

Minutes of the meeting of Southbourne Parish Council Planning Committee, held on Thursday 30 September 2021 at 7 pm on Teams.

Present: Parish Councillors: T. Bangert [TB] (Vice-chair) J. Brown [JB] D. James [DJ] J. Jennings [JJ] N. Redman [NR] A. Tait (Chair) [AT] R. Taylor [RT]. In attendance: Locum Clerk K. Bain [KB].

It was noted that the date of this meeting had been scheduled in the minutes of 19.08.21 for the 9th of September.

1. **Apologies:** None
2. **Declarations of Disclosable Pecuniary Interests:** None; *For the record, AT noted that application no. 1 is 2 houses down from her own property.*
3. **Minutes of the meeting held on 19 August 2021:** An amendment was made to item 7 to record that the meeting date had been changed to 30 September..., date of nm. Subject to this amendment the minutes were approved. Proposed by RT, seconded by TB. AT signed the minutes for the meeting.
4. **Planning Applications for consideration:**

1] **SB/21/01902/DOM;** 22 Gordon Road Southbourne PO10 8AZ; Proposed 2 No. Front Dormers.

Comment: No objection:

'This application has been considered by Southbourne Parish Council and no objection is made'.

It was noted that there several dormers along this road, so no precedent would be set, but there is no record of communication with CHC, which has taken place for other applications in the same road. Agreed that if CHC had concerns it has had the opportunity to comment.

2] **SB/21/01835/DOM;** 26 Manor Road Southbourne PO10 8LX; Replacement roof, infill first floor extension and loft conversion.

Comment: No objection:

'This application has been considered by Southbourne Parish Council and no objection is made, subject to the implementation of a condition that the rooflights are internally shaded to reduce light pollution'.

3] **SB/21/02318/DOM;** Brent Knoll 95 Stein Road Southbourne Emsworth; Single storey side extension to provide two additional rooms and an ensuite shower room.

Comment: No objection

'This application has been considered by Southbourne Parish Council and no objection is made, subject to the implementation of a condition that if the application is permitted, the applicant undertakes appropriate preservation of the hedge and other trees on site.

4] **SB/21/02532/TPA;** 31 Russet Gardens Hermitage Southbourne Emsworth; Crown reduce by 2.5m (back to previous pruning points) and removal of north-west facing limb (diameter of 20cm) overhanging extension on 1 no. Oak tree (T12) subject to SB/94/00896/TPO.

Comment: Objection

'This application has been considered by Southbourne Parish Council and an objection is made as removal of the whole limb would unbalance this tree, which is currently in good condition and well-maintained. It is noted that photographs should be submitted with all tree applications to aid consultee consideration and public awareness. Council will be submitting photographs to support this objection'.

5] SB/21/02387/TPA; Oaktree 1 Alfrey Close Southbourne Emsworth; Crown reduce by 2.5m (all round back to previous pruning points) on 1 no. Holm Oak tree (T1) subject to SB/84/00879/TPO.

Comment: Noted that this has been Permitted.

6] SB/ 21/02603/OUT; 1 Green Acre Inlands Road Nutbourne; Change of use of the land to use as a building site compound (Variation of Condition 1 from Appeal Decision ref. PP/L3815/C/19/3233587 - to extend the time within which the use must be discontinued and to include the alternative use of the land for agricultural purposes).

Comment: Objection

'This application has been considered by Southbourne Parish Council and an objection is made for the following reasons:

- 1] The original permission was granted for sole and exclusive use for the construction of Priors Orchard; this site is now virtually complete, so there is no reason for an extension.*
- 2] It has been brought to the attention of the Parish Council that the land is being used to store materials for other building sites, as evidenced by the high volume of building materials being transported in on a daily basis; this volume clearly does not match the remaining building material requirements to complete Priors Orchard.*
- 3] This suggests that the original permission conditions are not being met and the extension should therefore not be granted.*
- 4] The high volume of large lorries laden with rubble and building materials using this route, is completely unsafe; the safety of pedestrians, in particular children going to the school, is of paramount importance and this narrow road is completely unsuitable for this type of traffic'.*

7] SB/21/02689/DOM; The Warren Nutbourne Park Nutbourne PO18 8TX; Removal of rear conservatory and erection of single storey extension, removal of front conservatory to form a bay window and removal of and replacement of porch.

Comment: No objection.

'This application has been considered by Southbourne Parish Council and no objection is made'.

8] SB/21/02756/DOM; Pippins 9 Priors Close Southbourne PO10 8LJ; Single storey rear extension. Change use of loft space to habitable accommodation to extend over new extension including new dormer, and associated works. Replacement garage.

Comment: Objection

'This application has been considered by Southbourne Parish Council and an objection is made for the following reasons:

- 1] The proposal is out of character with the other properties in the area*
- 2] The proposal is over-development of the property'.*

Noted that a vote was taken; 3 for & 3 against; As chair AT cast the deciding vote to object as it is just too large for the proposal and the street scene of the area.

9] SB/21/02301/DOM; Highview House Linwood Close Nutbourne Chichester; Proposed double garage extension to existing property. Proposed porch and single storey extension to rear.

Comment:

Comment: No objection:

'This application has been considered by Southbourne Parish Council and no objection is made'.

10] SB/21/02460/FUL; 306 Main Road Southbourne; Alterations and conversion of first floor accommodation to two-bedroom flat

Comment: **Objection**

'This application has been considered by Southbourne Parish Council and an objection is made for the following reasons:

1] For this site, which is one of the most prominent in the road, there is simply not enough detail on the proposed design, such as the landscaping, the bin stores, the parking or external materials and look. The design statement does specify grey aluminium for the windows, but this is not a match for the street scene of the main road. Whilst Council appreciates that the retail is being retained, and does not in principle object to the flat, more detail is required. It is noted that Council would be pleased to talk with the applicants for clarification of details which could then be submitted as part of the application'.

6. Planning Appeal: 21/00089/FUL

Thornham Products, Thornham Lane, Southbourne, PO10 8DD; Proposed Development: 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.

Noted that the comment below submitted on 08 March 2021 still holds.

'Comment submitted on 08.03.21

'The Council requests clarification that the permission would only be for the applicants and in the event of their passing, permission would not be passed to anyone else'.

7. Date of Next Meeting: 21 October 2021

Meeting closed at 8.02pm

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