



## Southbourne Parish Council

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### REPORTS- PLANNING 19<sup>th</sup> SEPTEMBER 2024

#### AGENDA ITEM 1

##### CHAIRMAN'S WELCOME AND INTRODUCTION

#### AGENDA ITEM 2

##### 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 HELD ON 29<sup>TH</sup> AUGUST 2024

##### Minutes of the Meeting of Southbourne Parish Council's Planning Committee held Thursday 29<sup>th</sup> August 2024

**Present:** Cllrs: A. Tait (Chair), R. Humphrey, J. Money (until minute 63), N. Redman and R. Taylor.

**In Attendance:** M. Carvajal-Neal (Deputy Clerk) and 9 members of the public.

*The meeting started at 18:00pm*

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

The Chair welcomed everyone to the meeting.

##### 57. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr. Bangert who had a personal engagement and Cllr. Meredith who had work commitments.

##### 58. TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 8<sup>TH</sup> AUGUST 2024

Members **AGREED** to **APPROVE** the Minutes of the meeting held on 8<sup>th</sup> August 2024 and they were signed by the Chair.

##### 59. DECLARATIONS OF INTEREST

There were no declarations of interest.

##### 60. ADJOURNMENT FOR PUBLIC OPEN FORUM

*The meeting was adjourned at 18:04 for Open Forum*

60.1 SB/24/00814/FUL Timber Cottage

Chair of the Council: Cllr. Amanda Tait  
Deputy Chair of the Council: Cllr. Neil Redman

Clerk: Sheila Hodgson  
Deputy Clerk: Maria Carvajal-Neal

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The owners of Timber Cottage spoke in support of the application.

Two members of the public spoke against the application.

The Deputy Clerk displayed on screen an email from the CDC planning officer: "The pitch of the roof is now very shallow and it would be unlikely that a first floor could be created inside the dwelling, also, a dormer on the front elevation would need planning permission. I can restrict pd rights if it is reasonable, however, I could not confirm this as this stage."

60.2 The Deputy Clerk advised that the office had received another complaint about lorries entering the new estate on Cooks Lane. As this item has already been dealt with at a previous meeting officers will refer the complainant to CDC enforcement.

60.3 Michael Bish, Architect of Sailaway (item 8.5) and Chair of the planning committee at Boxgrove PC advised he was present and available to answer questions on the application but had nothing to state at Open Forum.

*The meeting was adjourned at 18:17.*

#### **61. CLERK'S UPDATE**

61.1 Members **NOTED** that the Supporting Documentation in relation to the PCs objection to the Willowbrook appeal has been sent to the Planning Inspectorate.

61.2 Members **NOTED** that the LP examination begins in October, the Chair will be in attendance to speak regarding any comments previously made by SPC on the plan (previous comments made by SPC had been circulated to all Members ahead of the meeting). Members are invited to attend the examination hearing in support of the Chair.

#### **62. PRESENTATIONS**

No requests received.

It was proposed and **AGREED** to change the order of business and consider agenda item 9 next.

#### **63. CONSIDERATION OF AMENDED APPLICATIONS: SB/24/00814/FUL TIMBER COTTAGE**

Members considered the amended application including comments made during Open Forum and the content of the email by the CDC planning officer. Members agreed that the amended plans have met the requirements of their objection. Members **AGREED TO WITHDRAW THEIR OBJECTION** to the application and remove their support of the red card by Cllr. Bangert. Members agreed their stance on the application is now neutral.

It was proposed and **AGREED** to change the order of business and consider agenda item 8.5 next.

Cllr Money left the meeting at 18:33.

#### **64. CONSIDERATION OF PLANNING APPLICATIONS WEEKS 32-34**

64.1 24/01464/FUL Members considered this application and **AGREED** that they had no objection to the application.

It was proposed and **AGREED** to return to the order of business.

64.2 24/01742/DOM Members considered this application and **AGREED** that they had **NO OBJECTION** to the application.

64.3 24/01808/PA1A Members considered this application and **AGREED** that they **OBJECT** to the application on the grounds that the application does not provide enough information, there are no design plans or materials etc and for this reason Members cannot consider the application and must object.

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64.4 24/01348/DOM Members considered this application and **AGREED** that they had no objection to the application.

