

Clerk to the Council
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Minutes of the Meeting of Southbourne Parish Council's Planning Committee held 6th October 2022

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

In Attendance: M. Carvajal-Neal (Deputy Clerk) and two members of the Public

95. CHAIRMAN'S WELCOME AND INTRODUCTION

The Chairman welcomed everyone and opened the meeting at 6.00pm.

96. APOLOGIES FOR ABSENCE

There were no apologies for absence.

97. TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 25TH AUGUST 2022

Members **AGREED** to **APPROVE** the Minutes of the Planning Committee held on 25th August and they were signed by the Chairman.

98. DECLARATIONS OF INTEREST.

There were no declarations of interest.

99. TO NOTE THAT THE PLANNING MEETING OF 25TH SEPTEMBER WAS CANCELLED DUE TO THE MEETING BEING SCHEDULED TO TAKE PLACE DURING THE PERIOD OF MOURNING

This was **NOTED**. Members further **NOTED** that all applications due to be considered on 25th September had received extensions for comments.

100. ADJOURNED FOR OPEN FORUM

The Chairman adjourned the meeting at 18:06 for Open Forum.

100.1 One member of the public asked if comments were still open for the Willowbrook application. The Chair confirmed that they were. There has been a discrepancy with listed dates on the portal. The Planning Committee had been offered an extension until 7th October for comments.

The meeting was re-adjourned at 18:08

101. ADJOURNED FOR PRESENTATIONS

The Deputy Clerk advised that there had been no requests to present.

102. CONSIDERATION OF PLANNING APPLICATIONS WEEKS 34-39

Week 34

102.1 SB/22/01005/FUL

The Parish Council Planning Committee has considered this application and has agreed to object to the application for the following reasons:

1. The main building, The Sussex Brewery, is a grade II listed building, the sub-plot is in the curtilage of the main building and, as such, should have the same protected status. Members would like to see, at the very minimum, an application for listed building consent.
2. Members disagreed with the highways statement regarding the proposed level of parking being sufficient. This application would not leave sufficient parking spaces for customers to the pub. The loss of two car parking spaces to this site would be significant given that this would leave only eight parking spaces for customers. Members also felt that the loss would amount to more than just 2 spaces as additional spaces would be lost to the garden area. Members also disputed the matter of overspill parking being accommodated by parking on Main Road and felt that this would be detrimental to highways safety given that this site is located at a narrower part of Main Road and that parking is already an issue here for local residents and visitors to the area.
3. Members also objected to the loss of a community asset. The building has previously been used as a venue for the Art Trail. It would also see a loss of storage for the Sussex Brewery.

Week 35

102.2 No applications

Week 36

102.3 SB/22/02132/DOM

Members considered this application and unanimously agreed to support the application. There were no objections. Members agreed to further comment that they would like to see internal shading to roof lights to protect wildlife including bats.

Week 37

102.4 SB/22/01865/ADV

Members considered this application and unanimously agreed to support the application. There were no objections.

102.5 SB/22/02147/DOM

Members considered this application and unanimously agreed to support the application. There were no objections.

102.6 SB/22/02243/TPA

Members considered this application and unanimously agreed to support the application. There were no objections.

102.7 SB/22/02264/TCA

The Parish Council Planning Committee considered this application and unanimously agreed to object to the application for the following reasons;

1. There is not sufficient information in the application for Members to determine what other species of tree are currently on site and if the removal of this Walnut tree would result in a loss of Walnut trees entirely from the site, as such, Members cannot support the application.
2. Members feel that there may be historic precedence given that the cottage is named Walnut Tree Cottage.
3. The applicant has described in the application that the garden is small and that the Walnut tree causes excessive shading, Members do not agree with the statement that the garden is small. Members also cannot see how the tree can cause excessive shading given that it is in situ at the north of the site and has a much larger Yew Tree behind it.

103. AMENDED PLANNING APPLICATIONS

103.1 Willow Brook 21/01910/OUT ETC request

Members unanimously **AGREED** to object to the application. Members further **AGREED** to the Chair submitting the comments to the Deputy Clerk by email for submission to the portal. Members of the public can view these comments directly via the portal.

103.2 To **NOTE** the decision by Council of a proposal from Cllr Tait to send a letter to Natural England with respect to this application
This was **NOTED**.

104. CONSIDERATION OF ANY PLANNING APPEALS AND TO NOTE ANY UPDATES REGARDING CURRENT APPEALS

**104.1 LAND EAST OF PRIORS ORCHARD
TO NOTE UPDATE FROM THE CHAIR REGARDING THE HEARING FOR; DCLG REF
NO: APP/L3815/W/22/3296444 APPLICATION NO: SB/21/03665/FUL**

The Deputy Clerk advised that there remains no update for this appeal. This was **NOTED**.

