



## Southbourne Parish Council

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### Minutes of the Meeting of Southbourne Parish Council's Planning Committee held Thursday 19<sup>th</sup> September 2024

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

**In Attendance:** M. Carvajal-Neal (Deputy Clerk), Two representatives of Bloor Homes and 1 member of the public.

*The meeting started at 18:02pm*

#### 71. CHAIRMAN'S WELCOME AND INTRODUCTION

The Chair welcomed everyone to the meeting.

#### 72. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr. Bangert who is on leave, Cllr. Rosenberg no reason given, and from Cllr. Meredith who had a work commitment. No other apologies had been received.

#### 73. TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 29<sup>TH</sup> AUGUST 2024

Members **AGREED** to **APPROVE** the Minutes of the meeting held on 29<sup>th</sup> August 2024 and they were signed by the Chair

#### 74. DECLARATIONS OF INTEREST

There were no declarations of interest.

#### 75. ADJOURNMENT FOR PUBLIC OPEN FORUM

There were no persons wanting to speak under Open Forum.

#### 76. CLERK'S UPDATE

**76.1** 24/01530/FUL - 231-233 Main Road (Green Roots) Members **NOTED** that District Councillor Bangert had removed the red card against this application as the Case Officer had advised that they would be recommending refusal.

**76.2** The Deputy Clerk reminded Members that the Chair would require a Councillor to represent SPC at several CDC meetings due to her pecuniary interest in one item, concurrent meetings, and the overall volume of meetings. Councillors were asked to volunteer to attend in the Chair's absence. The Chair mentioned the possibility of asking a member of the public to attend in her stead, which the Deputy Clerk confirmed is permissible according to the CDC programme officer as such no councillors volunteered to attend.

There were no further updates.

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## 77. PRESENTATIONS

No new requests had been received.

*The meeting was adjourned at 18.09.*

Members were asked to **RECEIVE** a presentation from Bloor Homes with regards to land south of Cooks Lane, Four Acres. Although no formal application had been submitted at the time, Bloor Homes outlined their proposal for a development of approximately 40 homes. They emphasised their intention to engage with SPC early in the process, providing an opportunity for SPC to offer initial feedback on the proposed development and to establish an ongoing dialogue as the application progresses.

During discussion on the design of the Green Ring, several key points were raised by Members; the importance of incorporating features that promote biodiversity, such as areas exclusively accessible to wildlife, ensuring minimal human interference. The planting strategy should prioritise native species and include a diverse range of vegetation beyond just grassy areas. Accessibility, Members advocated for certain sections to be designed to accommodate all individuals, including wheelchair users. Furthermore, the inclusion of designated play areas was suggested to provide recreational spaces that do not disrupt the wildlife-focused zones. Councillors also advised that they would like to see a connectivity between the two adjacent sites which Bloor confirmed they are addressing this issue. Councillor Redman advised that he would like to see some local heritage elements in the design such as flint bricks.

Councillor Money suggested that SPC seek advice from the former Wildlife Corridor Officer regarding the features of the Green Ring. The Chair highlighted that the Officer cannot attend site meetings as has previously been agreed at committee, but SPC could seek her advice. The Chair added that the Green Ring is a policy outlined in the SPC Neighbourhood Plan (NP). Bloor Homes acknowledged the aforementioned recommendations and advised that they are working with 'Homes for Nature' and looking at ways to encourage wildlife to the site i.e. bat boxes, swift bricks and hedgehog highways. Bloor confirmed their awareness of the Green Ring NP policy and expressed willingness to engage in ongoing discussions about the Green Ring. They also welcomed any specific content from SPC regarding its features.

Bloor advised that they are looking to submit an application to CDC Shortly and would continue to engage with SPC.

*The two representatives from Bloor and one member of the public left the meeting at 18:38. The meeting was readjourned at 18:39.*

## 78. CONSIDERATION OF PLANNING APPLICATIONS WEEKS 35-37

**78.1** 24/01336/DOM, Members considered this application and **AGREED** that they had no objection to the application.

**78.2** SB/24/01898/TPA, Members considered this application and **AGREED** that they had no objection to the application.

**78.3** SB/24/01960/PA11B, Members considered this application and **AGREED** that they had no objection to the application.

## 79. CONSIDERATION OF AMENDED APPLICATIONS:

**79.1** 24/00927/DOM, Members considered this application and **AGREED** that they had no objection to the application.

## 80. CONSIDERATION OF PLANNING APPEALS:

**80.1** 22/01005/FUL- THE SUSSEX BREWERY APP/L3815/W/23/3332093

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Members **NOTED** the response from the Case Officer.

**80.2 22/01477/FUL- GATEHOUSE , INLANDS ROAD, NUTBOURNE APP/L3815/W/24/3337056** Members **NOTED** that there was no update on this appeal.

**80.3 23/00891/FUL- BROOK COTTAGE, FARM LANE, NUTBOURNE APP/L3815/W/24/3339556** Members **NOTED** that there was no update on this appeal.

