal appears to be incorrect. Members would like to query the Officers comments in the decision notice: “I write to inform you that it is not my intention to make the tree(s) the subject of a Tree Preservation Order” as Members understand that these two trees are already subject to a TPO? Should the TPO remain in place for these two trees Members have no objection to them being crowned.
- 104.3** SB/23/02686/DOM Members considered this application and **AGREED** that they had **NO OBJECTION** to the application.
- 104.4** SB/23/02056/DOM Members considered this application and **AGREED** that they had **NO OBJECTION** to the application.
- 104.5** SB/23/02713/FUL Members considered this application and **AGREED** that they had **SUPPORT** the application.

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**104.6** SB/00062/DOM Members considered this application and **AGREED** that they had **NO OBJECTION** to the application. Should this application be approved Members would like to see that roof lights are internally shaded to protect wildlife as per SPNP3 Policy SB17.

**104.7** SB/00069/DOM Members considered this application and **AGREED** that they had **NO OBJECTION** to the application.

**105. CONSIDERATION OF AMENDED PLANNING APPLICATIONS**

21/02460/FUL Members considered the amendment to this application and unanimously **AGREED** they had **NO OBJECTION** to the application. Members wished to thank the Officer for their thorough response to the questions previously raised by the PC and also for taking the time to visit the site.

**106. CONSIDERATION OF PLANNING APPEALS:**

**106.1 THORNHAM MARINA: DCLG REF NO: APP/L3815/C/22/3311612 APPLICATION NO: SB/19/00103/CONCOU.** Members **NOTED** that the appeal was quashed as was the enforcement.

**107. NEIGHBOURHOOD PLAN- TO RECEIVE AND NOTE ANY UPDATES REGARDING THE NEIGHBOURHOOD PLAN AND TO CONSIDER ANY RECOMMENDATIONS.**

Members **NOTED** the update from the Chair including that the Referendum on the new Southbourne Parish Neighbourhood Plan was a resounding success. There were 976 votes for the new Plan and only 111 votes against meaning that it passed with 89.5% support. The next stage for the plan is that it will go to CDC committee and then to Cabinet before it is formally 'Made'.

**108. CONSIDERATION OF A PROPOSAL TO HOST A THANK YOU MEETING TO VOLUNTEERS FOR THEIR WORK ON THE NEIGHBOURHOOD PLAN. INCLUDING CONSIDERATION OF ANY ASSOCIATED COSTS AND IDENTIFICATION OF A BUDGET.**

Members considered the proposal and unanimously **AGREED** to host a meeting to thank the volunteers and steering group members who have worked tirelessly to produce the plan. Members further **AGREED** to the following:

**108.1** A Maximum expenditure of £300 to be taken from the NP budget plus the remainder of any funds in the Chair's allowance.

**108.2** The guestlist to include those who have worked on NP1, 2 & 3 including any current councillors. Members to send Officers contact details for those who were involved in NP1.

**108.3** The event is proposed to be held on Friday 16<sup>th</sup> February 2024 7-9pm permitted that a room booking can be secured.

**109. TO REVIEW ALL PERMITTED AND PENDING APPLICATIONS IN THE SOUTHBOURNE PARISH AREA.**

Members **NOTED** any updates to the list.

**110. TO RECEIVE A FLYER ISSUED BY METIS RELATING TO LAND EAST OF INLANDS ROAD AND TO CONSIDER ANY REQUIRED ACTIONS.**

Members received the flyer and **AGREED** that no actions were required at this stage given that Metis have not yet submitted an application to CDC, as such Members are not required to comment at this stage.

**111. TO RECEIVE COMMENTS ON THE PLANNING TRAINING UNDERTAKEN BY THE DEPUTY CLERK IN JANUARY INCLUDING TO RECEIVE THE PARTICIPANT NOTES AND TO CONSIDER ANY REQUIRED ACTIONS.**

Members received a verbal update from the Deputy Clerk who highly recommended the training, particularly to new councillors. Members are to check their diaries and notify Officers if they wish to be booked on to the next course.

**112. TO NOTE DATE AND TIME OF NEXT MEETING.**

Thursday 22nd February 2024, 6pm at St John's Church Centre.

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*The meeting closed at 7:08pm*

#### **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.*

24/00164/FUL variation of condition application for Paynes Boatyard

#### **AGENDA ITEM 6**

##### **CLERK'S UPDATE**

*The Clerk will give an update on items that are for information only and do not require a decision.*

**6.1** The Evening of Thanks took place on Friday 16<sup>th</sup> Feb for those who worked on the NP.

**6.2** Members are reminded to notify the Clerk if they wish to attend the planning training on 11<sup>th</sup> March. 3 bookings have been made.

**6.3 24/00015/TCA** the officer's response regarding the comments on the application about not making the trees the subject of a TPO:

*The 2 no. trees in question (1 no. Strawberry tree (T1) and 1 no. Hazel tree (T2) were not subject to TPO but had stem diameters of 75mm at 1.5m or greater, within Prinsted Conservation Area which required the Local Planning Authority's prior approval before they could be pruned. However, we word the decision notice to state that in the review of the proposal it isn't our "intention to make the tree(s) the subject of a Tree Preservation Order" which basically means we permit the proposed works. If we are minded that the proposed felling and/or pruning was not appropriate/acceptable, the only way we can protect the trees would be to make a TPO on the trees worth protecting.*

*The proposal in this case was to crown reduce by 30% both trees' canopies and these allowed tree works will need to be carried out with 2 years from the date on the decision notice.*

#### **AGENDA ITEM 7**

##### **ADJOURNMENT FOR PRESENTATIONS**

No requests have been received.

