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**Minutes of the Meeting of Southbourne Parish Council's Planning Committee held 9th June 2022**

**Present:** Cllrs: A. Tait (Chairman), C. Bulbeck, P. Green D. Riddoch and R. Taylor

**In Attendance:** M. Carvajal-Neal (Deputy Clerk), Duncan Bryant (Tuppeny Barn), Cllr Lyn Hicks and 1 member of the public.

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

The Chairman welcomed everyone and opened the meeting at 6.30pm

**17. APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Cllr Bangert due to other commitments.

**18. TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 12<sup>TH</sup> MAY 2022**

Members **AGREED** to **APPROVE** the Minutes of the Planning Committee held on 12<sup>th</sup> May and they were signed by the Chairman.

**19. DECLARATIONS OF INTEREST.**

There were no declarations of interest.

**20. ADJOURNED FOR OPEN FORUM**

There were no members of the public wishing to speak within the Open Forum.

**21. ADJOURNMENT TO RECEIVE A PRESENTATION FROM BLOOR REGARDING AMENDMENTS TO THE COOKS LANE RESERVED MATTERS APPLICATION.**

Members **NOTED** that Bloor had sent their apologies and would not be presenting at this stage.

**22. CONSIDERATION OF A REQUEST FROM MBL TO ENTER INTO PRE-APPLICATION DISCUSSIONS WITH REGARD TO THEIR PREFERRED SITE OPTION FOR A TELECOMMUNICATIONS MAST, PRIOR TO A FORMAL PLANNING SUBMISSION.**

Members **AGREED** that this request for a response was premature and **AGREED** to wait until the planning committee has received an application for consideration from CDC before offering a response. Members further **AGREED** for officers to write to MBL to advise.

**23. ADJOURNMENT TO RECEIVE A PRESENTATION FROM THE STH PRACTITIONER AND TRANSFORMING TUPPENNY PROJECT MANAGER.**

Members **AGREED** to adjourn to receive the presentation. The meeting was adjourned at 18:08.

Following the presentation Members asked the following question:

23.1 How will the transformation impact on parking?

*Response: Parking spaces will be increased by 20%, any further increase would see a reduction in growing areas. Tuppeny Barn is mindful of this matter and will seek to coordinate activities as best as possible to try to reduce the number of cars on site at any given time. This will be alleviated by the increase in the number of days that the venue will be opening.*

The meeting was readjourned at 18.27

## **24. CONSIDERATION OF PLANNING APPLICATIONS WEEKS 19-22.**

*All decisions made will be uploaded to the CDC planning Portal.*

### **24.1 SB/22/00556/FUL**

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

Week 19

### **24.2 No Applications Received.**

Week 20

### **24.3 SB/22/01145/DOM**

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

Week 21

### **24.4 SB/22/00593/FUL**

Councillors unanimously **AGREED** to **OBJECT** to this planning application, the following reasons were given;

- CDC has a 5-year housing supply.
- This site is outside the made settlement boundary and CDC's settlement plan for the area.
- SPNP2 has been withdrawn and cannot be used as justification for more development. Southbourne Parish has met and now exceeded CDC's Local plan allocation of 350.
- Further development must not prejudice CDC's future allocation or means for growth.
- This site may jeopardise the length and width of SPNP1 Green Ring.
- It should be noted that a neighbouring site at Dunkirk Rise had it's Ecological Survey done before this site was cleared and found slowworms, a protected species under the Wildlife and Country act 1981. This site was cleared without survey, potentially causing harm to a protected species and making it's Ecological survey and Nitrate neutrality and Bio diversity net gain figures inaccurate and invalid.

### **24.5 SB/22/00969/DOM**

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

### **24.6 SB/22/01085/ADV**

Councillors unanimously **AGREED** to **SUPPORT** this planning application. However, Councillors would like to highlight the need for the illumination to be turned off at night in order to eliminate any harm to wildlife, including to bats.

### **24.7 SB/22/01131/DOM**

Councillors **AGREED** to **OBJECT** to this planning application and gave the following reasons:

- The scale and mass of the proposed development is overbearing to neighbouring properties.
- The proposed development is overdevelopment of the site and out-of-scale for the area.

Week 22

### **24.8 SB/22/00445/DOM**

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

### **24.9 SB/22/00673/DOM**

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

### **24.10 SB/22/01148/DOM**

Planning 09/06/2022

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

24.11 SB/22/01302/DOM

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

## **25. AMENDED PLANNING APPLICATIONS.**

No applications received.

