

## PLANNING 6<sup>th</sup> OCTOBER 2022 REPORTS

### AGENDA ITEMS 1 & 2

#### CHAIRMAN'S INTRODUCTION, WELCOME AND APOLOGIES FOR ABSENCE

Members are reminded that apologies for absence should be submitted to the Clerk ahead of the meeting and the reason for non-attendance

### AGENDA ITEM 3

#### TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING ON THE 25<sup>th</sup> AUGUST 2022

#### Minutes of the Meeting of Southbourne Parish Council's Planning Committee held 25<sup>th</sup> August 2022

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

**In Attendance:** M. Carvajal-Neal (Deputy Clerk) S. Hodgson (Clerk) 46 members of the public, 1 representative from Four Acres and 1 representative from Savills (representing PNH Properties).

#### 79. CHAIRMAN'S WELCOME AND INTRODUCTION

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

*It has come to our attention that some residents have received a leaflet which relates to a Request for an EIA Screening Opinion of land North Of Penny Lane, Southbourne, in relation to a proposed residential development of 85 units.*

*The Parish Council has received a number of telephone calls, emails and messages from members of the public who were of the impression that the leaflet had come from the Parish Council and was an invitation to attend and discuss this matter tonight. Please be advised that the Parish Council have not issued this leaflet and were not aware of it's content. We have not received a request from any consultants or developers in relation to this application to either attend or to present at tonight's meeting.*

*As with all planning applications, the Planning Authority, CDC, has offered Members of the Planning Committee the opportunity to consider this application and to vote to either Support, Object or remain Neutral. The outcome of the vote and any relevant comments made by Members will be issued to the Planning Authority.*

*Members of the public are welcome to speak in relation to any planning application within the Open Forum and are given a maximum time of 3 minutes to do so. The Committee may take into consideration any comments made when considering the application. However, members of the public are urged to submit their own comments in writing to CDC directly via the online portal or via email. The Parish Council is unable to submit comments on behalf of the public.*

*Given the number of requests to speak tonight within the Open Forum it may not be possible to hear from all. Can we kindly ask that if you do choose to speak tonight that your comments are concise and not a repeat of any points which have already been raised and that you do not exceed your given time.*

*If you wish to direct your comments directly to the planning authority and require the contact details, please request these from the Deputy Clerk.*

*Thank you*

## **80. APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Cllr Riddoch due to illness and Cllr Bulbeck due to annual leave.

## **81. TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 4<sup>TH</sup> AUGUST 2022**

Members **AGREED** to **APPROVE** the Minutes of the Planning Committee held on 4<sup>th</sup> August and they were signed by the Chairman.

## **82. DECLARATIONS OF INTEREST.**

There were no declarations of interest.

## **83. ADJOURNED FOR OPEN FORUM**

*The Chairman adjourned the meeting at 18:08 for Open Forum.*

*The Chairman asked if anyone present wished to speak regarding the Penny Lane development. No one present wished to speak. The Chairman asked if anyone present was in support of the Penny Lane development. No one present was in support of the development.*

**83.1** One member of the public spoke regarding application 22/00157/REM, specifically the lack of information provided regarding vehicle access. They also spoke regarding application 22/02061/EIA with concerns regarding the 4.8m width entrance.

**83.2** One member of the public spoke on behalf of another resident who has had a property built within 12 inches of her boundary line (ref 21/02301/FUL) without any prior notice from the Planning Authority. The member of the public wished to raise his concerns around the process of the Planning Authority not sufficiently notifying local residents of nearby developments.

**83.3** One member of the public advised that residents can register with the planning portal and opt to receive alerts for any applications received within a given area.

*The Chairman highlighted the importance of members of the public formalising their comments to CDC planning authority via the planning portal.*

*The Chairman reconvened the meeting at 18.18 pm*

Members Resolved to change the order of business and take Agenda Item 7.6 at this point.