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

**23/02209/FUL | LAND NORTH AND EAST OF 127 MAIN ROAD SOUTHBOURNE WEST SUSSEX**

**19/02147/FUL | PROPOSED NEW BOATERS CAFE. | THORNHAM MARINA THORNHAM LANE PO10 8DD**

**22/01283/FULEIA | G AND R HARRIS MAIN ROAD NUTBOURNE CHICHESTER WEST SUSSEX PO18 8RL**

**81.1** Members **NOTED** the updates on the permitted and pending applications.

**81.2 23/02209/FUL | 2 No. Detached Dwellings And Associated Works. | Land North And East Of 127 Main Road Southbourne West Sussex.**

Members reconsidered this application and **AGREED** that they continue to **OBJECT** to the application. Members further **AGREED** to make the following comments: The proposed development does not conform with the following policies of the Southbourne Parish Council Neighbourhood Plan 3,

-Policy SB1 (Development within and outside the settlement boundaries), as the proposed development is outside of the Settlement Boundary.

-Policy SB3 (Local Housing Needs), as the proposed development does not meet the local housing needs which stipulates a requirement for one and two bedroomed dwellings not 3 bedroomed dwellings.

-Policy SB13 (Green and Blue Infrastructure), as the proposed development poses a risk to the watercourse.

-Policy SB15 (Biodiversity), as the proposed development would negatively affect natural assets including the watercourse and protected species such as Bats and Water voles.

-Policy SB20 (Water Infrastructure and Flood Risk), as the proposed development will exacerbate the existing flooding issues in the area. The current culvert infrastructure is insufficient to handle the existing water flow demands. The addition of new dwellings will further strain this inadequate system, potentially leading to increased flood risk.

**81.3 19/02147/FUL | proposed new boaters cafe. | thornham marina thornham lane po10 8dd**

Members **NOTED** that the application has been withdrawn.

**81.4 22/01283/FULEIA | G and R Harris main road Nutbourne Chichester West Sussex po18 8rl**

Members **NOTED** that the Deputy Clerk has requested a site visit with the new owners ahead of the commencement of any building works.

**82. LP EXAMINATION-**

**TO NOTE SOUTHBOURNE PCS FINAL STATEMENT.**

**TO CONSIDER A PROPOSAL TO APPOINT AN EXPERT WITNESS TO ATTEND THE HEARING.**

**TO RECEIVE AND CONSIDER A RESPONSE TO THE CORRESPONDENCE REGARDING CDCS RESPONSE TO REPRESENTATIONS ON THE A27 CHICHESTER BYPASS MITIGATION SUPPLEMENTARY PLANNING DOCUMENT.**

**82.1 To note Southbourne PCs final statement**

This was **NOTED**.

**82.2 To consider a proposal to appoint an expert witness to attend the hearing.**

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Members **AGREED** to the proposal to appoint an expert witness to attend any part of the local plan hearing where required.

**82.3 To receive and consider a response to the correspondence regarding CDCs response to representations on the A27 Chichester Bypass Mitigation Supplementary Planning Document.**

Members **AGREED** to make no comment as no comments were made to the original consultation. There was a discussion around the A27 Chichester Bypass works however the Deputy Clerk reminded Members that the proposal itself did not form part of this consultation and as such was not on the agenda.

**83. RED CARD PROCEDURE- TO NOTE THE DETAILS OF THE PROCEDURE**

Members **NOTED** the information as previously circulated by the Deputy Clerk, specifically that Parish Councils should in the first instance speak with the case officer if they believe an application should be taken to CDC committee but do also have the right to request to the district councillor that they 'Red Card' an application.

**84. PARISH AND COMMUNITY ENGAGEMENT OFFICER- TO COMPILE A LIST OF MATTERS TO RAISE WITH THE OFFICER.**

After discussion Members **AGREED** that Officers write to the community engagement officer and request clarity around the Stantec report specifically regarding the calculation of the minimum number of dwellings to be developed north of the railway before requiring upgrades to the level crossings. Councillors would also appreciate further information about the role of the community engagement officer.

**85. TO RECEIVE AND CONSIDER THE CORRESPONDENCE FROM SOSCA IN REGARDS TO THEIR RESPONSE TO COUNTER SOUTHERN WATER EFFLUENT RECYCLING SCHEME.**

Members **AGREED** that as the CDC MP had already signed the motion no action by SPC was required.

**86. TO CONSIDER A REQUEST FROM ST JOHNS CHURCH TO CHANGE THE VENUE FOR THE MEETING OF 31<sup>ST</sup> OCTOBER TO SOUTHBOURNE FREE CHURCH.**

Members **AGREED** to the request for the meeting of 31<sup>st</sup> October to be amended to take place at Southbourne Free church. Members further **AGREED** for Officers to make arrangements.

**87. TO NOTE THE DATE AND TIME OF THE NEXT MEETING**

Thursday 10<sup>th</sup> October 2024, 6pm at St John's Church Centre

The meeting closed at 19.32

Signed

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Dated .....