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**Minutes of the Meeting of Southbourne Parish Council's Planning Committee held 10<sup>th</sup> March 2022**

**Present:** Cllrs: A. Tait (Chairman), T. Bangert, J. Brown, C. Bulbeck, J. Jennings, D. James and R. Taylor

**In Attendance:** M. Carvajal-Neal (Deputy Clerk), 6 members of the public and 2 representatives from Bloor Homes.

**75. CHAIRMAN'S WELCOME AND INTRODUCTION**

The Chairman welcomed everyone and opened the meeting at 6.31pm

**76. APOLOGIES FOR ABSENCE**

There were no apologies for absence

**77. TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 23RD FEBRUARY 2022**

Members **AGREED** to **APPROVE** the Minutes and they were signed by the Chairman.

**78. DECLARATIONS OF INTEREST.**

There were no declarations of interest.

Members **AGREED** to **RESOLVE** to change the order of business and consider Agenda Item 6 next.

**79. CONSIDERATION OF PLANNING APPLICATION: 22/00157/REM AND TO RECEIVE A PRESENTATION ON BEHALF OF BLOOR HOMES.**

Members **AGREED** to adjourn the meeting to allow representatives from Bloor homes to give a presentation

***The Chairman adjourned the meeting 18.34pm***

22/00157/REM. The representatives specifically highlighted:

- Some changes to the plan to accommodate some of the Parish Councils previous comments, particularly that of ensuring the design fits in with the Greenring and greenlink to adjacent sites, that greenspace is maximized (where possible), that the children's play area is less concentrated and that the design is not stretched to the south.
- Bloor felt that the development would respect and enhance the appearance of the area. Particularly with regards to the drainage scheme which they described as creating attractive wetland areas.
- The designs are traditional and in keeping with the needs of modern families; 2/3/4-bedroom homes and bungalows.

- Bloor would be delivering in excess of the parking requirements (an extra 22 spaces).
- Bloor have included a segregated cycle route (LTN120 standards) into the design in addition to the mixed pedestrian/cycle routes.
- Their intention is to use the same suppliers as the Breach Avenue developments.
- Bloor would ideally support the removal of the mast from site, however, this is not feasible and have found the solution to be relocation of the mast. They have attempted to improve the visual aspect of the mast by relocating it to behind the tree line of Cooks Lane and upgrading the design to a more modern look.
- Bloor expressed that they are not a faceless company and encouraged contact from both the PC and residents.

***The Chairman thanked the representative from Bloor homes and re- adjourned the meeting at 18.45***

## **80. OPEN FORUM**

***The Chairman adjourned the meeting at 18.46 pm for open forum.***

One member of the public read a statement in relation to application SB/18/03145/OUT specifically with regards to the traffic management of vehicles accessing the site and the safety implications with respect to nearby schools and rail lines.

Another member of the public spoke against application SB/18/03145/OUT specifically, the increase in vehicle activity in the area from new residents, the widening of Cooks Lane, the removal of hedgerows and concerns regarding flooding.

Another member of the public raised concerns with application SB/18/03145/OUT regarding groundwater and enquired as to whether further surveys have been done, would de-watering and pumping suffice, the use of buried crates would only allow slow drainage? The site could quickly become a mud pit, spilling into adjacent roads and causing a hazard.

Members **NOTED** these comments.

The chairman reminded members of the public that planning has been approved and today's meeting is an opportunity to discuss the details of the development rather than dispute the approval of planning. What Bloor are presenting does match what the planning inspector has agreed.

The chairman invited Bloor to answer some of the concerns raised.

Bloor commented:

- Safety is at the forefront of all their work. Bloor, and their contractors operate in a sensible and civilised way. Members of the public can report any concerns directly to Bloor.
- The road width is approximately 5.5 metres including verges and is designed for traffic and cyclists to work safely together.
- The first 10/15 metres within Cooks Lane leading up to the site will be widened to accommodate safe entry/exit to the site.
- Hedgerows will be retained where possible, replanting will be undertaken to replace any lost hedgerow.
- A footpath could be installed the other side of some of the hedgerow.
- Bloor will do everything they can to maintain surface run off and allow water to drain naturally. They will manage materials on site wherever possible.
- De-watering is a costly last resort. Bloor would seek to use methods that allow for natural drainage first.
- Reports so far show that the foundations indicated in the plans would not cause problems.

The chairman referred to a previous document that stated that development could not start until all drainage problems were resolved.

