

SOUTHBOURNE PARISH COUNCIL

Robin Davison
Clerk to the Council
e-mail: clerk@southbourne-pc.gov.uk

The Village Hall
First Avenue
Southbourne
Emsworth
PO10 8HN

Telephone (01243) 373667

7 January 2021

PLEASE NOTE the earlier start time of 6.00 p.m.

Dear Member,

You are hereby summoned to a meeting of the Planning Committee on **Tuesday 12 January 2021 at 6.00 p.m.** This meeting is being held remotely in accordance with the Coronavirus Act 2020*.

R A Davison
Clerk

AGENDA

1. **Apologies.**
2. **Declarations of Disclosable Pecuniary Interests.**
3. [Minutes](#) of the meeting held on 15 December 2020 (attached).
4. **Open forum.**
5. [Planning Applications](#)

To consider and comment on the following planning applications notified by Chichester District Council (attached).

6. **Planning Appeal(s)** – if any.
7. **Dates of Next Meeting** – 2 February 2021

To consider whether future meetings should start at 6pm on Tuesdays or on an alternative day of the week.

TO:

**Mrs Bangert
Mr Jennings**

**Mr Bulbeck
Mr Redman**

**Mr Hayes
Miss Tait**

**Mr G Hicks
Mr Taylor**

*Coronavirus Act 2020

The Coronavirus Act 2020 enables parish councils to meet 'remotely' (i.e. by video or teleconference or by live streaming amongst other means) and provides for the press and public to also attend the meeting 'remotely'. If you wish to do so, please e mail the Clerk at least 2 hours before the meeting starts so that you can be sent a link to join the meeting. Members of the press and public are advised to email the Clerk as far in advance as possible as if technical issues prevent them from joining the

meeting it will not be possible to provide technical support once the meeting has started. As with normal meetings, you will only be permitted to speak at the Chairman's discretion and you are therefore requested to ensure your device is muted at all times unless invited to speak.

The Clerk's e mail address is clerk@southbourne-pc.gov.uk or scan this code:



Filming and use of social media

During this meeting the public are permitted to film the Committee or use social media, providing it does not disrupt the meeting. You are encouraged to let the Clerk know in advance if you wish to film. Mobile devices should be switched to silent for the duration of the meeting.

For a copy of agendas and associated planning applications please scan this code:



MINUTES of the Planning Committee meeting held on 15 December 2020 held in accordance with the Coronavirus Act 2020.

Present: Miss Tait (Chairman), Mrs Bangert, Mr Bulbeck, Mr Hayes, Mr Redman and Mr Taylor.

1 member of the public

Apologies for Absence

92. Apologies were received from Mr Jennings

Declarations of Disclosable Pecuniary Interests

93. None

Minutes

94. Resolved – That the minutes of the meeting held on 24 November 2020 be approved as a correct record

Open Forum

95. None.

Planning Applications

SB/20/02987/OUT

PNH Properties

Four Acre Nursery Cooks Lane Southbourne PO10 8LQ

Outline application for 40 dwellings with all matters reserved apart from access, layout and scale with associated new access roads, parking and turning areas, erection of a wastewater pumping station, the provision of surface water drainage features, amendment to the existing site access and works to Cooks Lane including the provision of a new footway on the northern side.

Members heard from a member of the public who objected to the application. It was noted that the Planning Officer had agreed an extension of time to consider this application. The item was therefore deferred to 12 January 2021.

SB/20/02764/DOM

EMMA EMMANUEL

Paxfield 2 The Drive Southbourne PO10 8JP

Single storey side extension with materials, eaves, and ridge height to match the existing.

No objection.

The Planning Officer was requested to consider the need for a construction management plan due to the access constraints.

SB/20/02901/DOM

Mr James Hoar

Fieldside Prinsted Lane Prinsted Southbourne

Variation of condition 4 from permission SB/19/02881/DOM- Rooflight remain in the approved position and all glazing be obscure glazed and the rooflight be fixed shut in perpetuity.

No objection.

SB/20/02995/DOM

Mrs T Wride

7 Roundhouse Meadow Southbourne PO10 8BD

Proposed single storey front extension.

The Parish Council deferred its decision pending further information being provided on:

1. The design
2. Comments from Chichester Harbour Conservancy
3. Detail about mitigating the flood risk

SB/20/03043/TPA

Mrs Rosemary Sawyers

8 Goodwood Court Southbourne Emsworth Hampshire

Crown lift to 10m (above ground level) and remove 2 no. lateral limbs (west sector) and 2 no. lateral limbs (north sector) on 1 no. Oak tree (T1) subject to SB/20/00286/TPO.

No objection

SB/20/03044/DOM

Mr Joe Johns

Amici Main Road Nutbourne PO18 8RL

Two storey side/rear extension, alterations and additions to existing house to include new gate and piers (amendments to approved application SB/18/01258/DOM).

Objection

The Parish Council objects to this application for the following reasons:

1. The flood risk
2. Proximity to the Hambrook
3. Ecological disturbance
4. There is no plan for mitigation of the potential flooding of the Hambrook.

SB/20/03117/FUL

Miss Sarah Roberts

Land South Of Prinsted Lane Prinsted Lane Prinsted Emsworth

Change of Use from horse paddock to dog walking field (April - September) with 1.8m high deer fencing.