## **84. CONSIDERATION OF PLANNING APPLICATIONS**

### **84.1 SB/22/02061/EIA**

Members considered this application and **AGREED** to object to the application. Members gave the following reasons:

- The volume of traffic caused by the site will be significant and not viable in an area already experiencing parking and traffic issues.
- The site entrance will not be wide enough and there should be no attempt to remove the TPO Oak at the site gate.
- The increased recreational impact on the coast caused by the proposed development will not be sustainable.
- There is potential that this site holds significant historical and archaeological value, and this must be determined prior to any work being carried out. A desktop study is not sufficient, this site must be visited and assessed fully.
- The proposed development is contrary to NPPF 174;

- a) Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils.
- b) Recognising the intrinsic character and beauty of the countryside and the wider benefits from natural capital and ecosystem services, including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.
- Morcumbs Caravan site is incorrectly described as holiday lets. This caravan park is a permanent residential site.
- A significant amount of the supporting documents are copies from an earlier application and, as such, are out of date. Members question the validity of the studies having undertaken their own studies as part of the Neighbourhood Plan which do not support the findings.
- The transport studies were carried out during the pandemic and, as such, are inaccurate.

*The Clerk and 40 members of the public left the meeting at 18:25*

## **85. PRESENTATIONS**

*The Chairman adjourned the meeting at 18:26 for presentations*

### **85.1 PNH PROPERTIES GROUP REGARDING SB/22/01903/OUT FOUR ACRE NURSERY, COOKS LANE SOUTHBOURNE.**

Members received a presentation from Eleanor King, Savills, on behalf of PNH Properties.

The presentation was an update on details of the application, specifically why the reasons for refusal are now no longer applicable, including:

- Achieved 30% affordable homes
- Incorporation of a Green Buffer zone
- Pedestrian access routes to the north
- The hedgerow does not meet the required ecological criteria to be classified as a protected hedgerow.
- New access from Cooks Lane
- Further details to come after the Outlining stage

*The Chairman readjourned the meeting at 18:36*

Members Resolved to change the order of business and take Agenda Item 7.5 at this point.

## **86. CONSIDERATION OF PLANNING APPLICATIONS**

### **86.1 SB/22/01903/OUT**

Members considered this application and **AGREED** to object to the application. Members gave the following reasons:

- Members felt that there was no evidence to support the claims made regarding the hedgerow not meeting protected status. The Parish Council's own surveys indicate the contrary.
- The increased recreational impact on the coast caused by the proposed development will not be sustainable.
- There is potential that this site holds significant historical and archaeological value, and this must be determined prior to any work being carried out.
- The reports indicate that a quarry has been located at the western part of the site. No further information has been provided regarding this and members consider this insufficient.
- The Planning Committee cannot support piecemeal developments that do not contribute to local infrastructure.
- Members fully support the objections made by both Natural England and Chichester Harbour Conservancy.

In addition, Members **AGREED** to make the following requests:

1. To view the evidence relating to the status of the hedgerow.
2. If the hedgerow, or any part of it, is to be removed that consideration is given to re-siting of both the existing hedgerow and the soil base.
3. Consideration is given to a dual entrance with the neighbouring site, this would mitigate the impact on the hedgerow and that of the mast.
4. That further information is provided regarding the quarry.

*Eleanor King left the meeting at 18:45*

## **87. PRESENTATIONS**

*The Chairman adjourned the meeting at 18:46 for presentations*

### **87.1 JUNNELL HOMES REGARDING SB/22/01751/FUL: LAND NORTH WEST OF 139 MAIN ROAD SOUTHBOURNE.**

Members received a presentation from Tim Ash on behalf of Junnell Homes.

The presentation was an update on details of the application, including:

- Some redrawing to front elevations
- Enhanced character of the designs and aesthetic improvements
- 5 additional single garages added to the design and 2 parking spaces

Members made the following comments:

- The plans on the application do not show the 2<sup>nd</sup> floor.
- Velux windows and roof lights should be internally shaded.
- The area is prone to flooding, a similar local development where reports showed flooding occurs on average once in 100 years flooded within 5 years of completion.
- The plans must include access to maintain ditches.
- Members were pleased to see that the existing hedgerows had been retained and the site still had a 'countryside feel' to it.