**65. CONSIDERATION OF PLANNING APPEALS:**

**65.1 22/01005/FUL- THE SUSSEX BREWERY APP/L3815/W/23/3332093**

Members **NOTED** the information previously circulated by the Deputy Clerk stating that the appeal has been refused. Members **AGREED** that officers write to CDC officers involved in both applications on this site including the divisional manager and ask what the refused appeal means in relation to the second (now approved) application.

**65.2 22/01477/FUL- GATEHOUSE , INLANDS ROAD, NUTBOURNE APP/L3815/W/24/3337056** Members **NOTED** that there was no update on this appeal.

**65.3 23/00891/FUL- BROOK COTTAGE, FARM LANE, NUTBOURNE APP/L3815/W/24/3339556** Members **NOTED** that there was no update on this appeal.

**66. TO REVIEW ALL PERMITTED AND PENDING APPLICATIONS IN THE SOUTHBOURNE PARISH AREA AND TO CONSIDER ANY REQUIRED ACTIONS, INCLUDING TO RECEIVE AND NOTE THE CORRESPONDENCE FROM THE CDC PRINCIPAL PLANNING OFFICER REGARDING THE BACKLOG OF APPLICATIONS ON THE WEEKLY CDC CURRENT APPLICATIONS LIST.**

**66.1** Members **NOTED** the updates on permitted and pending applications.

**66.2** Members **NOTED** that the Deputy Clerk had written to the CDC Officer considering the application 22/01941/FUL Thornham Barns to request that SPC have the opportunity to review the application given that the SPC NP is now made however the Officer has responded to advise that at this time they cannot support the application as such no further consideration is required.

**66.3** Members **NOTED** the correspondence from the CDC principal planning officer regarding the backlog of applications on the weekly CDC current applications list.

**67. WILLOWBROOK APPEAL- TO RECEIVE AND NOTE THE RESPONSE FROM THE PLANNING INSPECTORATE WITH REGARDS TO THE REQUEST TO MAKE THE APPEAL A HEARING.**

Members **NOTED** the response.

**68. TO CONSIDER A PROPOSAL TO WRITE TO THE WSCC PARISH AND COMMUNITY ENGAGEMENT OFFICER REGARDING PLANNING MATTERS RELATING TO WSCC.**

After a lengthy discussion Members **AGREED** to invite the engagement officer to attend a future committee meeting. The Deputy Clerk advised that it would be good practice to compile a list of items to be discussed ahead of the invitation. Members **AGREED** to add to a future agenda to compile a list of items.

**69. BLD- TO CONSIDER A PROPOSAL FOR THE CHAIR TO ATTEND AND SPEAK AT THE CDC MEETING WHERE SOUTHBOURNE'S BLD IS TO BE CONSIDERED AND TO CONSIDER A PROPOSAL TO AGREE TO SPC PUBLICISING THE PUBLIC CONSULTATION FOR THE BLD BY WAY OF A LETTER DROP TO ALL RESIDENTS.**

**69.1** Members **AGREED** to the Chair attending the CDC meeting to speak in relation to Southbourne's BLD. Members further **AGREED** to the Chair composing a letter to read out at the meeting indicating the main points that the PC would like to see addressed in the BLD, the letter is to be circulated to Members by 12<sup>th</sup> September to be considered at the next committee meeting on 19<sup>th</sup> September.

**69.2** Members **AGREED NOT TO SUPPORT** the proposal to letter drop residents regarding the public consultation of the BLD due to this incurring expenditure but **AGREED** to publicising the consultation by way of the PCs normal communication channels which do not incur expenditure. Members **AGREED** that given the nature of the consultation that the publication would only serve to notify residents that the consultation is taking place.

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## 70. TO NOTE THE DATE AND TIME OF THE NEXT MEETING

Thursday 19<sup>th</sup> September 2024, 6pm at St John's Church Centre

The meeting closed at 19.10

### 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 Chair will adjourn the meeting for Open Forum. During these sessions members of the public will be permitted to speak and ask questions. 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 6

#### CLERK'S UPDATE

At the time of writing there were no updates.

