



## Southbourne Parish Council

The Village Hall  
First Avenue  
Southbourne  
West Sussex  
PO10 8HN

01243 373 667

[Admin@southbourne-pc.gov.uk](mailto:Admin@southbourne-pc.gov.uk)  
[www.southbourne-pc.gov.uk](http://www.southbourne-pc.gov.uk)

### REPORTS- PLANNING 10<sup>th</sup> OCTOBER 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 19<sup>TH</sup> SEPTEMBER 2024

##### Minutes of the Meeting of Southbourne Parish Council's Planning Committee held Thursday 19<sup>th</sup> September 2024

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

**In Attendance:** M. Carvajal-Neal (Deputy Clerk), Two representatives of Bloor Homes and 1 member of the public.

*The meeting started at 18:02pm*

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

The Chair welcomed everyone to the meeting.

##### 72. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr. Bangert who is on leave, Cllr. Rosenberg no reason given, and from Cllr. Meredith who had a work commitment. No other apologies had been received.

##### 73. TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 29<sup>TH</sup> AUGUST 2024

Members **AGREED** to **APPROVE** the Minutes of the meeting held on 29<sup>th</sup> August 2024 and they were signed by the Chair

##### 74. DECLARATIONS OF INTEREST

There were no declarations of interest.

##### 75. ADJOURNMENT FOR PUBLIC OPEN FORUM

There were no persons wanting to speak under Open Forum.

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## 76. CLERK'S UPDATE

- 76.1 24/01530/FUL - 231-233 Main Road (Green Roots) Members **NOTED** that District Councillor Bangert had removed the red card against this application as the Case Officer had advised that they would be recommending refusal.
- 76.2 The Deputy Clerk reminded Members that the Chair would require a Councillor to represent SPC at several CDC meetings due to her pecuniary interest in one item, concurrent meetings, and the overall volume of meetings. Councillors were asked to volunteer to attend in the Chair's absence. The Chair mentioned the possibility of asking a member of the public to attend in her stead, which the Deputy Clerk confirmed is permissible according to the CDC programme officer as such no councillors volunteered to attend.

There were no further updates.

## 77. PRESENTATIONS

No new requests had been received.

*The meeting was adjourned at 18.09.*

Members were asked to **RECEIVE** a presentation from Bloor Homes with regards to land south of Cooks Lane, Four Acres. Although no formal application had been submitted at the time, Bloor Homes outlined their proposal for a development of approximately 40 homes. They emphasised their intention to engage with SPC early in the process, providing an opportunity for SPC to offer initial feedback on the proposed development and to establish an ongoing dialogue as the application progresses.

During discussion on the design of the Green Ring, several key points were raised by Members; the importance of incorporating features that promote biodiversity, such as areas exclusively accessible to wildlife, ensuring minimal human interference. The planting strategy should prioritise native species and include a diverse range of vegetation beyond just grassy areas. Accessibility, Members advocated for certain sections to be designed to accommodate all individuals, including wheelchair users. Furthermore, the inclusion of designated play areas was suggested to provide recreational spaces that do not disrupt the wildlife-focused zones. Councillors also advised that they would like to see a connectivity between the two adjacent sites which Bloor confirmed they are addressing this issue. Councillor Redman advised that he would like to see some local heritage elements in the design such as flint bricks.

Councillor Money suggested that SPC seek advice from the former Wildlife Corridor Officer regarding the features of the Green Ring. The Chair highlighted that the Officer cannot attend site meetings as has previously been agreed at committee, but SPC could seek her advice. The Chair added that the Green Ring is a policy outlined in the SPC Neighbourhood Plan (NP). Bloor Homes acknowledged the aforementioned recommendations and advised that they are working with 'Homes for Nature' and looking at ways to encourage wildlife to the site i.e. bat boxes, swift bricks and hedgehog highways. Bloor confirmed their awareness of the Green Ring NP policy and expressed willingness to engage in ongoing discussions about the Green Ring. They also welcomed any specific content from SPC regarding its features.