Tim Ash responded:

- He showed members the plans for the 2<sup>nd</sup> floor and could not account for why they were not on the portal as he states they have been provided to the Planning Authority.
- Windows will be fitted with electronic blinds.
- The proposed driveway material is porous specifically to mitigate water surface run off and reduce flooding.
- He indicated on the plans where access has been incorporated in order to maintain the ditches.

*The Chairman re adjourned the meeting at 18:49*

Members Resolved to change the order of business and take Agenda Item 7.4 at this point.

## **88. CONSIDERATION OF PLANNING APPLICATIONS**

### **88.1 SB/22/01751/FUL**

Members considered this application and **AGREED** to support the application, there were no objections.

Members **AGREED** to comment that they would like to see shading to roof lights and windows to mitigate any light pollution specifically to wildlife, including bats.

## **89. CONSIDERATION OF PLANNING APPLICATIONS WEEKS 31-33**

### **WEEK 31**

#### **89.1 SB/22/01432/DOM**

Members considered this application and **AGREED** to support the application, there were no objections.

**89.2SB/22/01741/DOM**

Members considered this application and **AGREED** to support the application, there were no objections.

**89.3SB/22/01743/DOM**

Members considered this application and **AGREED** to support the application, there were no objections.

Members **AGREED** to comment that they would like to see shading to roof lights and windows to mitigate any light pollution specifically to wildlife, including bats.

**89.4SB/22/01751/FUL**

Min. 88.1 refers

**WEEK 32****89.5SB/22/01903/OUT**

Min. 85.1 refers

**WEEK 33****89.6SB/22/02061/EIA**

Min. 84.1 refers

**90. AMENDED PLANNING APPLICATIONS  
NO APPLICATIONS RECEIVED****91. CONSIDERATION OF ANY PLANNING APPEALS AND TO NOTE ANY UPDATES  
REGARDING CURRENT APPEALS****91.1 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 Chairman updated members that Seawards has presented to the examiner a Swept Path diagram and that the examiner had agreed to receive comments regarding this. Members **AGREED** this diagram can be circulated via email and any comments can be made in writing to the Chairman.

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

There were no updates.

**92. 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**

The Deputy Clerk reminded members to respond to the invitation.

**93. TO RECEIVE AND NOTE THE NOTES FOR THE NEIGHBOURHOOD PLAN  
STEERING GROUP**

No notes available.

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

15<sup>th</sup> September 2022 18:00 at St John's Church Centre.

#### **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**

##### **TO NOTE THAT THE PLANNING MEETING OF 25<sup>TH</sup> SEPTEMBER WAS CANCELLED DUE TO THE MEETING BEING SCHEDULED TO TAKE PLACE DURING THE PERIOD OF MOURNING.**

Members are asked to **NOTE** that all applications that were due to be considered have received an extension for comments and are listed in the agenda below, including Willow Brook.

#### **AGENDA ITEM 6**

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

The Chairman will adjourn the meeting for the Open Forum. During these sessions members of the public will be permitted to speak and ask questions with a maximum time of 3 minutes.

Members are asked to note that no decision can be made during this time and any item requiring further discussion will need to be deferred to a future agenda.

#### **AGENDA ITEM 7**

##### **PRESENTATIONS**

The Chairman will adjourn the meeting for presentations. During these sessions developers and representatives on applications of 5 dwellings/units and over may present to members with a maximum time of 15 minutes providing that Officers have received a request in writing prior to the issuing of the agenda.

Members are asked to note that no decision can be made during this time and any item requiring further discussion will need to be deferred to a future agenda.

Where the presentation relates to an application due to be considered within the same meeting, Members may agree to change the order of business and formally consider the application as the next agenda item, in which case the Chairman will readjourn Standing Orders.

#### **AGENDA ITEM 8**

##### **CONSIDERATION OF PLANNING APPLICATIONS WEEKS 34-39**

Members are asked to consider the following planning applications presented to the Committee via the Local Planning Authority. Members are further asked to **AGREE** to support, reject or remain neutral and **AGREE** to any comments to be submitted to the local planning authority.

##### **Week 34**

8.1 SB/22/01005/FUL - Case Officer: Louise BracePunch Partnerships (PML) Ltd

The Sussex Brewery 36 Main Road Southbourne West Sussex

Partial demolition, conversion, and alterations of the detached outbuilding adjacent to the public house to create a 3-bedroom chalet bungalow with associated parking and landscaping.