### AGENDA ITEM 7

#### PRESENTATIONS

*The Chair will adjourn the meeting for Presentations. During these sessions members of the public will not be permitted to speak or ask questions. 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.*

Bloor Homes. Pre-application discussion in relation to Four Acres, Cooks Lane.

### AGENDA ITEM 8

#### CONSIDERATION OF PLANNING APPLICATIONS WEEKS 35-37

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, object to or remain neutral and **AGREE** to any comments to be submitted to the local planning authority.

Week 35 and 36- No applications

8.1 24/01336/DOM - Case Officer: Annie Gietzold

Mr Robert Burford

5 Frarydene Prinsted Emsworth West Sussex

Replace existing roof tiles, dormer walls and hanging tiles on front elevation, and widen driveway.

O.S. Grid Ref. 476775/105545

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SEX66MER0ZU00>

8.2 SB/24/01898/TPA - Case Officer: Henry Whitby

Mrs Helen Williams

50 Woodfield Park Road Hermitage Southbourne Emsworth

Fell 1 no. Ash tree (T13), subject to SB/94/00896/TPO.

O.S. Grid Ref. 475601/105994

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To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SIB01DERKKZ00>

8.3 24/01960/PA11B - Case Officer: Calum Thomas  
Mr Rob O'Carroll  
Four Acre Nursery Cooks Lane Southbourne Emsworth  
Demolition of glass houses.

O.S. Grid Ref. 477309/106178

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SJ0WCDERKRZ00>

## **AGENDA ITEM 9**

### **CONSIDERATION OF AMENDED APPLICATIONS:**

Members are asked to reconsider the amended application plans and are further asked to **AGREE** to support, object to or remain neutral and **AGREE** to any comments to be submitted to the local planning authority.

**9.1 24/00927/DOM** Infill 1 no. window and create 1 no. new door opening on east elevation, enlarge 1 no. window on south elevation and install solar panels to roof on east and west elevations. | 12 Breach Avenue Southbourne Chichester West Sussex PO10 8NB

[24/00927/DOM | Infill 1 no. window and create 1 no. new door opening on east elevation, enlarge 1 no. window on south elevation and install solar panels to roof on east and west elevations. | 12 Breach Avenue Southbourne Chichester West Sussex PO10 8NB](#)

## **AGENDA ITEM 10**

### **CONSIDERATION OF PLANNING APPEALS:**

**10.1 22/01005/FUL PROPOSED DEVELOPMENT: 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. APPLICATION NO: 22/01005/FUL DCLG REF NO: APP/L3815/W/23/3332093 START DATE: 26.01.2024 AN APPEAL HAS BEEN LODGED AGAINST THE REFUSAL OF PLANNING PERMISSION OR PRIOR APPROVAL.**

To **NOTE** this appeal is refused. The Deputy Clerk has written to the CDC officers and divisional manager for a response. The following response was received:

*"I can confirm application 23/01952/FUL was approved on the 13 June 2024. The outcome of the Appeal for 22/01005/FUL does not alter the subsequent permission that has been granted by 23/01952/FUL."*

**10.2 22/01477/FUL SITE LOCATION: GATEHOUSE, INLANDS ROAD, NUTBOURNE, WEST SUSSEX PO18 8RJ PROPOSED DEVELOPMENT: DEMOLITION OF EXISTING DWELLING, REPLACE WITH 5 NO. FLATS, NEW ACCESS, PARKING, LANDSCAPING AND ASSOCIATED WORKS. APPLICATION NO: 22/01477/FUL DCLG REF NO: APP/L3815/W/24/3337056 START DATE: 09.04.2024**

To **NOTE** this is still showing as in progress on the portal.

**10.3 23/00891/FUL DCLG REF NO: APP/L3815/W/24/3339556 BROOK COTTAGE, FARM LANE, NUTBOURNE, CHICHESTER WEST SUSSEX PO18 8SA PROPOSED DEVELOPMENT: ERECTION OF A SHED, (RETROSPECTIVE).**

To **NOTE** this is still showing as in progress on the portal.

**10.4 21/01910/OUT- WILLOWBROOK RIDING CENTRE HAMBROOK HILL SOUTH HAMBROOK CHIDHAM PO18 8UJ REF NO: APP/L3815/W/24/3345297**

To **NOTE** this is still showing as in progress on the portal.

