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## **Minutes of the Meeting of Southbourne Parish Council's Planning Committee held 17<sup>th</sup> November 2022**

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

**In Attendance:** M. Carvajal-Neal (Deputy Clerk), 13 members of the Public, 1 representative of Metis Homes, 2 Representatives of Seawards and 6 Representatives of Rego Property

### **131. CHAIR'S WELCOME AND INTRODUCTION**

The Chair welcomed everyone and opened the meeting at 6.00pm. The Chair read out the following statement:

*Tonight's meeting will include a presentation from Seawards, representatives of a proposed development in Penny Lane, Southbourne. Public attendance at our meeting of 25<sup>th</sup> August for consideration of the EIA, highlighted that this proposed development has created significant interest in the community. A number of people in attendance at that meeting had wanted to speak in relation to this development but, as consideration of the planning application was not on the agenda and no members or representatives of Seawards were in attendance, those members of the public were advised to return to a future meeting when the application or development was due for consideration. To be clear, tonight's meeting will not include consideration by Members of the planning application for this development. However, representatives of Seawards are in attendance and will be presenting under agenda item 6.2 for a maximum time of 15 minutes. This item will include a presentation only, Members of the committee will be afforded the opportunity to direct questions to Seawards but will not be offering any comment or opinion on the application itself. Members of the public may comment or direct questions towards Members of the Committee during the Open Forum only. According to our standing orders the Open Forum shall not exceed 15 minutes, as such, each person wishing to speak will have a maximum of 3 minutes to do so and we ask that you do not repeat any statements or questions which have already been mentioned. Once the Open Forum has been concluded Members of the Public will no longer have the opportunity to speak. As always, if you do wish to make comment on an application, we encourage you to do so formally via the local planning authority's website. The Planning Committee cannot make comment on your behalf. Please ask the clerk for further information if you require it.*

### **132. APOLOGIES FOR ABSENCE**

There were no apologies for absence.

### **133. TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 27<sup>TH</sup> OCTOBER 2022**

Members **AGREED** to **APPROVE** the Minutes of the Planning Committee held on 27<sup>th</sup> October and they were signed by the Chairman.

#### **134. DECLARATIONS OF INTEREST**

There were no declarations of interest.

#### **135. ADJOURNED FOR OPEN FORUM**

*The Chair adjourned the meeting at 18:04 for Open Forum.*

**135.1** One member of the public spoke against the proposed development at Penny Lane, specifically; parking and traffic issues, concerns regarding the Oak tree with a TPO and that a neighbour's hedge has been cut back without permission by a company surveying the tree.

**135.2** A member of the public advised that they have a security camera which covers the area of the Oak tree.

**135.3** Another member of the public spoke against the proposed development at Penny Lane, stating that he agreed with earlier comments objecting to the development and added that flooding is a serious concern, he circulated photos of a recent flood to members and advised that he has sent these to WSCC Cllr Kerry-Bedell who is collating this information.

**135.4** The Chair recommended that comments are uploaded to the LA Planning Portal when the planning application has been formally received. Persons who uploaded a comment to the EIA should get notification that commenting is open.

**135.5** Cllr Bangert spoke regarding 22/01005/FUL at Sussex Brewery and new information she has received. Specifically;

- The ChEm Route will make changes to the road outside of the Sussex Brewery which has been defined as parking space in the application. The road is 4 metres wide at this point and will need to accommodate cycle lanes which will not allow for sufficient or safe parking.
- The area is already an accident blackspot, having had 6 serious accidents.
- The Pub has recently been taken over by new ownership and is experiencing increased use, as such, parking issues have increased.
- The matter of the Grade 2 listing *does* apply as anything within the curtilage of the building is 'listed within association' irrespective of its age. Members **AGREED** to add this to the agenda for the meeting of 8<sup>th</sup> December.

*The meeting was re-adjourned at 18:12.*

#### **136. ADJOURNED FOR PRESENTATIONS**

*The Chair adjourned the meeting at 18:13.*

**136.1** Members received a presentation from Seawards- Land North of Penny Lane. Members **NOTED** that all members of the public who previously contacted the Deputy Clerk regarding this item had been notified of tonight's meeting. Seawards confirmed that the presentation included information not provided in the EIA application.

**136.2** Members received a presentation from Rego Property- Hamcroft, Nutbourne. The Chair questioned the number of dwellings in the HELAA. The development had originally been proposed as providing 120 dwellings but the presentation stated 149. It was confirmed that they are proposing 149 dwellings.

*The meeting was re-adjourned at 18:43.*

#### **137. CONSIDERATION OF A REQUEST FROM SEAWARDS TO ATTEND A SITE VISIT FOR THE PROPOSED LAND NORTH OF PENNY LANE DEVELOPMENT**

Members **AGREED** to attend a site visit. It was further **AGREED** that a date be arranged by email.

#### **138. CONSIDERATION OF PLANNING APPLICATIONS WEEKS 43-45**

**138.1 SB/22/02367/DOM** Members considered this application and unanimously **AGREED** to object to the application for the following reasons:  
-The proposed development is over-development of the plot and not in conformity with the neighbouring properties.  
-The proposed development would impact on the shared access and the neighbouring properties' ability to access their own property.

**138.2 SB/22/02490/DOM** Members considered this application and unanimously **AGREED** to support the application. There were no objections.