O.S. Grid Ref. 475462/105739

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RA6JTLERFLC00>

**Week 35** No applications

**Week 36**

8.2 SB/22/02132/DOM - Case Officer: Louise Brace

Miss Sohaila Sophia Hosseini

7 West View Cottages South Lane Southbourne PO10 8PS

Double storey rear extension, front porch and side bay window, amendment to permission

SB/21/02791/DOM reconfigured windows.

O.S. Grid Ref. 477133/106939

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RGSU5HERK8A00>

**Week 37**

8.3 SB/22/01865/ADV - Case Officer: Miruna Turland

Mr Alan Durrans

Cooks Farm Cooks Lane Southbourne West Sussex

Temporary 1 no. hoarding sign and 4 no. flags and 1 no. tripple face stack sign.

O.S. Grid Ref. 477475/106131

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RF80F5ERJ2800>

8.4 SB/22/02147/DOM - Case Officer: Miruna Turland

Mr & Mrs Haskins

Cooks Farm Cooks Lane Southbourne West Sussex

Erection of single storey side extension.

O.S. Grid Ref. 477475/106131

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RGUVR5ERKAE00>

8.5 SB/22/02243/TPA - Case Officer: Henry Whitby

Mr Joe Barrett

17 Morcumbs Park Penny Lane Southbourne West Sussex

Reduce height by 2.5m and widths by 3m (all round) on 1 no. Oak tree (T3) subject to SB/92/00892/TPO.

O.S. Grid Ref. 476095/105872

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RHKM5IERKUL00>

8.6 SB/22/02264/TCA - Case Officer: Henry Whitby

Zoe Handley

Walnut Tree Cottage Prinsted Lane Prinsted Southbourne

Notification of intention to fell 1 no. Walnut tree (quoted as T1).

O.S. Grid Ref. 476568/105426

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RHQFXBERKZF00>

**Week 38** No applications

**Week 39** No applications

**AGENDA ITEM 9**

**CONSIDERATION OF AMENDED PLANNING APPLICATIONS**

## **WILLOW BROOK 21/01910/OUT ETC REQUEST AND TO NOTE CORRESPONDENCE TO NATURAL ENGLAND BY THE CHAIRMAN**

An error by the Local Planning Authority meant that this item was not issued to the Planning Committee within the weekly lists of applications for consideration and, as such, the Committee would not have met the deadline for response. The Chairman has requested an extension for comments to be submitted which has now been agreed by the Planning Authority.

Members are asked to consider the application and to **AGREE** to support, reject or remain neutral and **AGREE** to any comments being submitted to the Local Planning Authority.

10.1 A letter to Natural England written by the Chairman will be issued to Full Council on 26<sup>th</sup> September. Members are asked to **NOTE** the correspondence and any response by Full Council.

## **AGENDA ITEM 10**

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

#### **9.1 Land East Of Priors Orchard**

To **NOTE** any update regarding the hearing for; DCLG Ref No: APP/L3815/W/22/3296444 Application No: SB/21/03665/FUL Including to **NOTE** any comments by Councillors to the Chairman regarding the updated swept path diagram ref. min. 91.1  
-Chairman to give a verbal update

#### **9.2 Gosden Green, 112 Main Rd.**

To **NOTE** any update regarding DCLG Ref No: APP/L3815/W/21/3289451 Application No: 21/02238/FULEIA  
Current Status – In Progress not yet decided

## **AGENDA ITEM 11**

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

Members are asked to NOTE the notification from WSCC below and AGREE if they wish to comment.

#### **WEST SUSSEX COUNTY COUNCIL**

#### **((CHICHESTER) (PARKING PLACES AND TRAFFIC REGULATION)**

#### **(CONSOLIDATION) ORDER 2010)**

#### **(PRINSTED LANE AMENDMENT) ORDER 202\***

Permission has been granted to advertise proposed Traffic Orders the effect of which will be to introduce lengths of prohibition of waiting at any time (double yellow lines) on both sides of Prinsted Lane either side of and opposite the junction with Frarydene.

