SOUTHBOURNE PARISH COUNCIL

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**Notes from 22 July Planning meeting**

**30**. Apologies for absence; Jonathan Brown

**31.** Minutes from 8 July 2021 – ***Approved***

**32**. 22 July 2021 Planning Applications:

CH/21/01910/OUT Willowbrook Riding Centre Hambrook Hill South Hambrook Chidham PO18 8UJ Outline planning permission with all matters reserved (except for access) for the demolition of all existing buildings and structures on site and the erection of 73 no. dwellings including 3 no. custom/self-build plots, parking, landscaping and associated works. Note: although this application is listed for Chidham and Hambrook Parish Council as the statutory consultee, most of the land falls within the Parish of Southbourne. **Southbourne Parish Council OBJECTION to**

**Planning application at Willowbrook Riding Centre 21/01910/OUT**

1. **Planning Policy**

This site is not identified for housing development in either the SPNP 2015 or the SPNP Review (SPNPR) 2019-2037. The Reviewed Neighbourhood Plan is at an advanced stage having completed its Reg 16 consultation and is now accorded weight in the planning system (NPPF para 50), this proposal conflicts with it. Allowing additional housing over and above the 1250 dwellings already provided for would be likely to weaken the viability of the current proposals and risk flooding the local housing market. At the very least, this proposal is premature in view of the stage reached by the SPNP Review (NPPF para 49 & 50).

The applicant says (Planning Statement para 4.42) that the reviewed Neighbourhood Plan is flawed because it would prevent permissions being granted outside the identified built up areas (Settlement Boundaries) which would otherwise be granted under the CDC Interim Policy Statement on Housing. It is the applicant’s argument that is flawed. The CDC Policy Statement is an “interim” or temporary measure intended to be replaced by reviewed Development Plans in due course. One of the obvious purposes of the Development/Neighbourhood Plan is to provide certainty about where development will be permitted by identifying specific sites and drawing Settlement Boundaries to control sprawl. Also the applicants planning statement 6.5 regarding the settlement boundary – this site is not within or adjacent to an Southbourne settlement boundary, as a cross border site by its very nature begins coalescence between SPC and CHPC

We do not believe the application complies with the Interim Statement anyway (Item 6 – adversely affects a Wildlife corridor) (7 wastewater proposals inadequate) (12 Nitrate Neutrality).

1. **The Ham Brook Wildlife Corridor**

The biodiversity evidence submitted by the applicant appears to underestimate the value of this site when compared with the results obtained by the Parish Council surveys. The site forms part of the SPNPR Wildlife Corridor which proposes 50 metre buffers on either side of the Ham Brook Chalk Stream (SPNPR Para 5.87) without any accompanying development. The developer acknowledges that Section 41 habitat and species are present (NERC Act 2006) and that the chalk stream is a “Priority Habitat” but proposes a 20 metre buffer of public open space which would bring pressure from public intrusion onto a rare and delicate habitat. The proximity of development would bring other pressures such as domestic pets, cats in particular, which are not mitigated by a few log piles and nesting boxes. The proposals do not appear to represent a 10% uplift in biodiversity. The aim of the SPNPR is to upgrade the Ham Brook, not see it struggling under further pressure. Also the Ham Brook will need a considerable lengthening of the culvert for the entrance and this is both unacceptable and no details have been provided.

1. **Wastewater**

**(See objection from Hambrook resident Neil Burns)** It is not demonstrated that Southern Water can provide satisfactory foul drainage treatment for effluent without additional stormwater discharges downstream.

1. **Nitrate Neutrality**

The adjoining field to the west is proposed to off-set nitrate pollution, but there is no explanation as to how this is to be achieved in perpetuity.

 **5. Applicants planning statement**

Their statement 7.4 states that; “No policies in NPPF that would provide a reason for refusal” We believe this application is contrary to or does not comply with;

 NPPF 49, 50, 103, 104, 109, 122, 123, 134, 170, 171, 172, 175, 176 and 177.

**Week 27:**  No applications

 **Week 28:**  SB/21/02029/DOM - Case Officer: Oliver Naish Miss Chloe Cobb 30 Longlands Road Southbourne PO10 8HL Demolition and replacement of single storey rear extension. **NO objection**

SB/21/02074/PAIA - Case Officer: Alicia Snook Mr And Mrs Revill 31 Stein Road Southbourne Emsworth PO10 8LB Single storey extension to the rear (a) rear extension - 5.00m (b) maximum height - 3.45m (c) height of eaves - 2.95m. **Objection pending further detail on materials etc.**

**Week 29:** SB/21/01116/DOM - Case Officer: Vicki Baker Mr Emyr Griffiths 55 Park Road Southbourne PO10 8NY Demolition of existing single storey utility area to construct two storey rear extension. **NO Objection.**