#### **AGENDA ITEM 8**

##### **CONSIDERATION OF PLANNING APPLICATIONS WEEKS 5-7**

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/24/00164/FUL - Case Officer: Sascha Haigh

Mrs Victoria Douglas

Paynes Boatyard Thornham Lane Southbourne Emsworth

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Tied dwelling to serve Paynes Boatyard, including change use of land from commercial to residential - Variation of Condition 2 of planning permission SB/22/03137/FUL - amendments to the outlay of certain materials and reduction in the amount of glazing.

O.S. Grid Ref. 476320/104647

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S7PWEVERGWB00>

8.2 SB/24/00137/DOM - Case Officer: Rebecca Perris

Mr & Mrs Starnes

Downsview 20 South Lane Southbourne Emsworth

Two storey side extension.

O.S. Grid Ref. 477027/106757

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S7GK9EERGTY00>

8.3 SB/24/00201/DOM - Case Officer: Emma Kierans

Mrs Joanna Mansell

1 The Square Prinsted Lane Prinsted Emsworth

Summerhouse/shed.

O.S. Grid Ref. 476605/105386

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S7VOQLERGY00>

8.4 SB/24/00261/DOM - Case Officer: Rebecca Perris

Mr D Ovington

Kimlas School Lane Nutbourne Chichester

First floor side extension, variation of condition 2 to planning permission SB/23/00649/DOM - Change of weatherboard cladding on the proposed extension. Existing tile cladding to match. O.S. Grid Ref. 477660/105433

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S84K59ERH0W00>

## **AGENDA ITEM 9**

### **CONSIDERATION OF AMENDED PLANNING APPLICATIONS-**

#### **9.1 SB/23/00024/OUT**

**Proposal: Erection of up to 84 dwellings with associated parking, public open space, drainage and alterations to access (all matters reserved except for access). Land To The North Of Penny Lane Penny Lane Hermitage PO10 8HE**

[23/00024/OUT | Erection of up to 84 dwellings with associated parking, public open space, drainage and alterations to access \(all matters reserved except for access\). | Land To The North Of Penny Lane Penny Lane Hermitage PO10 8HE \(chichester.gov.uk\)](#)

An extension for comments has been requested. As well as a request for the officer to clarify as to what details have been amended. No response has been received.

#### **9.2 SB/22/01941/FUL**

**Proposal: Proposed change of use of existing stables and outbuildings to create 1 no. new dwelling with fully engineered floating floor, retained stables, garage, and machinery store. Stables North Of Thornham Farm House Prinsted Lane Prinsted Southbourne West Sussex PO10 8HS**

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[22/01941/FUL | Proposed change of use of existing stables and outbuildings to create 1 no. new dwelling with fully engineered floating floor, retained stables, garage, and machinery store. | Stables North Of Thornham Farm House Prinsted Lane Prinsted Southbourne West Sussex PO10 8HS \(chichester.gov.uk\)](#)

An extension for comments has been requested, no response has been received.

### 9.3 24/00261/DOM

**First floor side extension, variation of condition 2 to planning permission SB/23/00649/DOM - Change of weatherboard cladding on the proposed extension. Existing tile cladding to match. Kimlas School Lane Nutbourne Chichester West Sussex PO18 8RZ**

[24/00261/DOM | First floor side extension, variation of condition 2 to planning permission SB/23/00649/DOM - Change of weatherboard cladding on the proposed extension. Existing tile cladding to match. | Kimlas School Lane Nutbourne Chichester West Sussex PO18 8RZ](#)

Original application:

[23/00649/DOM | First floor side extension. | Kimlas School Lane Nutbourne Chichester West Sussex PO18 8RZ](#)

### 9.4 23/02829/FUL

**Additional information received (circulated separately)**

[23/02829/FUL | Static power crane and associated works. | Thornham Marina Thornham Lane Southbourne Emsworth West Sussex PO10 8DD \(chichester.gov.uk\)](#)

## AGENDA ITEM 10

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

## AGENDA ITEM 11

**NEIGHBOURHOOD PLAN- TO RECEIVE AND NOTE ANY NOTES AND UPDATES REGARDING THE NEIGHBOURHOOD PLAN AND TO CONSIDER ANY RECOMMENDATIONS.**

No meetings have taken place as such there are no notes. The Chair may wish to give a verbal update.

## AGENDA ITEM 12

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

*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
<b>Sum</b>				<b>403</b>
21/01910/OUT	Willow Brook	refused		67
23/00024/OUT	Penny Lane	pending		84
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
<b>Sum</b>				<b>262</b>
Total				<b>665</b>

#### AGENDA ITEM 13

#### CONSIDERATION OF A PROPOSAL TO WRITE TO RELEVANT LOCAL ORGANISATIONS IN ORDER TO FACILITATE COMMENTS BY THEM TO CDC.

The Deputy Clerk will give a verbal update. See draft letter(s) circulated separately.

#### AGENDA ITEM 14

#### CONSIDERATION OF THE CONCERNS RAISED REGARDING THE SEWAGE AT COOKS LANE.

A member of the public raised this item in Open Forum. Min. ref. 101.1 refers.

#### AGENDA ITEM 15

**TO NOTE DATE AND TIME OF NEXT MEETING.** Thursday 14<sup>th</sup> March 2024, 6pm at St John's Church Centre