As part of the legal process West Sussex County Council is required under the Road Traffic Regulation Act to undertake a formal consultation with you. I am pleased to attach a weblink. This will enable you to view:

- Plans showing the proposed lengths of double yellow lines



- Statement of Reasons for proposing to make the Order
- Public Notice outlining the proposal that will be advertised in the Chichester Observer
- Draft Order

[http://www.westsussex.gov.uk/living/roads\\_and\\_transport/roads\\_and\\_footways/traffic\\_management/traffic\\_regulation\\_orders/live\\_consultations\\_for\\_tro.aspx](http://www.westsussex.gov.uk/living/roads_and_transport/roads_and_footways/traffic_management/traffic_regulation_orders/live_consultations_for_tro.aspx)

If you have any problems accessing the consultation documents via the link please contact me immediately.

In the usual way if you wish to express support or raise an objection about any part of the proposal please e-mail [tro.consultation@westsussex.gov.uk](mailto:tro.consultation@westsussex.gov.uk), or write to TRO Team, West Sussex County Council, The Grange, Tower Street, Chichester, PO19 1RH quoting reference **TRO/CHS2202/RC**

Please note the statutory consultation period ends on 20 October 2022 and any comments you wish us to take into consideration should be received before this date.

Kind Regards

Becky Caney

#### **AGENDA ITEM 12**

##### **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**

12.1 Members are asked to **NOTE** that an informal meeting was held on 7<sup>th</sup> September 2022 via Teams. The following statement was read out:

*This meeting is an informal meeting between Metis homes and Southbourne Parish Council including members of the Neighbourhood Plan Steering Group. The meeting will not be recorded and minutes will not be taken. The main purpose of this meeting is to learn more about the development proposal and its implications, not to form a view or make a decision. Any views or opinions expressed are that of the individual and not of the Parish Council and will not bind the Parish Council to making a decision. Where no views are expressed this should not be seen as implicit support for the proposal or for any of its parts.*

*Metis shall not make any comment or claim about the Parish Council's actual or perceived position in this planning application or in any other documents relating to proposed developments in the Parish without the agreement of the Parish Council.*

12.2 A second meeting took place on site on 27<sup>th</sup> September 2022, Sarah Hughes, CDC Wildlife Officer was also in attendance. The Chairman may wish to present a verbal update of the meetings.

#### **AGENDA ITEM 13**

##### **TO RECEIVE AND NOTE THE MINUTES FOR THE NEIGHBOURHOOD PLAN STEERING GROUP MEETING, IF AVAILABLE, INCLUDING CONSIDERATION OF ANY RECOMMENDATIONS**

These minutes will be confirmed at the meeting of 4<sup>th</sup> October 2022 and circulated to Members at that stage.

#### **AGENDA ITEM 14**

##### **TO NOTE THE CORRESPONDENCE REGARDING SB/22/01903/OUT, FOUR ACRE NURSERY, FROM PNH PROPERTIES AND FROM THE HARBOUR CONSERVANCY.**

14.1 To **NOTE** Correspondence received from PNH properties: (previously circulated by email)

- Archaeological desk-based assessment
- Hedgerow assessment

These two documents have been issued by PNH properties as a result of Members request to receive clarity around the decisions made regarding the hedgerow not meeting the required ecological criteria to be classified as a protected hedgerow. However please **NOTE** that these documents are the same as those previously shared by PNH properties via the portal and do not include any new or updated information.

14.2 To **NOTE** the correspondence received from Chichester Harbour Conservancy Planning Case Officer to PNH housing requesting that the current details submitted are in need of some clarification. Previously circulated via email.

### **AGENDA ITEM 15**

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

Dear Parish Clerk

Councillor Eileen Lintill, Leader of the Council wrote to the Chief Executive of National Highways on 28 July 2022 expressing the Council's concern at the delayed timescale for the A27 Chichester Bypass options development work to be completed for the Roads Investment Strategy Pipeline project for Chichester. She also requested that public consultation should include both online and offline options and take place as soon as possible.

We received the attached reply from Chris Taylor, Director, Complex Infrastructure Programme of National Highways on 9 August.

