

SOUTHBOURNE PARISH COUNCIL

The Village Hall
First Avenue
Southbourne
Emsworth
PO10 8HN

Robin Davison
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27 January 2021

Dear Member,

You are hereby summoned to a meeting of the Planning Committee on **Tuesday 2 February 2021** at **6.30 p.m.** This meeting is being held remotely in accordance with the Coronavirus Act 2020*.

R A Davison
Clerk to the Council

AGENDA

1. **Apologies.**
2. **Declarations of Disclosable Pecuniary Interests.**
3. [Minutes](#) of the meeting held on 12 January 2021 (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

Mr J Sullivan

Marina Farm, Thorney Road, Southbourne, Emsworth
Hampshire PO10 8BZ
Redevelopment of previously developed land. Removal of existing 5 no. buildings.
Proposed 1 no. dwelling.
Planning Application No: 20/02077/FUL
DCLG Ref No: APP/L3815/W/20/3263956
Start Date: 12.01.2021

The appeal is to be decided by way of Written Representation into the appeal to enable the cases of the Council and the appellant to be considered. The deadline for representations is 16 February 2021.

7. Dates of Future Meetings in 2021

Further to the Committee's decision to move future meetings to Thursdays at 7pm, the following dates are proposed:

25 February	18 March	15 April	06 May
27 May	17 June	08 July	29 July
19 August	09 September	30 September	21 October
11 November	02 December	16 December	

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 12 January 2021 held in accordance with the Coronavirus Act 2020.

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

2 members of the public

Apologies for Absence

92. None

Declarations of Disclosable Pecuniary Interests

93. None

Minutes

94. Resolved – That the minutes of the meeting held on 15 December 2020 be approved as a correct record and signed by the Chairman.

Open Forum

95. None.

Planning Applications

96. 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 a resident's objection to the development and from the applicant's agent in support of the application.

Objection:

1: Southbourne NP is the adopted Neighbourhood Plan and this site is outside the settlement boundary.

2: Green Ring remains in its original position in SPNP1 and is also included in SPNP 2 (2019-2037) soon to be at Regulation 16 stage. This scheme does not provide for the Green Ring.

3: Approval of this application would be premature due to the review of the Southbourne Parish Neighbourhood Plan 2019-2037. The purpose of a single large allocation as shown for the area north east of Southbourne in the Pre Submission Neighbourhood Plan Review (Regulation 14 consultation stage now completed) is to secure a comprehensive master planned development for the area as a whole with accompanying and badly needed infrastructure. Piecemeal development as represented by this application will not achieve this. Using another developer's preliminary, indicative and now out of date, 'master plan' design is contrary to this

process, and is premature and obstructive to the proper master planning of the proposed allocation.

The Parish Council requests the following "Informative" to be added to the notice of refusal as follows:- "The proposed development is not on an individual site identified in the emerging Southbourne Parish Neighbourhood Plan Review (NPR) to meet the growth requirements for the Parish in LP AL13 and NP SB2. Whilst at the date of this decision the neighbourhood plan is not so advanced through its process that permission could be withheld on this basis, the position is likely to change by the time a decision is reached on any appeal against the decision. Assuming that this position on site allocation does not change, at the stage at which the NPR has completed the Local Authority publicity period, the impact of the development in undermining the plan making process by predetermining decisions about the scale, location or phasing of new development would make the proposal contrary to paragraphs 49 and 50 of the NPPF. In light of the prematurity of this application we would also refer to APP/H1705/W/20/3248187 Land on the South and South East side of Harts Lane, Burghclere, Hampshire."

A copy of the Burghclere appeal decision will be emailed separately to the Case Officer for information.

4: The proposal is contrary to CDC Interim Position Statement for Housing. 6.2 para 1 Site boundary, 3 Impact, 4 best Use, 7 infrastructure (incomplete), 11 Surface Flooding in SW corner which is also the access point and 12 Nitrate Neutrality. In relation to nitrate neutrality, no evidence has been submitted showing the site, proposals, or any agreement with the landowner, to enable woodland planting to be implemented elsewhere to mitigate against nitrate produced from this development; nor is it clear how such an agreement could prevent the relocation of existing pig farming to another site, thereby rendering the suggested mitigation of no value.

5: Clarification is needed on ownership of the land required for the access to the site as it appears to cross with/include the access listed on the outline application for the Rydon Site (18/03145/OUT). The access as proposed does not meet the Highway Authority requirements.

