

SOUTHBOURNE PARISH COUNCIL

The Village Hall
First Avenue
Southbourne
Emsworth
PO10 8HN

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16 April 2020

Dear Member,

You are hereby summoned to a meeting of the Planning Committee on **Tuesday 10 March 2020**. This meeting is being held remotely in accordance with the Coronavirus Act 2020*.

R A Davison
Clerk

AGENDA

1. **Apologies.**
2. **Declarations of Disclosable Pecuniary Interests.**
3. [Minutes](#) of the meeting held on 10 March 2020 (attached). The formal meeting on 31 March 2020 was cancelled.
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** –

TO:

Mrs Bangert
Mr Jennings

Mr Bulbeck
Mr Redman

Mr Hayes
Miss Tait

Mr G Hicks
Mr Taylor

***Coronavirus Act 2020**

The Coronavirus Act 2020 enables parish councils to meet 'remotely' (i.e. by video or teleconference or by live streaming amongst other means) and provides for the press and public to also attend the meeting 'remotely'. If you wish to do so, please e mail the Clerk at least 20 minutes before the meeting starts so that you can be sent a link to join the meeting. Members of the press and public are advised to email the Clerk as far in advance as possible as if technical issues prevent them from joining the meeting it will not be possible to provide technical support once the meeting has started. As with normal meetings, you will only be permitted to speak at the Chairman's discretion and you are therefore requested to ensure your device is muted at all times unless invited to speak.

The Clerk's e mail address is clerk@southbourne-pc.gov.uk or scan this code:



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 10 March 2020 at the St John's Church Centre, Southbourne.

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

Apologies for Absence

184. Apologies were received from Mr Hayes.

Declarations of Pecuniary Interests

185. None

Minutes

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

Open Forum

187. None

Planning Applications

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.

No objection.

SB/20/00145/TPA

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.

The Committee defers to the Tree Officer on this application.

SB/20/00352/DOM

Mr Chris Hennah

Squirrels Thorney Road Southbourne Emsworth

First floor side extension.

No objection

SB/20/00397/DOM

Mr & Mrs M Sleep

Black Cat Cottage Main Road Nutbourne PO18 8RT

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

Objection

The proposal is out of keeping with the existing cottage and street scene.

SB/20/00398/LBC

Mr & Mrs M Sleep

Black Cat Cottage Main Road Nutbourne PO18 8RT

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

Objection

The proposal is out of keeping with the listed building.

SB/20/00358/FUL

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).

No objection

SB/20/00441/FUL

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.

Objection

The Committee is concerned about (i) the height type and appearance of the fence and (ii) the noise and ecological disturbance.

Planning Appeals

188. None

Dates of Next Meeting

189. 31 March 2020

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

190. Apologies were received from Mr Redman.

Declarations of Pecuniary Interests

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

Minutes

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

Open Forum

193. None

Planning Applications

194. 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.

195. 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.

196. 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.

197. SB/20/00078/DOM

Mr Robin Rolfe

Highfield Prinsted Lane Prinsted Emsworth

Single storey extension to bungalow.

No objection

198. 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.

199. 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

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

201. 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.

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

Planning Appeals

203. None

Dates of Next Meeting

10 March 2020

21 April 2020

Planning Applications

Week 14

SB/20/00541/DOM - Case Officer: Maria Tomlinson
Mrs Juliette Webb
44 Bramley Gardens Southbourne PO10 8AN
Erection of fencing along side of garden to edge of drive to continue existing.
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q674ZCERG7600>

SB/20/00828/DOM - Case Officer: Maria Tomlinson
Emma Emmanuel
Paxfield 2 The Drive Southbourne PO10 8JP
Single storey side extension with materials, eaves, and ridge height to match the existing.
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q7NNZ9ERHAY00>

Week 15

SB/20/00525/FUL - Case Officer: William Price
Mr Matthew Bennett
Prinsted Care Home Prinsted Lane Prinsted Southbourne
Construction of 2 no. annexes.
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q61KX5ERG3800>

SB/20/00812/DOM - Case Officer: Calum Thomas
Mr & Mrs Yoward
4 Slipper Mill Slipper Road Southbourne PO10 8XD
Addition of 1 no. window and 1 no. door on first floor, 2 no. windows on second floor to the south elevation, raised garage roof and reinstatement of railings to form terrace, extended rooflights to the west elevation.
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q7HZFCERH6Z00>

Week 16

SB/20/00840/DOM - Case Officer: Vicki Baker
Mr Russell Chambers
Weston Lodge Main Road Nutbourne Chichester
Replacement principal roof - adding a new bedroom and lounge to first floor.
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q7SSNBERHE400>