Bloor advised that they are looking to submit an application to CDC Shortly and would continue to engage with SPC.

*The two representatives from Bloor and one member of the public left the meeting at 18:38. The meeting was readjourned at 18:39.*

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

- 78.1 24/01336/DOM, Members considered this application and **AGREED** that they had no objection to the application.

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- 78.2 SB/24/01898/TPA, Members considered this application and **AGREED** that they had no objection to the application.
- 78.3 SB/24/01960/PA11B, Members considered this application and **AGREED** that they had no objection to the application.

**79. CONSIDERATION OF AMENDED APPLICATIONS:**

- 79.1 24/00927/DOM, Members considered this application and **AGREED** that they had no objection to the application.

**80. CONSIDERATION OF PLANNING APPEALS:**

**80.1 22/01005/FUL- THE SUSSEX BREWERY APP/L3815/W/23/3332093**

Members **NOTED** the response from the Case Officer.

- 80.2 22/01477/FUL- GATEHOUSE , INLANDS ROAD, NUTBOURNE APP/L3815/W/24/3337056** Members **NOTED** that there was no update on this appeal.

- 80.3 23/00891/FUL- BROOK COTTAGE, FARM LANE, NUTBOURNE APP/L3815/W/24/3339556** Members **NOTED** that there was no update on this appeal.

**81. 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**

- 81.1 Members **NOTED** the updates on the permitted and pending applications.

**81.2 23/02209/FUL | 2 No. Detached Dwellings And Associated Works. | Land North And East Of 127 Main Road Southbourne West Sussex.**

Members reconsidered this application and **AGREED** that they continue to **OBJECT** to the application. Members further **AGREED** to make the following comments: The proposed development does not conform with the following policies of the Southbourne Parish Council Neighbourhood Plan 3,

- Policy SB1 (Development within and outside the settlement boundaries), as the proposed development is outside of the Settlement Boundary.
- Policy SB3 (Local Housing Needs), as the proposed development does not meet the local housing needs which stipulates a requirement for one and two bedroomed dwellings not 3 bedroomed dwellings.
- Policy SB13 (Green and Blue Infrastructure), as the proposed development poses a risk to the watercourse.
- Policy SB15 (Biodiversity), as the proposed development would negatively affect natural assets including the watercourse and protected species such as Bats and Water voles.
- Policy SB20 (Water Infrastructure and Flood Risk), as the proposed development will exacerbate the existing flooding issues in the area. The current culvert infrastructure is insufficient to handle the existing water flow demands. The addition of new dwellings will further strain this inadequate system, potentially leading to increased flood risk.

**81.3 19/02147/FUL | proposed new boaters cafe. | thornham marina thornham lane po10 8dd**

Members **NOTED** that the application has been withdrawn.

**81.4 22/01283/FULEIA | G and R Harris main road Nutbourne Chichester West Sussex po18 8rl**

Members **NOTED** that the Deputy Clerk has requested a site visit with the new owners ahead of the commencement of any building works.

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## **82. LP EXAMINATION-**

**TO NOTE SOUTHBOURNE PCS FINAL STATEMENT.**

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

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

### **82.1 To note Southbourne PCs final statement**

This was **NOTED**.

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

Members **AGREED** to the proposal to appoint an expert witness to attend any part of the local plan hearing where required.

### **82.3 To receive and consider a response to the correspondence regarding CDCs response to representations on the A27 Chichester Bypass Mitigation Supplementary Planning Document.**

Members **AGREED** to make no comment as no comments were made to the original consultation. There was a discussion around the A27 Chichester Bypass works however the Deputy Clerk reminded Members that the proposal itself did not form part of this consultation and as such was not on the agenda.

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

Members **NOTED** the information as previously circulated by the Deputy Clerk, specifically that Parish Councils should in the first instance speak with the case officer if they believe an application should be taken to CDC committee but do also have the right to request to the district councillor that they 'Red Card' an application.

