

SOUTHBOURNE PARISH COUNCIL

The Village Hall
First Avenue
Southbourne
Emsworth
PO10 8HN

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19 February 2021

Dear Member,

You are hereby summoned to a meeting of the Planning Committee on **Thursday 25 February 2021 at 6.30 pm**. 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 2 February 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(s)** – if any.
7. **Dates of Next Meeting** – Thursday 18 March 2021 at 7pm.

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 by no later than 12 Noon before the meeting starts so that you can be sent a link to join the meeting. A link will be sent out the afternoon of the meeting. 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 2 February 2021 in accordance with the Coronavirus Act 2020.

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

1 member 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

Chidham and Hambrook Parish Council - Major Planning Application

96. 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.

Objection - Being close to the Southbourne Parish boundary, Southbourne Parish Council objects to and has the following concerns and comments with regard to this application:

1. The proposed size of the development West of Pottery Lane, Nutbourne East would reduce, significantly, the gap between the settlements either side of the parishes of Chidham and Hambrook and Southbourne. Coalescence of the two settlements is not desired by the respective parish residents and there is no guarantee that the remaining agricultural land up to the parish boundary would remain undeveloped if this proposal was given planning permission. This is contrary to CDC Interim planning policy

6.2 para 3 & 6. As well as NPPF 13, para 133, 134.

2. No infrastructure in terms of shops, medical facilities or school provision is proposed to support the development and Nutbourne already is poorly served with regard to shops in particular so adding to the settlement would be detrimental without improved infrastructure.

3. The development would have a significant impact on the views to the South Downs from Chichester Harbour AONB.

4. Unplanned housing in the area (i.e outside development permitted by a Local Plan or Neighbourhood Plan) would increase the pressure from residents on the Chichester Harbour AONB as there would be no increase in leisure or recreational facilities in the locality
5. The development would impact on the proposed wildlife corridor from the AONB to the South Downs and on wildlife in general
6. Nitrate neutrality (or better) of the development has not been demonstrated in the application.
7. There would be a significant loss of Grade 2 agricultural land.
8. There are concerns about the capacity of the Thornham Waste Water Treatment Works to cope with sewerage arising from development that is not part of a Local Plan or Neighbourhood Plan.
9. The site was refused and dismissed on appeal in 2013 (13/03157/OUT for 26 dwellings nothing has changed in this site since then so an even larger development is just as unsustainable.

97.SB/20/02914/PLD

Breckon

Strathray Salterns Reach Prinsted Southbourne

Conversion of garage to habitable accommodation.

No objection

98.SB/20/03343/OUT

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.

No objection

99.SB/21/00057/DOM

Mr Jon Clark

6 Mill Quay Southbourne PO10 8BT

First floor balcony addition.

Objection – The proposed development is out of keeping with the rest of Quay houses. It would set a precedent for other properties in the road.

100. SB/20/03371/DOM

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.

No objection

The Committee asks that the lantern light is shaded given that the building is in the AONB.

101. SB/21/00096/DOM
Mr. C Gordon
27 Sadlers Walk Hermitage Southbourne PO10 8JR
Replacement rear conservatory.

No objection

Planning Appeals

102. APP/L3815/W/20/3263956
Mr J Sullivan
Marina Farm
Thorney Road
Emsworth
PO10 8DB

Southbourne Parish Council upholds its objection to this development as set out in response to the original application, namely

- 1 The proposed development is inside the AONB
- 2 It is contrary to the made SPNP and the emerging SPNP
- 3 It is outside the settlement boundary
- 4 It is in Flood Zone 3

5 There is a lack of clarity about the exact line of the PRow

6 The sewage pumping station appears to be located on the PRow

The Parish Council fully supports the comments of the Chichester Harbour Conservancy in objecting to the original application and Chichester District Council in refusing permission for the development.

Date of Next Meeting

110. The next meeting would be held on 18 March 2021 at 6.30pm.

Chairman

Week 5

1. SB/21/00089/FUL - Case Officer: Maria Tomlinson
Mr & Mrs T McDermott
Thornham Products Thornham Lane Southbourne PO10 8DD
Retention of existing single mobile home on the land and to continued use for applicant's place of residence, following expiry of temporary period granted under condition 2 of SB/15/01837/FUL.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QMVJL1ERKXS00>

2. SB/21/00169/PA1A - Case Officer: Oliver Naish
Mr Jo Simon
Acacia 44 Southbourne Avenue Southbourne Emsworth
Single storey extension to the rear (a) rear extension - 5.00m (b) maximum height - 3.90m (c) height of eaves - 2.25m.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QNHPAKER0PD00>

3. SB/21/00221/PLD - Case Officer: William Price
Seaward Properties Ltd
Green Acre Inlands Road Nutbourne West Sussex
Proposed lawful development certificate for the use of land for agricultural purposes.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QNJR3RERLA500>

Week 6

4. SB/21/00135/DOM - Case Officer: Alicia Snook
Mr Clive Budd
Langland 25 Southbourne Avenue Southbourne PO10 8BB
Single storey rear extension.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QN520AERL5B00>

SB/21/00297/DOM - Case Officer: Oliver Naish
Mr & Mrs Horne
Westerly Salterns Reach Prinsted Southbourne
Revised fenestration and internal alterations.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QNW698ERLJP00>

Week 7

5. SB/20/03381/DOM - Case Officer: Calum Thomas
Mr Raymond Knight
7 Eastfield Close Southbourne PO10 8NJ
Proposed dormer window and re-purposed garage.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QLVY9QERK8V00>

6. SB/21/00292/DOM - Case Officer: Oliver Naish
Frances Horne
1 Marsh Bungalow Prinsted Lane Prinsted Southbourne
Loft conversion, including changing hipped roof to gable end, rear dormer window and rooflights.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QNUSD5ERLJ500>

7. SB/21/00359/EIA - Case Officer: Jane Thatcher
Jeremy Higgins
Former Gosden Green Nursery 112 Main Road Southbourne Emsworth
Screening Opinion - erection of 29 no. dwellings.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QO282IER10R00>

8. SB/21/00385/DOM - Case Officer: Oliver Naish
Mr & Mrs Caroline and James Gabriel
Belmont 23 Southbourne Avenue Southbourne PO10 8BB
Alterations to existing dwelling including the extension of existing garage.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QO99SAERLUB00>