**104.2 GOSDEN GREEN, 112 MAIN RD.
TO NOTE ANY UPDATE REGARDING DCLG REF NO: APP/L3815/W/21/3289451
APPLICATION NO: 21/02238/FULEIA**

The Deputy Clerk advised that there remains no update for this appeal. This was **NOTED**.

105. TRO/CHS2202/RC- MEMBERS ARE ASKED TO NOTE THE TRO AND AGREE IF THEY WISH TO COMMENT

Members **AGREED** to comment that the Planning Committee are in support of the TRO. It was further **AGREED** that the Deputy Clerk will respond to the TRO team at West Sussex County Council.

106. TO NOTE ANY UPDATE REGARDING METIS HOMES' REQUEST TO MEET WITH MEMBERS OF THE PLANNING COMMITTEE IN AN INFORMAL MEETING REGARDING APPLICATION SB/22/01283 HARRIS BREAKERS YARD. MEETINGS HELD 7TH SEPTEMBER AND 27TH SEPTEMBER.

Members **NOTED** that both of these meetings have now taken place. The Chair reiterated that these were fact finding, without prejudice, meetings and no decision making took place. This was made clear to all parties ahead of the meetings.

The Chair further wished to update the Committee that an email has been sent to the Local Planning Authority regarding the process of applications. The Planning Committee would like clarification as to why this site has had an EIA application and then FUL application without any OUT or REM application having been received. To date there has been no response to the email. This was **NOTED**.

107. TO RECEIVE AND NOTE THE NOTES FOR THE NEIGHBOURHOOD PLAN STEERING GROUP AND TO CONSIDER ANY RECOMMENDATIONS

The Notes were **NOTED**.

107.1 Recommendation: To the Planning Committee that Members of the Planning Committee approve the SPNP3 together with the Foreword for public consultation.
This was unanimously **AGREED**.

107.2 Recommendation: To the Planning Committee that they approve a new report being undertaken to be funded by the Neighbourhood Plan Steering Group Budget.
This was unanimously **AGREED**.

It was further **AGREED** that the following recommendation be made to full council:

Recommendation: To Full Council that the NP3 as approved by the Planning Committee goes to regulation 14 consultation.

108. TO NOTE THE CORRESPONDENCE REGARDING SB/22/01903/OUT FOUR-ACRE NURSERY, COOKS LANE SOUTHBOURNE FROM PNH PROPERTIES GROUP AND FROM THE HARBOUR CONSERVANCY

This was **NOTED**.

109. TO RECEIVE AND NOTE THE CORRESPONDENCE FROM ANDREW FROST REGARDING A27 CHICHESTER BYPASS - RIS3 PIPELINE

This was **NOTED**.

110. TO AGREE TO A POLICY ON ENGAGING IN EARLY DISCUSSIONS ON DEVELOPMENT PROJECTS

Members **NOTED** the draft previously circulated by the Deputy Clerk and unanimously **AGREED** to adopt as a Policy on engaging in early discussions of development projects.

111. CONSIDERATION OF THE PRIORS ORCHARD HISTORICALLY PROPOSED NORTH WESTERLY FOOTPATH AND TO AGREE IF MEMBERS WISH TO FURTHER EXPLORE THIS MATTER.

Members felt that given the current traffic and parking problems in Stein Road currently under consideration it was appropriate to reconsider either the footbridge across the railway line or the proposed access route from Priors Orchard to the infant and jnr school. As it has been some time since this project has been considered Members **AGREED** to make some initial internal enquiries to determine whether or not the project remains feasible.

112. TO RECEIVE AND NOTE AN UPDATE FROM BLOOR REGARDING RESERVED MATTERS APPLICATION AT COOKS LANE AND TO AGREE TO A RESPONSE.

Members **NOTED** the correspondence. The Chair clarified that the site in question was to form part of the NP2 planning including a Community Centre and connectivity to the Greenring.

The Chair also highlighted the update regarding the Telemast, it has been determined that this will move. This was **NOTED**.

113. CONSULTATION ON THE DRAFT CHICHESTER INFRASTRUCTURE BUSINESS PLAN (IBP) MEMBERS ARE ASKED TO CHECK THE DETAILS AND MAKE COMMENT IF APPLICABLE.

Members considered all of the projects laid out within the IBP and **AGREED** on several amendments, these will be issued to the Clerk.

114. TO NOTE DATE AND TIME OF NEXT MEETING

27th October 2022 18:00 at St John's Church Centre.

Signed.....

Dated.....