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**Minutes of the Meeting of Southbourne Parish Council's Planning Committee  
held 4<sup>th</sup> August 2022**

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

**In Attendance:** S. Hodgson (Clerk) and 4 members of the public.

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

The Chairman welcomed everyone and opened the meeting at 6.00pm

**68. APOLOGIES FOR ABSENCE**

Apologies were received from Cllr. Bulbeck due to illness

**69. TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING  
HELD ON 14<sup>th</sup> JULY 2022**

Members **AGREED** to **APPROVE** the Minutes of the meeting 14<sup>th</sup> July 2022 and they were duly signed by the Chairman.

**70. DECLARATIONS OF INTEREST.**

There were no declarations of Interest

**71. ADJOURNED FOR OPEN FORUM**

*The Chairman adjourned the meeting at 18.04 pm for the open forum.*

A representative from Smith Simmons and Partners spoke in reference to planning application SB/22/01309/FUL

This was the third application for the site which had been submitted based on feedback from previous applications. Members of the Committee were asked to acknowledge that the design had returned to a more traditional appearance and that the ground floor would now provide an office and play area. The nitrate report had been updated and they were working with CDC Officers to get this approved. The report has already been approved by Natural England. It was hoped the 3<sup>rd</sup> application had gone some way to address the previous design concerns.

The Chairman thanked the representative for the comments and said Members would take them into consideration when considering the application.

*The Chairman reconvened the meeting at 18.07 pm*

## **72. CONSIDERATION OF PLANNING APPLICATIONS WEEKS 28-30**

### **Week 28**

#### **72.1 SB/22/01775/PA16A – Telecommunication Mast Cooks Lane, Southbourne.**

Cllr. Bangert had had some engagement with a local resident who was concerned that the mast was moving nearer to the school. The application states that the mast is not nearby to any schools. However, there are three schools within a kilometre of the intended location. Cllr. Bangert had raised the issue with CDC and was awaiting some technical data. There were also concerns raised about flight paths.

The Chairman stated that this was not a housing application and felt that the Committee did not have enough technical knowledge to make an informed decision. There were no environmental issues and the mast was only being moved 50 metres from the current site.

Members **AGREED** to submit a neutral response. Cllr. Bangert will continue to make enquiries as a CDC Councillor.

#### **72.2 SB/22/01732/DOM 2 Priors Orchard, Southbourne**

Councillors unanimously **AGREED** to **SUPPORT** the application. There were no objections.

### **Week 29**

No applications to Consider

### **Week 30**

#### **72.3 SB/22/01309/FUL 6 St Johns Road, Southbourne**

Members considered the application, noting the comments previously raised during the open forum. Members felt the design of the application was now more in keeping with the area and much improved. Members thanked the applicant for taking on board previous comments.

As the location is near a school a Member asked that boundaries are kept secure when construction commences and urged communication with the school authorities.

Councillors unanimously **AGREED** to **SUPPORT** the application. There were no objections.

#### **72.4 SB/22/01828/DOM 1 Fairview Cottages, Prinsted Lane**

Councillors unanimously **AGREED** to **SUPPORT** the application. There were no objections.

## **73. AMMENDED PLANNING APPLICATIONS**

No applications received

## **74. CONSIDERATION OF ANY PLANNING APPEALS AND TO NOTE ANY UPDATES REGARDING CURRENT APPEALS**

#### **74.1 Land East of Priors Orchard – DCLG Ref No: APP/L3815/W/22/3296444 Application No: SB/21/03665/FUL**

The Chairman reported that she had attended the hearing but not the site visit. She felt it was difficult to judge the examiners opinion. No final decision has been received.

#### **74.2 Gosden Green, 112 Main Road – DCLG Ref No: APP/L3815/W/21/3289451 Application No: 21/02238/FULEIA**

There were no further updates.

**74.3 Slipper Mill Cottage – DCLG Ref No: APP/13815/D/22/3296842 Application No: SB/21/02363/DOM**

The appeal had been allowed. Members **NOTED** this decision

**75. TO CONSIDER AND AGREE A PROCEDURE ON HOW TO PROCEED WITH CONTINUED REQUESTS FROM DEVELOPERS AND REPRESENTATIVES WISHING TO MAKE PRESENTATION TO THIS COMMITTEE RELATING TO THEIR PLANNING APPLICATIONS**

Officers had asked for some guidance from the Committee on how to proceed with requests for developers and representatives wishing to make presentation to this Committee relating to their planning applications.

The Chairman stated that it was likely that the Committee would see an increase in requests and agreed that a uniformed approach was needed. Members felt that communication with developers was important and gave the opportunity to discuss finer points.

Following discussion, it was proposed to allow presentations from developers and representatives on applications of 5 dwellings/units and over, with a maximum time of 15 minutes. It was further proposed that any application for dwellings/units under 5 would be allowed to address the Committee under the Open Forum.

Members unanimously **AGREED** to the proposal as detailed above.

**76. TO CONSIDER AND AGREE A RESPONSE TO METIS HOMES' REQUEST TO MEET WITH MEMBERS OF THE PLANNING COMMITTEE IN AN INFORMAL MEETING REGARDING APPLICATION SB/22/01283 HARRIS BREAKERS YARD**

The Chairman had received a request from Metis Homes to meet with Members of the Planning Committee outside of a Committee Meeting for an informal meeting.

Members felt that any engagement with developers could be useful and give an opportunity to listen and become more informed.

The Clerk reminded Members that no decisions or conclusions could be undertaken outside of a formal Committee Meeting and any notes would not be formally minuted.

The Chairman felt that an informal meeting could be positive but it should be made clear that it would be non-prejudicial and that an Officer should be in attendance.

Following discussion, it was **AGREED** meet with Metis Homes in an informal meeting and for Officers to make the arrangements. Members of the Neighbourhood Plan Steering Group would also be invited to attend.

It was further **AGREED** that should any further applications of a similar request be received they would be individually considered by the Planning Committee.

**77. TO RECEIVE AND NOTE THE MINUTES FOR THE NEIGHBOURHOOD PLAN STEERING GROUP MEETING HELD 2<sup>nd</sup> AUGUST 2022, IF AVAILABLE, INCLUDING CONSIDERATION OF ANY RECOMMENDATIONS**

Members **NOTED** the Minutes of the Neighbourhood Plan Steering Group (NPSG) as previously circulated and considered the following recommendation:

The NPSG made recommendation to the Planning Committee that the 199 houses already permitted at Cooks Lane be included and incorporated into a NP3 Policy.

The Chairman updated the Committee on what this means for the Neighbourhood Plan and reiterated the advice of the Neighbourhood Plan consultants.

Members unanimously **AGREED** to **APPROVE** the recommendation from the Neighbourhood Plan Steering Group for the 199 houses already permitted at Cooks Lane be included and incorporated into a NP3 Policy.

**78.TO NOTE TIME AND DATE OF NEXT MEETING**

The next meeting is scheduled for 25<sup>th</sup> August 2022 @ 6.00pm

The meeting closed at 19.37pm

Signed.....

Dated.....