

PLANNING 31st MARCH 2022 REPORTS

Agenda Item 3

TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON THURSDAY 10TH MARCH 2022

Members are asked to approve the Minutes of the Planning Committee Meeting held on the 10th March 2022 (appendix 1)

Southbourne Parish Council

The Village Hall
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APPENDIX 1



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Minutes of the Meeting of Southbourne Parish Council's Planning Committee held 10th 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.

Two representatives from Bloor homes presented regarding planning application 22/00157/REM. They 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.

80. ADJOURNED FOR OPEN FORUM

The Chairman adjourned the meeting at 6.46 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 highlighted that no development can start until all drainage problems are resolved.

The Chairman reconvened the meeting at 6.50pm and members were offered the opportunity to comment.

Cllr Bangert commented that she had been present at a meeting with WSCC today and has 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 26th 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 21st 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 7.35pm

Signed.....

Dated.....

Agenda Item 6

CONSIDERATION OF PLANNING APPLICATIONS WEEKS 10-12.

Week 10

I. Southbourne

SB/22/00339/DOM - Case Officer: Rebecca Perris

MR & MRS C. Johnson

136 Main Road Southbourne West Sussex PO10 8HA

Part single, part 2 storey extensions with alterations to existing roofs and entrance.

O.S. Grid Ref. 476020/105460

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R734KHERKY300>

II. Southbourne

SB/22/00410/DOM - Case Officer: Rebecca Perris

Mr & Mrs Grey

Pippins 9 Priors Close Southbourne West Sussex

Demolition of existing garage. Single storey rear and side extensions. Change use of existing loft space to habitable accommodation to extend over new side extension including new dormer, and associated works.

O.S. Grid Ref. 477047/106187

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R7FVO3ERL7E00>

Week 11 No applications received

Week 12 No applications received

Agenda Item 7

TO NOTE THE COMMENTS RECEIVED FROM BLOOR HOMES REGARDING 22/00157/REM.

Thank you very much for allowing us to attend your Planning Committee meeting last week, it was really good to meet you all in person and I hope you found it useful.

As promised I agreed to respond on a number of matters, which I would be grateful if you could share with members of the Parish Council's Planning Committee:

- The average width of the roads is 5.5m, however this varies between 4.1 and 5.5m depending on the status of the road. Bloor is proposing that most roads will be offered for adoption, however this will be subject to the detailed design process and agreement with the County Council.
- The independent footway/cycleway is designed to accommodate both pedestrian and cycle use. The wider road network is designed to accommodate cyclists but there will not be a cycle lane marked on the road as advised last week.
- We are currently updating the CEMP to correct the inaccurate references, for which I sincerely apologise. We will seek to strengthen the commentary in the document regarding routing of construction traffic in response to the resident concerns raised last night. I will send you an updated version upon formal submission to the Council.
- I can assure Councillors that Bloor will be adhering to the changing Building Regulation requirements.
- I have raised the issue regarding the size of the northerly open space (adjacent to the neighbouring open space within the Abri development) with technical colleagues to understand if we can increase this space. In response to comments made prior to submission, we have increased this area as far as practically possible within the constraints of the site – primarily the landscape buffer to the north and east. On this basis, unfortunately increasing this area further is not possible as it would unduly compromise the garden areas of the properties / encroach into the landscape buffers.

- Comments made regarding compliance with the pre-commencement conditions are noted and the requisite condition details have already been submitted to the Council.

Rebecca Fenn-Tripp
Planning Director

Bloor Homes Southern

Agenda Item 8

TO NOTE THE UPDATES ON APPLICATION: FOUR ACRES NURSERY - 20/02987/OUT - APP/L3815/W/21/328513

On Friday 18th March Southbourne Parish Council Planning Committee and the Southbourne Neighbourhood Plan Steering Group both represented Southbourne Parish under Rule 6 party status for the initial Case Management Conference for this appeal inquiry.

This was a comprehensive meeting detailing the huge amount of work that was required to be undertaken by our members in order to represent the Parish in the inquiry.

On Tuesday 22nd March 2022 the Planning Inspectorate formally notified the Parish Council that the appellant would be withdrawing their case and that no further action will be taken with regards to this appeal.

END