A copy of the letter is attached for information but it explains that:

- Options development work for the A27 at Chichester is continuing and has not been paused.
- A full options appraisal is being undertaken including online, offline and hybrid options.
- There will be further discussion with the stakeholder reference groups in due course.
- Potential public consultation on viable options will be post Spring 2023.
- Schemes to be included in RIS3 must be agreed with DfT.

I hope this information is helpful.

Andrew

See additional documents (click to open):



2022-07-28 Letter to CEO 22361865 - Cllr  
N Harris from Cllr Lin Eileen Lintill - A27 Chi

### **AGENDA ITEM 16**

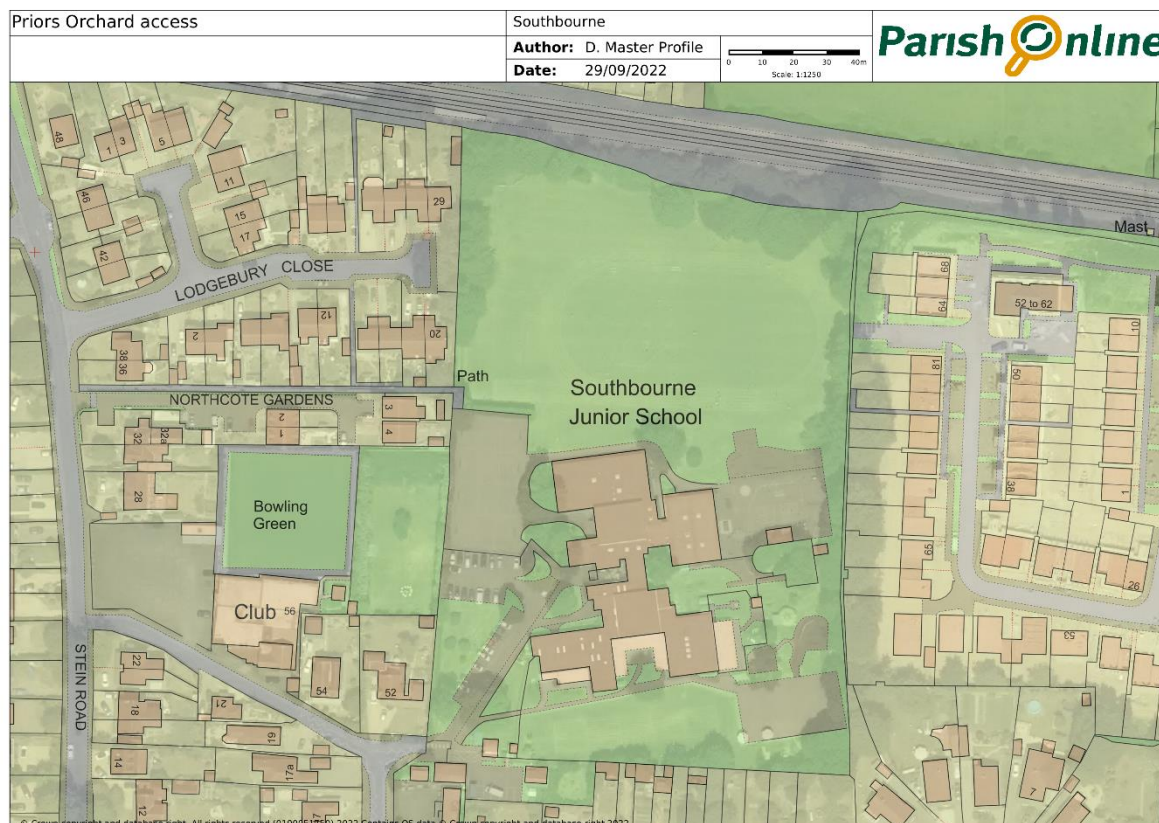
#### **TO AGREE TO A POLICY ON ENGAGING IN EARLY DISCUSSIONS ON DEVELOPMENT PROJECTS**

Members are asked to receive and **NOTE** a draft policy circulated separately. Members are further asked to **AGREE** to adopt a new policy on engaging in early discussions on development projects