Objection

The Parish Council objects to this application for the following reasons:

1. The proximity to the SSSI, SPA and RAMSAR designated site will cause disturbance to the wildlife
2. Landscaping of the ground will cause wildlife disturbance as it is a secondary grazing site for Brent Geese in winter.

3. The proposal will add to the traffic congestion on Prinsted Lane when in use
4. The site is prone to flooding
5. The application does not demonstrate how access to the land will be restricted to prevent unauthorised parking.

Planning Appeals

96. SB/20/00215/CONTRV
Mr Charles Willard
Plot 8 Priors Leaze Lane Hambrook Chidham West Sussex

Resolved – that the Chairman, Vice Chairman and Clerk prepare a response to the Planning Inspectorate objecting to the appeal.

Date of Next Meeting

97. 12 January 2021

Chairman

Planning Applications

Deferred from Previous Meeting

1. SB/20/02987/OUT - Case Officer: Jeremy Bushell
PNH Properties
Four Acre Nursery Cooks Lane Southbourne PO10 8LQ
Outline application for 40 dwellings with all matters reserved apart from access, layout and scale with associated new access roads, parking and turning areas, erection of a wastewater pumping station, the provision of surface water drainage features, amendment to the existing site access and works to Cooks Lane including the provision of a new footway on the northern side.
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QK017GERIUE00>
2. SB/20/02995/DOM - Case Officer: Vicki Baker
Mrs T Wride
7 Roundhouse Meadow Southbourne PO10 8BD
Proposed single storey front extension.
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QK1ABWERIV000>

Week 51

3. SB/20/02756/DOM - Case Officer: Maria Tomlinson
Mr F Fradgley
14 Priors Close Southbourne Emsworth Hampshire
Removal of conservatory and detached garage and erection of single storey front porch, rear and both sides extensions.
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QIWUCWER0PD00>
4. SB/20/02820/DOM - Case Officer: Vicki Baker
Mr R Chambers
Weston Lodge Main Road Nutbourne PO18 8XA
Raise the principle roof and install 4 no. roof lights to the south elevation, 2 no. roof lights to the east elevation and insert French doors and a Juliet balcony to the west elevation in order to facilitate the use of the roof space as habitable accommodation - variation of condition 4 (material) of planning permission SB/20/00840/DOM - variation to glazing material, roof tile material (natural slate tiles) and roof lights to accommodate new first floor layout.
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QJ7Y1EERI7H00>
5. SB/20/02944/DOM - Case Officer: Calum Thomas
Mr & Mrs Simon Robinson
33 Russet Gardens Hermitage Southbourne PO10 8DG
Demolishment of existing garage, replaced with one and a half storey, side extension with garage, including alterations to fenestration, 1 no. dormer to front and 2 no. velux windows to rear.
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QJUF2QERIP900>

6. SB/20/03087/PLD - Case Officer: Oliver Naish
Darren And Loraine Rackliff
1 Overton Road Southbourne PO10 8NN
Conversion of existing roof to habitable accommodation, including new dormer.
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QKJZVIERJ5T00>

7. SB/20/03199/PA30 - Case Officer: William Price
Mr B Spencer
The Signal Box Guildford Close Southbourne Emsworth
Proposed conversion of an office (Class B1a) to a dwellinghouse (Class C3) by virtue Class O (offices to dwellinghouses), Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QL2SQGER0WY00>

8. SB/20/03207/PA1A - Case Officer: Oliver Naish
Mr S Willie
Barnard 92 Kelsey Avenue Southbourne Emsworth
Single storey extension to the rear (a) rear extension - 4.15m (b) maximum height - 3.0m (c) height of eaves - 3.0m.
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QL2XDXER0WY00>

Week 52

9. SB/20/03214/DOM - Case Officer: Maria Tomlinson
Mrs Mary Francis
6 Pears Grove Southbourne Emsworth Hampshire
Installation of window in south facing ground floor wall.
O.S. Grid Ref. 476616/105618
To view the application use the following link;
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QL4I27ERJLT00>

10.SB/20/03247/TPA - Case Officer: William Price
Mr Simon Robinson
33 Russet Gardens Hermitage Southbourne Emsworth
Crown reduce by 6m and width (western sector) by 3m (back to previous pruning points) on 2 no. Maple tree within group (G1), subject to SB/94/00896/TPO.
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QLBZBHER0WT00>

11.SB/20/03275/TPA - Case Officer: Vicki Baker
Orchard Leas (Hermitage) Management Co Ltd
Land North Of 30 Woodfield Park Road Hermitage Southbourne
Fell 2 no. Ash trees (T15 & T16) subject to SB/94/00896/TPO.
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QLE2HPER0PD00>

2021

Week 1 - No applications

Tree Preservation Order

12. WE/20/00352/TPO

Field South of Cemetery Cottage, Cemetery Lane, Woodmancote, Westbourne

Chichester District Council has advised that a Tree Preservation Order has been made in respect of an area of trees at the above location as they are visually important/amenity – large trees on or adjacent to the boundary of four adjacent owners which are not included within the 1958 Area A1 order WE/57/0115/TPO at risk potentially from possible development of the fields.