6 The Cooks Lane boundary hedge is listed in the applicant's archaeology report and Southbourne Environment Groups hedgerow survey as ancient, by both date (1640) and species within the hedge and is therefore protected by the Hedgerow Regulations 1997. The applicant's Design Statement claims it is to be retained and enhanced, as does the developers own archaeology report. However both the arboriculture and LVIA reports specify its removal (as does WSCC Highways requirements for sight lines). In accordance with the Hedgerow Regulations, the applicant must apply in writing to the Local planning Authority submitting a hedgerow removal notice which Chichester district Council will determine. This does not appear to have been done.

7 Any loss or removal of mature trees or hedgerows MUST be proven to be unavoidable by both CDC Environment Officers and Southbourne Parish Council BEFORE any such removal takes place (SPNP2 policy SB15 para. 5.79). This is not evident from the submitted application.

8 No biodiversity gain has been demonstrated.

9 The Bat survey suggests that the boundary hedgerows and orchard site listed for removal are excellent habitat. These should be retained.

10 Orchard area listed primarily to be removed is a listed Natural England traditional orchard HAP site.

97.SB/20/02995/DOM

Mrs T Wride

7 Roundhouse Meadow Southbourne PO10 8BD

Proposed single storey front extension.

No objection.

98.SB/20/02756/DOM

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.

No objection

99.SB/20/02820/DOM

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.

No objection

100. SB/20/02944/DOM

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.

No objection

101. SB/20/03087/PLD

Darren And Loraine Rackliff

1 Overton Road Southbourne PO10 8NN

Conversion of existing roof to habitable accommodation, including new dormer.

No objection

102. SB/20/03199/PA3O

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).

No objection

103. 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.

No objection.

104. SB/20/03214/DOM

Mrs Mary Francis

6 Pears Grove Southbourne Emsworth Hampshire

Installation of window in south facing ground floor wall.

No objection

105. SB/20/03247/TPA

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.

The Council defers to the Tree Officer for this application.

106. SB/20/03275/TPA

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.

Objection – subject to the views of the Tree Officer on checking the tree survey.

If permitted suitable mature trees to be planted as replacements.

Tree Preservation Order

107. WE/20/00352/TPO

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

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

Planning Appeals

108. None.

Date of Next Meeting

109. The next meeting would be held on 2 February 2021 at 6.30 p.m. However, Members agreed that in view of the likely change of time to 7 p.m. for Parish Council meetings, Planning Committee meetings thereafter would move to Thursdays at 7 p.m. to avoid having several hours of meetings on one evening. The Clerk would draw up a revised timetable for agreement at the next meeting.

Chairman

Week 2

1. SB/20/02914/PLD - Case Officer: Oliver Naish
Breckon
Strathray Salterns Reach Prinsted Southbourne
Conversion of garage to habitable accommodation.
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QJOXYMERIL800>

Week 3

2. SB/20/03343/OUT - Case Officer: Jeremy Bushell
Mr Jon Tulloch
Land East Of Breach Avenue Southbourne Hampshire
Outline with all matters reserved except access - development of up to 34 dwellings, access, retention of orchard, public open space and other associated works - Removal of Condition 5 of outline application SB/16/03569/OUT (APP/L3815/W/17/3173380) - Condition is deemed unnecessary.
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QLQNBXERK4M00>

3. SB/21/00057/DOM - Case Officer: Oliver Naish
Mr Jon Clark
6 Mill Quay Southbourne PO10 8BT
First floor balcony addition.
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QMRN9QERKUJ00>

Week 4

4. SB/20/03371/DOM - Case Officer: Vicki Baker
Mr J Le Poidievin
30 Gordon Road Southbourne Emsworth Hampshire
Proposed raising of flat roof of previous rear extension, installation of 2 sets of double doors in rear elevation, installation of lantern light over day area.
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QLSSAMER0SR00>

5. SB/21/00096/DOM - Case Officer: Oliver Naish
Mr. C Gordon
27 Sadlers Walk Hermitage Southbourne PO10 8JR
Replacement rear conservatory.
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QMVT3ERKYG00>

Chidham and Hambrook Parish Council - Major Planning Application

CH/20/03319/OUTEIA - Case Officer: Jeremy Bushell

Mr E Van de Wee

Land West of Pottery Lane Nutbourne West Sussex

Outline planning application (with some matters reserved except Access and Layout) for up to 94 dwellings and provision of associated infrastructure.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QLJMNRRERJZD00>