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**10.5 24/00261/DOM- KIMLAS, SCHOOL LANE, NUTBOURNE, WEST SUSSEX PO18 8RZ- HOUSEHOLDER APPEALS SERVICE. CHANGE TILE HANGING TO WEATHERBOARD CLADDING.**

To **NOTE** the applicant has lodged an appeal against the Refusal of Planning Permission. As this appeal is proceeding under the Householder Appeals Service there is no opportunity to submit further comments. If SPC wish to withdraw any representations made on the application, SPC must make this request to the Planning Inspectorate by 7th October 2024.

**AGENDA ITEM 11**

**TO REVIEW ALL PERMITTED AND PENDING APPLICATIONS IN THE SOUTHBOURNE PARISH AREA AND TO CONSIDER ANY REQUIRED ACTIONS INCLUDING:**

**23/02209/FUL | LAND NORTH AND EAST OF 127 MAIN ROAD SOUTHBOURNE WEST SUSSEX**

**19/02147/FUL | PROPOSED NEW BOATERS CAFE. | THORNHAM MARINA THORNHAM LANE PO10 8DD**

**22/01283/FULEIA | G AND R HARRIS MAIN ROAD NUTBOURNE CHICHESTER WEST SUSSEX PO18 8RL**

Members are asked to reconsider any updated applications and are further asked to **AGREE** to support, object to or remain neutral and **AGREE** to any comments to be submitted to the local planning authority where relevant.

*Link to live document is stored in the Councillor Folder*

22/01751/FUL	Wayside	permitted		8
20/01898/REM	Breach Ave	permitted	36 complete	
22/00157/REM	Cooks Lane	permitted		199
22/01284/FULEIA	Harris Scrap yard/Oak Farm	Permitted on appeal		103
21/03365/FUL	Priors Orchard/traveller site	Permitted on appeal	9 houses	
22/00593/FUL	South Lane	permitted		8
22/01903/OUT	4 Acres	permitted		40
22/01005/FUL	Sussex Brewery	permitted		1
23/00024/OUT	Penny Lane	permitted		84
<b>Sum</b>				<b>488</b>

21/01910/OUT	Willow Brook	IN APPEAL		63
21/00596/EIA	Hallam/Behind Tuppenny Barn	EIA pending		110
TBC	Metis-East Inlands Road	Pre app		49
TBC	Elivia - Southside Cooks Lane	Pre app		84
<b>Sum</b>				<b>222</b>

Total	<b>710</b>
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**11.2 23/02209/FUL | 2 No. Detached Dwellings And Associated Works. | Land North And East Of 127 Main Road Southbourne West Sussex**

To **NOTE** that the Officer has confirmed this can be reconsidered and is going to the October CDC planning Committee.

[23/02209/FUL | 2 no. detached dwellings and associated works. | Land North And East Of 127 Main Road Southbourne West Sussex \(chichester.gov.uk\)](#)

**11.3 19/02147/FUL | Proposed New Boaters Cafe. | Thornham Marina Thornham Lane Southbourne Po10 8dd**

To **NOTE** that the application was withdrawn and to receive any further update.

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**11.4 22/01283/FULEIA | demolition and mixed use development comprising 103 no. dwellings and a children's nursery, together with associated access, parking, landscaping (including provision of wildlife corridor) and associated works. | G and R Harris main road Nutbourne Chichester West Sussex po18 8rl**

To **NOTE** that the site is now owned by Bewley Homes and that a site visit has been requested by officers.

## **AGENDA ITEM 12**

### **LP EXAMINATION-**

**12.1 TO NOTE SOUTHBOURNE PCS FINAL STATEMENT.**

**12.2 TO CONSIDER A PROPOSAL TO APPOINT AN EXPERT WITNESS TO ATTEND THE HEARING.**

**12.3 TO RECEIVE AND CONSIDER A RESPONSE TO THE CORRESPONDENCE REGARDING CDCS RESPONSE TO REPRESENTATIONS ON THE A27 CHICHESTER BYPASS MITIGATION SUPPLEMENTARY PLANNING DOCUMENT.**

#### **12.1 To NOTE Southbourne PCs Final Statement**

Members are asked to **NOTE** the statement issued to the LP Programme Officer, circulated separately.

