

MINUTES of the Planning Committee meeting held on 18 February 2020 at the St John's Church Centre, Southbourne.

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

Apologies for Absence

169. Apologies were received from Mr Redman.

Declarations of Pecuniary Interests

170. Miss Tait declared an interest in application 19/03046/FUL as a near neighbour to the application site.

Minutes

171. Resolved - that the minutes of the meeting on 28 January 2020 be approved as a correct record and signed by the Chairman.

Open Forum

172. None

Planning Applications

173. SB/20/00122/FUL

Mr & Mrs Murch & Mr & Mrs Elliott

Downings Prinsted Lane Prinsted Southbourne

Demolition of existing dwelling house and replacement with 2 no. detached houses and associated works (resubmission of permitted 19/01225/FUL).

No objection.

174. 19/02849/DOM & 19/02850/LBC

Slipper House, Slipper Road, Southbourne

The Committee noted the advice of the Planning Officer that the Chichester Harbour Conservancy had raised no objection as the proposed balcony had been removed.

No objection.

175. SB/20/00032/FUL

Mr Andrew Williams

Gosden Green Nursery, 112 Main Road Southbourne PO10 8AY

Demolition of existing B8 and B1 buildings and erection of replacement buildings for a mix of B8 and B1 uses, with access, parking and landscaping.

The Committee noted that the Chichester Harbour Conservancy (CHC) had requested an extension so that this application could be considered by its Planning Committee.

Resolved – that this application be deferred pending the outcome of the CHC's meeting on 2 March 2020. The Parish Council would consider this application again on 10 March 2020.

176. SB/20/00078/DOM

Mr Robin Rolfe

Highfield Prinsted Lane Prinsted Emsworth

Single storey extension to bungalow.

No objection

177. SB/20/00140/TPA

Mr Derek Honeysett

3A Gordon Road Southbourne Emsworth Hampshire

Crown reduce height by 3m, widths by 2m (all round) and crown lift to 6m (above ground level) removing epicormic around base on 1 no. Horse Chestnut tree (T1) subject to SB/97/00906/TPO.

The Committee deferred to the Tree Officer on this application.

178. SB/19/03138/DOM

Mr Tony Russell

90 Stein Road Southbourne Emsworth Hampshire

Replace flat roof of existing extension with new pitched roof.

No objection

179. The Chairman left the room during consideration of the following application. The Vice Chairman (Mr Hayes) took the Chair.

180. SB/19/03046/FUL

Southern Co-operative Properties Ltd
306 Main Road Southbourne PO10 8JN

Subdivision of the existing retail unit, construction of a single storey front extension and change use of ground floor of the building to hot food takeaway (use class A5). Demolition of the external staircase at the side of the building, alterations at first and second floor level and formation of a new second floor flat and construction of a bin and cycle store.

The Committee heard from residents and businesses about a number of concerns including amongst other things, the potential environmental problems (litter, rats etc) and disturbance from delivery scooters, particularly late at night. Members agreed that a letter from the adjacent hairdressing business about the way in which the Co-op had dealt with them regarding the potential leasing of the building would be forwarded to the Planning Officer.

Objection

The Committee has concerns about

1. The environmental impact (i.e. litter, rats etc) on neighbouring properties and about highway issues;
2. The impact on the street scene;
3. The proposed development is both unneighbourly (i.e. smells, noise from scooter deliveries etc) and unsightly.

The Co-op has not marketed this property in such a way as to attract suitable commercial retail outlets in line with the made Southbourne Parish Neighbourhood Plan.

181. The Chairman returned to the room and resumed the Chair.

Planning Appeals

182. None

Dates of Next Meeting

183. 10 March 2020