SB/21/02038/DOM - Case Officer: Maria Tomlinson Mr Greg McCormick 1 Elm Tree Cottages Prinsted Lane Prinsted Emsworth First and second floor side extension, single storey front bay window and replacement rear extension. **NO objection**

**Planning Committee Agenda Item 5**

**19 August 2021**

**Planning Applications & decisions**

**1]
APPLICATION NO**: SB/21/02137/TPA
**LOCATION:** Land East Of 1 Jubilee Mews Southbourne
**CASE OFFICER**: Henry Whitby
**PROPOSAL**: Crown reduce by 2m on 3 no. Silver Birch trees (T1-T3) subject to SB/99/00916/TPO.
O.S. Grid Ref. 476434/105661
**DEADLINE**: **18.08.21**

**LINK**:  <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QVZD24ERKK300>

**2]**

**APPLICATION NO**: SB/21/02213/FUL
**CASE OFFICER:** Sascha Haigh
**LOCATION**: 6 St Johns Road Southbourne PO10 8PB
**PROPOSAL**: Demolition of existing bungalow and erection of 2 no. semi-detached two-bed chalets with work-from-home office space, plus associated external works O.S. Grid Ref. 476512/106184
**DEADLINE**:  **26.08.21**

**LINK**:  <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QWANBEERKT300>

**3]**

**APPLICATION NO**: SB/21/02238/FULEIA

**CASE OFFICER**: Jane Thatcher
**LOCATION**: Gosden Green Nursery 112 Main Road Southbourne PO10 8AY **PROPOSAL**: Erection of 29 no. (8 no. affordable and 21 no. open market) new dwellings, public open space,

landscaping, parking and associated works (following demolition of existing buildings). O.S. Grid Ref. 475854/105690**DEADLINE**: **31.08.21**

**LINK**: <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QWJT5EERKZC00>

**4]
 APPLICATION NO:** SB/21/02297/HDG

**CASE OFFICER**: Henry Whitby
**LOCATION:** Four Acre Nursery Cooks Lane Southbourne PO10 8LQ
**PROPOSAL:** Removal of existing hedgerow on southern boundary that runs at frontage of Four Acre Nursery
along Cooks Lane.

**DEADLINE: 25.08.21
LINK:** <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QWWCGAERL8C00>

**5]**

**APPLICATION NO:** 21/01428/FUL

CASE OFFICER: Vicki Baker

**LOCATION:** Land South East Of Thornham Point Thornham Lane Southbourne

**PROPOSAL:** Proposed ground mount PV solar arrays

**DEADLINE**: **24.08.21**

**LINK**: <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QSQ69KERHXE00>

**Planning Committee Agenda Item 6**

**19 August 2021**

 **DECISIONS RECEIVED:**

**i) APPLICATION NO:** SB/21/01400/DOM

**LOCATION:** Fieldside Prinsted Lane Prinsted Southbourne PO10 8HS

**PROPOSAL:** Change of external materials and change to size and positions of existing doors and windows

**DECISION:** **PERMIT**

**PC COMMENT:**No objection

**LINK**:<https://publicaccess.chichester.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=QSOBIXERHV900>

**ii)** **APPLICATION**: SB/21/01682/DOM

**LOCATION**: 49 Thorney Road SouthbournePO10 8BL

**PROPOSAL** Various alterations and additions to fenestration and removal of chimney

**DECISION**: **PERMIT**

**PC COMMENT**: -(no objection – but - internal rooflight shading requested; Condition 3 of the decision notice states: 'The development hereby permitted shall not first be brought into use until the rooflights to be installed on the west and east roof planes have been fitted with internal dusk-dawn screen blinds. Once installed, the blinds shall be closed every day, between dusk and dawn the following day. Thereafter, the blinds shall be retained as operational, unless otherwise agreed by the Local Planning Authority.**’**

**LINK**: <https://publicaccess.chichester.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=QTRLMDERIT500>

**iii) APPLICATION NO**: SB/21/01787/DOM
**LOCATION**: 11 Mountwood Road Southbourne PO10 8NA
**PROPOSAL**: Single storey rear extension and replacement of existing garage with garage and summer room.
**DECISION:** **PERMIT**
**PC COMMENT**: No objection
**LINK**:  <https://publicaccess.chichester.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=QU6BC7ERJ5600>

**(iv)** **APPLICATION NO**: SB/20/02297/FUL
**LOCATION:**Land North West Of 139 Main Road, Southbourne.  **Applicant**:  Junnell Homes
**PROPOSAL**: Construction of 8 no. dwellings, access, landscaping and associated works
**DECISION: Made at CDC planning committee on 11.08.21 – ‘***Defer for further information’.***PC COMMENT**: Objection
**LINK**: <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QGG7WAERG2S00>