

REPORTS

**Agenda Item 1**

**CHAIRMAN'S WELCOME AND INTRODUCTION**

**Agenda Item 2**

**APOLOGIES FOR ABSENCE**

**Agenda Item 3**

**TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 9TH JUNE 2022**

Members are asked to approve the Minutes of the Planning Committee Meeting held on the 9<sup>th</sup> June 2022 see Appendix 1 below.

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**Appendix 1**

**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

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

Dated.....

Signed.....

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#### **Agenda Item 4**

##### **DECLARATIONS OF INTEREST**

Members and Officers are invited to make any declarations of Disclosable Pecuniary and/or Ordinary Interests that they may have in relation to items on this agenda and are reminded that they should re-declare their Interest before consideration of the item or as soon as the Interest becomes apparent and if not previously included on their Register of Interests to notify the Monitoring Officer within 28 days.

#### **Agenda Item 5**

##### **ADJOURNMENT FOR PUBLIC OPEN FORUM**

The Chairman will adjourn the meeting to take statements and questions from members of the public. Please note that no decisions can be made during this session. Any item that Members wish to discuss further will be placed on a future agenda except where an item raised relates to a planning application due for consideration by members at this meeting.

#### **Agenda Item 6**

##### **CONSIDERATION OF PLANNING APPLICATIONS WEEKS 23-24**

###### **Week 23**

6.1 SB/22/01188/TPA - Case Officer: Henry Whitby  
Orchard Management

15 Bramley Gardens Southbourne Emsworth West Sussex

Crown reduce by 3m (back to old wound points) on 1 no. Ash tree (quoted as T1)(TPO'd no. T17) subject to SB/94/00896/TPO.

O.S. Grid Ref. 475637/105908

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RBGQG2ER12Q00>

**6.2 SB/22/01226/DOM- Case Officer: Rebecca Perris**

Mr & Mrs Arnold

Millstrand 1 Roundhouse Meadow Southbourne PO10 8BD

Proposed first floor 'infill' extension.

O.S. Grid Ref. 475439/105443

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RBQ7XBERGBY00>

**Week 24**

**6.3 SB/22/01052/LBC - Case Officer: Rebecca Perris**

Mr. James Kenroy

Prinsted Farmhouse Prinsted Lane Prinsted Southbourne

New bathroom, associated new window and works to existing window.

O.S. Grid Ref. 476557/105389

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RAKWEQERFUS00>

**6.4 SB/22/01269/DOM - Case Officer: Rebecca Perris**

Mr & Mrs M. Bold

36 Kelsey Avenue Southbourne West Sussex PO10 8NQ

Single storey side and rear extension.

O.S. Grid Ref. 477132/106385

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RBV25IERGFH00>

**6.5 SB/22/01270/DOM**

SB/22/01270/DOM - Case Officer: Rebecca Perris

Mr Alex Brown

Redwoods Farm Lane Nutbourne West Sussex

Single storey rear extension.

O.S. Grid Ref. 477838/105427

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RBV6C6ERGF00>

**Agenda Item 7**

**AMENDED PLANNING APPLICATIONS**

No applications received.

**Agenda Item 8**

**CONSIDERATION OF ANY PLANNING APPEALS**

8.1 To NOTE update for DCLG Ref No: APP/L3815/W/22/3296444 Application No: SB/21/03665/FUL

There have been no updates at the time of writing.

8.2 To NOTE update for DCLG Ref No: APP/L3815/W/21/3289451 Application No: 21/02238/FULEIA

There have been no updates at the time of writing.

#### **Agenda Item 9**

##### **TO NOTE THAT BLOOR HOMES WISH TO DELAY THEIR PRESENTATION REGARDING AMENDMENTS TO THE COOKS LANE RESERVED MATTERS APPLICATION**

Bloor have requested attendance to present their latest submission at the July Committee meeting.

#### **Agenda Item 10**

##### **TO NOTE THE UPDATE REGARDING 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**

MBL have advised that they will be submitting a formal application.

#### **Agenda Item 11**

##### **TO NOTE THE CORRESPONDENCE REGARDING THE LEVELLING UP AND REGENERATION BILL RECEIVED TO SUPPORT THE PLANNING TRAINING**

See separate document circulated. This is in relation to the planning training undertaken by the Chair and Cllr Taylor.

**RECOMMENDATION:** Members to familiarise themselves with changes.

#### **Agenda Item 12**

##### **TO RATIFY THE DECISION REGARDING THE TPO RECEIVED FOR LAND AT NIAGATON HOUSE, PREVIOUSLY CIRCULATED DUE TO TIME CONSTRAINTS FOR RESPONSE**

Responses received via email. No objections received.

#### **Agenda Item 13**

##### **TO NOTE TRAINING SESSIONS AVAILABLE TO MEMBERS**

Several planning training sessions are available to new members. It is essential that the basic planning sessions are attended in order for members to have meaningful input at committee meetings.

#### **Agenda Item 14**

##### **TO RECEIVE THE MINUTES FOR THE NEIGHBOURHOOD PLAN STEERING GROUP AND TO CONSIDER ANY RECOMMENDATIONS**

No minutes available at the time of circulation.

#### **Agenda Item 15**

##### **15. TO NOTE DATE AND TIME OF NEXT MEETING**

14<sup>th</sup> July 2022 6pm at St Johns Centre