

## SOUTHBOURNE PARISH COUNCIL

The Village Hall  
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Southbourne  
Emsworth  
PO10 8HN

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5 March 2020

Dear Member,

You are hereby summoned to a meeting of the Planning Committee on **Tuesday 10 March 2020** in the **St John's Church Centre, Southbourne** at **6.30 p.m.**

R A Davison  
Clerk

### AGENDA

1. **Apologies.**
2. **Declarations of Disclosable Pecuniary Interests.**
3. [Minutes](#) of the meeting held on 18 February 2020 (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. **Date of Next Meeting** – 31 March 2020

#### TO:

**Mrs Bangert**  
**Mr Jennings**

**Mr Bulbeck**  
**Mr Redman**

**Mr Hayes**  
**Miss Tait**

**Mr G Hicks**  
**Mr Taylor**

#### 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 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**

10 March 2020



**10 March 2020**

**Planning Applications**

1. 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.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q3QU1ZERM3800>

This item was deferred pending the views of the Chichester Harbour Conservancy at its meeting on 2 March 2020 and which are now included on the Planning Portal.

**Week 8**

2. SB/20/00145/TPA - Case Officer: Henry Whitby

Mrs Griffiths

139 Main Road Southbourne Emsworth Hampshire

Fell 1 no. Ash tree (T1). Re-pollard down to 2m on 1 no. Lime tree (T2), within Area, A1 subject to SB/96/00903/TPO.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q4GRZRER10R00>

3. SB/20/00352/DOM - Case Officer: Vicki Baker

Mr Chris Hennah

Squirrels Thorney Road Southbourne Emsworth

First floor side extension.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q5A9LMER10V00>

**Week 9**

4. SB/20/00397/DOM - Case Officer: Oliver Naish

Mr & Mrs M Sleep

Black Cat Cottage Main Road Nutbourne PO18 8RT

Proposed detached outbuilding as annex (ancillary accommodation to the main dwelling)

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q5L0EBERFQI00>

5. SB/20/00398/LBC - Case Officer: Oliver Naish

Mr & Mrs M Sleep

Black Cat Cottage Main Road Nutbourne PO18 8RT

Proposed detached outbuilding as annex (ancillary accommodation to the main dwelling)

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q5L0EEERFQJ00>

## **Week 10**

6. SB/20/00358/FUL - Case Officer: Kayleigh Taylor

Seaward Properties Ltd

Land North Of Main Road And West Of Inland Road Southbourne Emsworth  
Hampshire

Alterations to SB/14/02800/OUT. Cladding added to the front elevations of 6 no.  
dwellings (Plots 68, 69, 72, 73, 76 & 77).

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q5BRRQERFJS00>

7. SB/20/00441/FUL - Case Officer: Calum Thomas

Miss Sarah Roberts

Land South Of Prinsted Lane Prinsted Lane Prinsted Emsworth

Change of Use from horse paddock to dog walking field with 2m high deer fencing  
around the entirety of the site.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q5OW1SERFTQ00>