***The Chairman reconvened the meeting at 18.50pm and members were offered the opportunity to comment.***

Cllr Bangert commented that she had been present at a meeting with WSCC that day and raised concerns regarding the safety of Cooks Lane. Cllr Bangert asked what proportion of the homes would be affordable and are these to rent or buy?

Cllr Taylor commented that Bloor should ensure that site vehicles follow the planned route of Stein Road and do NOT access the site via Inlands Rd.

Cllr Brown thanked Bloor for taking the time to present today and for implementing the changes they have made with regards to the PCs previous comments. Cllr Brown added that Cycle routes should be well signed. The plan does not appear to have much greenspace, can more be accommodated? The NP2 master planning concept would incorporate a community space very near to this site, can the mast be re-sited nearer to the north boundary, ie further away from the community space?

The Chairman highlighted that the Energy and Sustainability report is, in fact, out of date. This does not seem to have been addressed in the Reserved Matters. There is also no evidence that Bloor have considered the required 10% biodiversity net gain of the site.

The Chairman offered Bloor the opportunity to comment:

- Bloor advised that the plan includes the required number of affordable homes, and these will be 70/30 split of shared ownership and rental properties.
- CDC can prohibit the use of alternative unplanned routes to the site by contractor vehicles if necessary. Signage will be erected to direct site traffic.
- Bloor advised that the design cannot breach the buffer so cannot accommodate more greenspace, but the plan does meet the requirements.
- The re siting of the mast could reduce its effectiveness and will unlikely be accepted.
- The new properties will be built in line with the new Energy and Sustainability standards being implemented in June 2022.
- Bloor advised that there will be a report with regards to the required 10% biodiversity net gain of the site but that these plans can, in theory, meet it.

The Chairman thanked Bloor for attending the meeting and encouraged them to continue to work together with the PC and its residents.

The two representatives of Bloor homes left the meeting.

Councillors **AGREED** to update the portal with comments.

## **81. CONSIDERATION OF PLANNING APPLICATIONS**

### **I. SB/22/00003/DOM**

Councillors unanimously **AGREED** to **OBJECT** to this planning application until the boundary dispute with the neighbouring property has been resolved and would wish to revisit the application at that stage.

### **II. SB/22/00281/DOM**

Councillors unanimously **AGREED** to **SUPPORT** this application. However, members wish to comment that glass roofs require adequate external shading in order to protect wildlife, including bats.

### **III. SB/22/00406/FUL**

Councillors unanimously **AGREED** to **OBJECT** to this planning application.

Members felt that, although they could see some improvements to the design including; an improved sewage system, the re siting of one caravan and additional planting they felt that the design did not go far enough and objected on the grounds of;

- The plan does not adequately protect wildlife, particularly given the significance of the site being within a wildlife corridor.
- The plan does not sufficiently address issues with drainage and surface water.
- Location, the proposed site of the development is too far to the southeast, it would be better placed closer to the road and the other sites that are already positioned there.
- The application is contrary to the neighbourhood plan. No travellers' sites had been requested as part of the neighbourhood plan process despite there being opportunity to do so.

IV. SB/22/00488/TPA  
Councillors unanimously **AGREED** to **SUPPORT** this application

V. SB/22/00077/TPA  
Councillors unanimously **AGREED** to **SUPPORT** this application

## 82. CONSIDERATION OF PLANNING APPEALS

I. Appeal Notification - Four Acres Nursery - 20/02987/OUT - APP/L3815/W/21/3285137

- Southbourne Parish Council have now officially been granted rule 6 status and will be considered a 'main party' within proceedings.
- The inquiry will start w/c 24/05/22, it will be undertaken via teams and SPC will be invited to appoint one representative to speak on the given day. This date is TBC.
- SPC must submit a 'Statement of case' and 'proofs of evidence' as requested by the inspectorate.
- Proofs of evidence are required by 26<sup>th</sup> April, 4 weeks before the start of the inquiry

Members **AGREED** to appoint the Chair as spokesperson. Members further **AGREED** that Cllr Brown would facilitate in compiling the Statement of Case and that, given the timescales, this could be circulated electronically prior to the Inquiry and would make this available to officers no later than 21<sup>st</sup> March. Proofs of evidence will be added to the agenda for the next SPC planning meeting.

## 83. NEIGHBOURHOOD PLAN – TO NOTE ANY UPDATES ON THE EXAMINATION

There were no updates to note.

## 84. TO NOTE TIME AND DATE OF NEXT MEETING

Next meeting will be Thursday 31st March 2022 at 18:30pm, St John's Church, Southbourne

The Chairman closed the meeting at 19.35pm

Signed.....

Dated.....