

MINUTES of the Planning Committee meeting held on 1 September 2020 in accordance with the Coronavirus Act 2020.

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

One member of the public.

Apologies for Absence

48. Apologies were received from Mr Bulbeck.

Declarations of Disclosable Pecuniary Interests

49. None

Minutes

50. Resolved – That the minutes of the meeting held on 11 August 2020 be approved as a correct record and be signed by the Chairman.

Open Forum

51. None.

Planning Applications

52.SB/20/01898/REM

John Tulloch

Land East Of Breach Avenue Southbourne Hampshire

Reserved matters application for 34 dwellings with details of the appearance, landscaping, layout and scale pursuant to the grant of outline planning permission (Local Authority Ref: SB/16/03569/OUT) granted on appeal Ref: APP/L3815/W/17/3173380.

Objection, subject to confirmation that the following will be considered and implemented:

1.It is noted that the WSFRS mentioned the need for 1 fire hydrant. The Council queries whether one is sufficient. Also the water pressure is very low in this area and was a problem for the WFRS in dealing with the very recent fire in Breach Avenue.

2.Assurance that the East and future Southern link accesses are provided for pedestrians, cyclists and disabled only and indicated as such on plans. The Council also queries where the southern link will actually link into.

3.The housing mix is satisfactory but the Council requires an assurance that open communication will between the private and rental properties will be facilitated by Radian if problems arise.

4.The Council questions why no or little planting of any type on the Northern and Southern boundaries is included in the planting scheme although the plans suggest there will be.

5.The Council concurs with CDC's pre-application advice (para 3.11 of the Planning statement) and notes that the replacement of the proposed 1.8m close boarded fence with planting has not been addressed by the applicant. The boundary treatment could be dealt with by planting indigenous hedges and trees. It is suggested that this might provide an green open space link with the proposed development to the East.

6.Dwellings should (not may) be constructed from material sourced from sustainable suppliers. Dwellings should (not may) incorporate renewable energy technology and rain water harvesting.

7.Bat bricks to be located in buildings on the South or South East elevations.

8.The proposed wildflower area should be of indigenous species only.

9.Waste building material should be removed from the site and adequate topsoil laid to ensure plants can grow.

10.The 10% net gain in biodiversity should be demonstrated.

11.External letter boxes should be provided on flats to facilitate postal deliveries.

53.SB/20/01933/DOM

Mr & Mrs Barker

Shiloh Inlands Road Nutbourne Chichester

Annexe for use ancillary to the main dwelling.

No objection

54.SB/20/02010/CEXT

Rob Collett

Land West Of Garsons Road Southbourne Hampshire

Modification of condition 12 from outline permission 15/02505/OUT to extend construction hours to 0730-1800 Monday to Friday and 0800-1800 on Saturday.

Members noted that this application had already been permitted by the District Council under the new Regulations.

55.SB/20/01991/FUL

New Life Christian Church

New Life Christian Church Main Road Southbourne PO10 8HA

Retention of entrance lobby/reception to existing meeting hall permitted under SB/06/05792/FUL.

No objection.

56.SB/20/01999/TCA

Ms J Brotherton

Walnut Tree Farm Prinsted Lane Prinsted Southbourne

Notification of intention to crown reduction by up 3m on 2 no. Silver Birch trees (T1_T2).

The Council defers to the Tree Officer on this application.

57.SB/20/02017/DOM

Mr Derek Morton

12 Hurstwood Avenue Southbourne Emsworth Hampshire

Demolition and replacement of garage.

No objection.

58.SB/20/02016/FUL

Mrs Louise Gasser

Southbourne Infant School 50 New Road Southbourne Emsworth

Creation of a running track.

No objection.

59.SB/20/02026/TPA

Mr Phillips

44 Breach Avenue Southbourne PO10 8NB

Reduce height by 6m (to old knuckle points) on 4 no. Poplar trees (marked on plan as T1, T2, T3, T4) within group, G1 subject to SB/75/00869/TPO.

The Council defers to the Tree Officer on this application.

Chairman

The meeting closed at 7.35 p.m.