## AGENDA ITEM 17

### CONSIDERATION OF THE PRIORS ORCHARD HISTORICALLY PROPOSED NORTH WESTERLY FOOTPATH AND TO AGREE IF MEMBERS WISH TO CONSIDER THIS MATTER FURTHER

At the full council meeting of 26<sup>th</sup> September Min.? refers. in discussions regarding the Stein Road traffic questionnaire a Member raised the issue of better access to the Infant and Junior Schools from Priors Orchard. In original plans the developers had proposed access via a footpath in order to facilitate connectivity of the site. It was felt that a connective footpath would facilitate more families being able to walk to school and would reduce traffic in Stein Rd and alleviate the associated congestion and safety problems. This proposal was not adopted. Members are asked to **AGREE** if they wish to consider this matter further.



## AGENDA ITEM 18

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

I write to thank you and your fellow councillors on the planning committee once again for positively engaging with us in respect of our reserved matters application at Cooks Lane and for your helpful comments which we feel positively improved the layout. We are delighted with the scheme and hope that it becomes a wonderful place for people to live and ultimately a positive extension to Southbourne and its community.

Out of courtesy I thought I should update you on the following points:

#### Site Start

We hope to commence demolition and begin site set-up towards the end of November. Our principal contractor will then commence with the ground works element forming the access and services into the site. Bloor Homes' site management will then set up the site compound and become the principal contractor (this is a common approach to house building developments). We will do a letter drop locally to ensure residents have contact details for

Bloor site management in those first few weeks to help resolve and address any issues that arise. We will ensure the Parish and District Council is also provided with these contact details which I trust will be helpful.

### **Site Compound/Storage**

As part of our site logistics and health and safety consideration we have agreed a licence with the owner of Four Acre Nursery to use part of this area for our construction compound. This has two benefits, separating our compound and material storage away from the construction activity, enabling us to secure and better present the site (screening the dilapidated greenhouses and securing this land from fly-tipping and trespass that has been occurring according to the owner). If it is helpful, I would be pleased to share more information on this so you can keep the community informed.

### **Four Acres Planning Application**

We have been monitoring the planning application by PNH who, as you are aware, have been promoting the land for development for some time. We have reached an agreement with PNH to help them with the promotion of the site and acquire it in the event a planning permission is secured for the proposed scheme. We believe this has a number of potential benefits (it being Bloor Homes).

- When selling our houses we have some control over what is happening on the adjoining land (an opportunity to clear up the depilated greenhouses).
- Ensures consistency of design approach, connectivity and place making.
- Stops the two developers building at the same time off Cooks Lane.
- Provides a consistent approach to the management of the open space across the sites, providing reassurance to residents.
- Continuity in terms of construction approach / practices, providing reassurance to neighbours.
- Guarantees the site is deliverable

### **Telecoms Mast**

We understand Vodafone (through their agents) have submitted a planning application for the relocation of the mast bringing a more modern (slightly less offensive) structure to the front of Cooks Lane. We also understand EE have applied for a mast relocation site on the south side of Cooks Lane and this has been approved. We are being told the EE application was a safeguard as we have terminated the lease on our site (Vodafone own the mast but EE share it). We are in the final stages of negotiating a new lease for the relocation on our site with Vodafone and believe once this is in place and the planning application is approved both operators will use this mast. I will keep you updated.

I would be pleased to discuss any queries or concerns you may have with our operational activity, the current outline planning application for 40 units or the mast.

### **Rob Hall**

Senior Land Director

## **AGENDA ITEM 19**

### **CONSULTATION ON THE DRAFT CHICHESTER INFRASTRUCTURE BUSINESS PLAN (IBP)**

(Please note that this is distinct from the Infrastructure Delivery Plan (IDP) for the Local Plan Review)

Your organisation is invited to comment on the attached draft Chichester Infrastructure Business Plan.

In particular we would like you to check the details that you provided us about your projects and provide any updates, especially the projects prioritised for CIL funding (Please note that this is not normally the time to put forward new projects – the time for that is in the Spring consultation).

**AGENDA ITEM 20**

**TO NOTE DATE AND TIME OF THE NEXT MEETING**

The next meeting is scheduled for 27<sup>th</sup> October 2022 @ 6.00pm