**138.3 SB/22/02641/TPA** Members considered this application and unanimously **AGREED** to object to the application for the following reasons:  
-There is no evidence that the trees are hazardous or in poor condition and this is confirmed by the applicant. Members cannot support the removal of healthy non-hazardous trees.  
-There is no justification in the application as to why these trees should be removed.

**138.4 SB/22/02671/TPA** Members considered this application and unanimously **AGREED** to object to the application for the following reasons:  
-This tree has already been significantly cut back and the proposed pruning would reduce the tree size more than that of the previous year.  
-Members **AGREE** with the objections from CHC, specifically the loss of habitat and that the proposed works are unnecessary and potentially excessive.

**138.5 SB/22/01632/DOM** Members considered this application and unanimously **AGREED** to support the application. Members would like to see that external roof lights are adequately shaded to prevent light pollution.

**138.6 SB/22/02313/DOM** Members considered this application and unanimously **AGREED** to support the application. There were no objections.

**138.7 SB/22/02756/PA3R** Members considered this application and unanimously **AGREED** to support the application. There were no objections.

### **139. AMENDED PLANNING APPLICATIONS**

**139.1** To **NOTE** any update regarding Willow Brook 21/01910/OUT.  
Members **NOTED** that there had been no update, including no date from CDC as to when this application will be considered by the LA. Members **AGREED** that Officers contact the planning officer to ensure that the committee will be updated as previously the committee had not been informed of the application due to it being incorrectly identified as located within a neighbouring parish.

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

#### **140.1 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**.

#### **140.2 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**.

### **141. TO NOTE ALL PERMITTED & PENDING APPLICATIONS IN THE SOUTHBOURNE PARISH AREA**

This was **NOTED** and Members **AGREED** to this remaining as a standing agenda item.

**142. HARRIS SCRAPYARD**

**142.1 TO RATIFY THE RESPONSE TO METIS HOMES' REQUEST TO RECONSIDER COMMENTS REGARDING THE SB/22/01283 HARRIS BREAKERS YARD APPLICATION AND TO CONSIDER A FURTHER RESPONSE.**

It was **AGREED** to ratify the original response. Officers recommended that Members defer any further response until after the second site visit. This was **AGREED**. The Chair stated that she had been unhappy with the response from Metis for further explanation and stated that until the application has been formally revised by Metis and issued to CDC any alleged changes by them would not be considered.

**142.2 TO NOTE WHETHER METIS HAS NOW SENT THE REQUESTED BROCHURES OF THE SITE.**

It was **NOTED** that these have now been received and these were circulated at the meeting.

**142.3 CONSIDERATION OF A REQUEST TO ATTEND A SECOND SITE VISIT AT OAK FARM.**

This was **AGREED** and members further **AGREED** to Officers confirming this appointment by email.

*The meeting was adjourned at 19:06 for a short break. The meeting was re-adjourned at 19:08.*

**143. TO RECEIVE AND NOTE THE COMMUNICATION FROM CPC PLANNING REGARDING 22/01005/FUL SUSSEX BREWERY**

Members **NOTED** the comments. It had been **AGREED** under Min Ref. 135.5 that this application be revisited on 8<sup>th</sup> December. Therefore, Members made no further comment.

**144. TO RECEIVE AND NOTE THE CORRESPONDENCE BETWEEN CLLR TAIT AND CDC TREE OFFICER RE 20/00203/TPO WHICH IS LOCATED AT THE SITE OF THE LAND NORTH OF PENNY LANE DEVELOPMENT**

This was **NOTED**.

**145. NEIGHBOURHOOD PLAN- TO RECEIVE AND NOTE ANY NOTES FOR THE NEIGHBOURHOOD PLAN STEERING GROUP AND TO CONSIDER ANY RECOMMENDATIONS**

Members **NOTED** that there were no notes available and **AGREED** that this agenda item be revised to: To NOTE any update and consider any recommendations.

**146. CONSIDERATION OF A DRAFT LETTER TO DEVELOPERS IN CONJUNCTION WITH OUR POLICY ON ENGAGING IN EARLY DISCUSSIONS**

The Deputy Clerk gave a brief verbal update on the level of correspondence she is receiving from developers and applicants, that this is ongoing and repetitive and a template response letter addressing multiple repeated enquiries may alleviate the volume of correspondence.

Members **AGREED** to formalising the draft letter. There were no amendments.

**147. TO RECEIVE AND NOTE THE CORRESPONDENCE REGARDING THE A27 ROAD CLOSURE**

This was **NOTED**.

**148. CONSIDERATION OF THE STRATEGIC FLOOD RISK ASSESSMENT (SFRA) FROM CDC**

Members felt that a significant amount of information had been provided with this request for comments. It was not feasible to review all of the information ahead of the meeting. Given that the Deputy Clerk had already requested an extension on this item and that the information provided was for an initial consultation members **AGREED** to revisit this at the next stage of the consultation. It was **AGREED** that the Deputy Clerk circulate this upon receipt to allow sufficient time to review. It was further **AGREED** that Officers write to CDC and advise that there are no comments at this stage.

**149. TO NOTE THE UPDATE FROM CDC REGARDING THE PROPOSED NUTKIN BARN DEVELOPMENT.**

Members **NOTED** the update. It was further **NOTED** that a member of the public had raised a matter of flooding to a property adjacent to the land of this proposed development and the Chair had forwarded this to the drainage engineer.

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

8<sup>th</sup> December, 6pm at St John's church centre.

Signed.....

Dated.....