## **26. CONSIDERATION OF ANY PLANNING APPEALS.**

### **26.1 TO NOTE UPDATE FOR DCLG REF NO: APP/L3815/W/22/3296444 APPLICATION NO: SB/21/03665/FUL**

Members **NOTED** that no further information had been received by officers regarding the hearing. Members further **NOTED** that no additional comments had been received by officers from Members regarding the appeal.

### **26.2 TO CONSIDER DCLG REF NO: APP/L3815/W/21/3289451 APPLICATION NO: SB/21/02238/FULEIA**

Members **AGREED** to make a request to the Planning Inspectorate to promote this appeal from Written Representations to a Hearing. Members further **AGREED** to officers making the following comments to the inspectorate:

Southbourne Parish Council Planning Committee has considered this appeal and wishes to make the following comments: Such is the importance of this site; located within an AONB and a strategic gap between villages, the Parish Council would request that the appeal be dealt with by means of a hearing. Should the appeal remain at the status of written representation then the Committee's original objection still stands, which was as follows: Strategic Policy 2 paragraphs 176 and 177 of the NPPF published July 2021 state that that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty; this site is in the AONB. This site is contrary to SPNPR 2019 SB - B and SB2. Kind Regards Southbourne Parish Council Planning Committee.

## **27. TO RECEIVE AN UPDATE ON PARISH OWNED STREET LIGHTING.**

Members **NOTED** that the parish council owns 71 streetlights which are costed as an unmetered supply. Members further **NOTED** that at the meeting of the Greenspace and Community Services Committee on Tuesday 31st May 2022 it was **AGREED** that Parish owned street lighting would be removed from the Planning Committee's Terms Of Reference and be delegated to the Greenspace and Community Services Committee.

## **28. TO RATIFY THE DECISION REGARDING THE MATERIAL OF THE VILLAGE SIGN POSTS.**

Members **AGREED** to ratify the decision to use Everwood Plastic for the village signs as previously circulated via email.

## **29. TO NOTE 22/00864/EIA | REQUEST FOR A SCREENING OPINION UNDER REGULATION 6(1) OF THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017.**

Members **NOTED** the update.

## **30. TO NOTE THE APPROVAL OF A ROAD CLOSURE BY CHICHESTER DISTRICT COUNCIL FOR MANOR GARDENS, SOUTHBOURNE.**

Members **NOTED** the update.

## **31. TO NOTE THE CORRESPONDENCE REGARDING THE WEST SUSSEX TRANSPORT. PLAN 2022-2036 (WSTP)**

Members **NOTED** the update and the recommendation from the Chair that all members follow the links in the document to ensure that they are fully informed of the plan.

**32. TO NOTE ANY UPDATES REGARDING THE NEIGHBOURHOOD PLAN. NO UPDATES HAVE BEEN RECEIVED BY OFFICERS.**

Members **NOTED** that there were no updates.

Members **NOTED** that further to the Full Council meeting on 10<sup>th</sup> May 2022 Min 21.2 Refers and the adoption of the Terms Of Reference at the Planning Committee meeting 12<sup>th</sup> May 2022 it was **AGREED** that the NPSG would sit under the Planning Committee. Future Planning meetings will include an agenda item to receive and note the minutes of the NPSG and consider any recommendations.

**33. CONSIDERATION OF THE STANDING ORDERS.**

Members **NOTED** that committees do not require Standing Orders.

**34. TO NOTE A NEW PLANNING TRAINING SESSION FOR MEMBERS IN LINE WITH PLANNING REFORMS.**

Members had been circulated the details prior to the meeting and invited to apply to attend the training as the training required booking ASAP. Cllrs Tait and Taylor had requested to attend, and bookings were made. Members **NOTED** the bookings. Further to this Cllr Riddoch has requested that he attend. Officers to check availability.

**35. CONSIDERATION TO THE TIME OF FUTURE MEETINGS.**

Members **AGREED** to change the time of meetings to start at 18.00.

**36. TO NOTE DATE AND TIME OF NEXT MEETING. TO BE CONFIRMED AS PER AGENDA ITEM 19**

Thursday 23<sup>rd</sup> June 2022 at 18.00 at St John's Church, Southbourne.

The Chairman closed the meeting at 19.11pm

Signed.....

Dated.....