

MINUTES of the Planning Committee meeting held on 2 July 2021 held at Tuppy Barn, Main Road, Southbourne.

Present: Miss Tait (Chairman), Mr Brown, Mr Jennings, Mr Murch and Mr Redman.

### **Apologies for Absence**

27. Apologies were received from Mrs Bangert.

### **Declarations of Personal Pecuniary Interests**

28. None.

### **Minutes**

29. Resolved that the minutes of the meeting held on 17 June 2021.

### **Planning Applications**

30. SB/21/01293/DOM

Mr & Ms Stout & Champkin

Grove Bar Inlands Road Nutbourne PO18 8RD

Proposed single storey rear extension and loft conversion.

Objection – The proposal is an overdevelopment of a small site due to the size of the dormers and the single storey extension. The height and location of the windows allows the neighbours to be overlooked. The site is on private drainage and needs a full survey to be carried out as part of the application.

31. SB/21/01543/OUT

Antony Stemp

Land To Rear Of Nutkin Barn Main Road Nutbourne West Sussex

Outline application (with some matters reserved accept Access, Layout and Scale) for the development of 3 no. new dwellings.

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

1. The proposal is outside the settlement boundary for Nutbourne and the proposed settlement boundary in the Southbourne Neighbourhood Plan Review 2019-37 Submission Plan that is awaiting inspection.
2. The land needs to be safeguarded for current or future flood protection (NPPF 157b).
3. No drainage assessment has been included with the application.
4. The proposals will cause a loss of ancient hedgerow that should be protected under NPPF 175c.
5. There needs to be a 50m buffer along a chalk stream such as the Ham Brook in accordance with NPPF 176 and Natural England advises that buffer should be at least 50m wide. This application cannot accommodate that.
6. The application is detrimental to wildlife (NPPF 177). The Sussex Biodiversity Record shows two rare species of bat in this location and a development in this location would be detrimental for them and other species.

7. The area is in Flood Zones 1 and 2 – no survey of the flood risk has been included with the application

8. Access is far too narrow for the proposed development. It is already needed to existing properties, the electricity substation and sewage pumping station. Furthermore, the access is also a public right of way – WSx/257/1

32.SB/21/01787/DOM

Laurence Marrs

11 Mountwood Road Southbourne PO10 8NA

Single storey rear extension and replacement of existing garage with garage and summer room.

No objection.

33.SB/21/01019/DOM

Mr Daryl Coome

Westways Inlands Road Nutbourne PO18 8RJ

Proposed single storey rear extension to form annex.

No objection.

34.SB/21/01428/FUL

Mr James Macnaughten

Land South East Of Thornham Point Thornham Lane Southbourne West Sussex

Proposed ground mount PV solar arrays.

Defer pending responses to Chichester Harbour Conservancy's questions and concerns.

35.SB/21/01682/DOM

Mr Mrs O'Donohue

49 Thorney Road Southbourne PO10 8BL

Various alterations and additions to fenestration and removal of chimney.

No objection

36.SB/21/01345/DOM

Mr & Mrs L Charlton

23 Slipper Road Southbourne PO10 8BS

Demolition of conservatory and dormer and installation of front and rear dormers and glazed veranda. Erection of single storey infill extension and alterations to fenestration.

No objection.

37. SB/21/01734/DOM - Case Officer: Maria Tomlinson  
Roger and Wendy Lindsay  
Mooring 44 Woodfield Park Road Hermitage Southbourne  
Single storey rear and part side extension with two new dormers to the front and rear elevations.

No objection.

The Parish Council would like to see internal shading to the roof lights.

Chairman

The meeting closed at 8.05 p.m.