#### **12.2 To consider a proposal to appoint an expert witness to attend the hearing**

Members are asked to **CONSIDER** a proposal to appoint an expert witness to attend the Local Plan hearing with reference to for Wildlife corridors Matter 5 policy NE4 Q117. Members are asked to **NOTE** that the Programme Officer has confirmed that this is permitted. The Chair may wish to give a further verbal update.

#### **12.3 To Receive And Consider A Response To The Correspondence Regarding CDCs Response To Representations On The A27 Chichester Bypass Mitigation Supplementary Planning Document.**

Members are asked to **RECEIVE** and **CONSIDER** a response to the correspondence regarding CDCs response to representations on the a27 Chichester bypass mitigation supplementary planning document, email circulated separately.

*"Dear Consultee*

### **Chichester Local Plan 2021-39 Proposed Submission consultation – Responses to Representations**

*I am writing to advise you that the council's responses to all representations to the consultation on the Chichester Local Plan 2021-39 Proposed Submission, which ended on 17 March 2023, have now been published.*

*The easiest way to view responses to your own representations is by logging into your account in our online consultation portal, [Chichester District Council - Consultation on the Chichester Local Plan \(oc2.uk\)](https://www.chichester.gov.uk/consultation) where you will be able to see a response to each representation you made. You can reset your password if you have forgotten it. Where the council has suggested a change in response to your representation you will see a reference number in the response. You can view all the suggested changes, which were submitted to the Inspector alongside the plan, in the council's suggested modification schedule and appendices, documents SD10.01, SD10.02, SD10.03 and SD10.04 at: [The Local Plan examination - submission documents and evidence base - Chichester District Council](#) . Note that these changes are not confirmed - the Inspectors will consider whether these or other changes are needed to make the plan sound as part of the examination process.*

*Alternatively you can view a report of all responses in the post submission part of the examination library at: [CDC04 Council Responses to Reg 19 Representations September 24 \(PDF\) \[5MB\]](#)*

*A summary of the representations and the council's response, including suggested modifications was published earlier, in the [Statement of Consultation](#) , when the plan was submitted for examination on 3<sup>rd</sup> May 2024.*

## **AGENDA ITEM 13**



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#### **RED CARD PROCEDURE- TO NOTE THE DETAILS OF THE PROCEDURE**

The SPC office has received correspondence on the Red Card Procedure from the Business Support Manager at CDC Planning. The policy stipulates that only CDC Councillors can Red Card an application, Parish Councils should in the first instance contact the case officer to discuss an application going to committee. Parish Councils *can* then ask a District Councillor to Red Card an application. The decision to request that a district councillor Red Cards an application must be noted in the Parish Councils minutes and must come from Parish Officers.

#### **AGENDA ITEM 14**

##### **PARISH AND COMMUNITY ENGAGEMENT OFFICER- TO COMPILE A LIST OF MATTERS TO RAISE WITH THE OFFICER**

Members are asked to compile a list of matters to raise with the Officer as per min. ref. 68.

#### **AGENDA ITEM 15**

##### **TO CONSIDER A REQUEST FROM ST JOHNS CHURCH TO CHANGE THE VENUE FOR THE MEETING OF 31<sup>ST</sup> OCTOBER TO SOUTHBOURNE FREE CHURCH**

St Johns have asked if the meeting of 31<sup>st</sup> October can be held in another venue so that they can hold an event in the Church Centre. They have made enquiries with the free church who have confirmed they have availability and have advised that they will cover the cost of the booking due to the inconvenience. Do Members **AGREE** to the request to change venues?

#### **AGENDA ITEM 16**

##### **TO RECEIVE AND CONSIDER THE CORRESPONDENCE FROM SOSCA IN REGARDS TO THEIR RESPONSE TO COUNTER SOUTHERN WATER EFFLUENT RECYCLING SCHEME.**

Members are asked to **RECEIVE** and **CONSIDER** the correspondence from SOSCA in regard to their response to counter southern water effluent recycling scheme.

Members are asked to **NOTE** that Jessica Brown-Fuller has already signed this motion and as such there is no required action.

#### **AGENDA ITEM 17**

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

Thursday 10<sup>th</sup> October 2024, 6pm at St John's Church Centre.