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

After discussion Members **AGREED** that Officers write to the community engagement officer and request clarity around the Stantec report specifically regarding the calculation of the minimum number of dwellings to be developed north of the railway before requiring upgrades to the level crossings. Councillors would also appreciate further information about the role of the community engagement officer.

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

Members **AGREED** that as the CDC MP had already signed the motion no action by SPC was required.

## **86. 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.**

Members **AGREED** to the request for the meeting of 31<sup>st</sup> October to be amended to take place at Southbourne Free church. Members further **AGREED** for Officers to make arrangements.

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

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

The meeting closed at 19.32

## **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*

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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**

6.1 To **NOTE** the correspondence sent to the case officer re: 23/02209/FUL to reaffirm SPCs objection to the proposed development. (Circulated separately)

6.2 To **NOTE** the correspondence from CDC Principal Solicitor regarding a property on Kelsey Avenue. (Circulated separately)

6.3 To **NOTE** the correspondence from WSCC Andrew Kerry-Bedell regarding questions ask at the Communities, Highways and Environment Scrutiny Committee (CHESC) on local plan assessments within the NPPF. And to further **NOTE** the additional comment by Cllr Kerry-Bedell that there was also an indication that Southern Water becomes a statutory consultee on all planning applications, something that every water company requested of Defra over two year ago. (Circulated separately)

6.4 To **NOTE** the start of the LP hearings.

## **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.*

No requests have been received.

## **AGENDA ITEM 8**

### **CONSIDERATION OF PLANNING APPLICATIONS WEEKS 38-41**

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.

SB/24/02022/FUL - Case Officer: Emma Kierans

Mr Martin Stride

Land North Of Lovders Farm Cottages Priors Leaze Lane Nutbourne West Sussex

Demolition of existing agricultural storage barn and construction of replacement agricultural storage barn.

O.S. Grid Ref. 477664/106270

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SJDVRDERKXF00>

SB/24/01992/DOM - Case Officer: Emma Kierans

Mr & Mrs A George

139 Main Road Southbourne Emsworth West Sussex

Proposed conversion of existing garage into residential annexe.

O.S. Grid Ref. 476104/105745

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SJA0ZLERKVM00>

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SB/24/01544/DOM - Case Officer: Eleanor Midlane-Ward

Mr Paul Harris

The Oaks Main Road Nutbourne Chichester Single storey rear extension, replacement windows and doors, new external wall cladding and re-roofing.

O.S. Grid Ref. 477769/105634

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SG1LA5ERJRI00>

SB/24/02000/TPA - Case Officer: Henry Whitby

Mrs Louise Knowles

37 Russet Gardens Hermitage Southbourne Emsworth

Reduce heights by 4m and widths by 2m on 2 no. Field Maple trees (T1) within Group, G1 subject to SB/94/00896/TPO.

O.S. Grid Ref. 475733/105966

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SJAESQERKW600>

### **AGENDA ITEM 9**

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

No items

### **AGENDA ITEM 10**

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

**10.1 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.

**10.2 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.

**10.3 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.

### **AGENDA ITEM 11**

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

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*

	Built on Neighbourhood Plan 1	Approved Local Plan		<b>350</b>
22/00157/REM	Cooks Lane	permitted	<b>199</b>	Taken off original 1250 allocation being built out now.
22/01284/FULEIA	Harris Scrap yard/Oak Farm	Permitted on appeal		103
22/01903/OUT	4 Acres	permitted		40
23/00024/OUT	Penny Lane	permitted		84
				<b>227</b>
Windfall sites				
22/01751/FUL	Wayside	permitted		8
21/03365/FUL	Priors Orchard/traveller site	Permitted on appeal	9	change of use from traveller pitch
22/00593/FUL	South Lane	permitted		8
22/01005/FUL	Sussex Brewery	permitted		1
<b>Sum</b>				<b>26</b>
21/01910/OUT	Willow Brook	IN APPEAL		63
21/00596/EIA	Hallam/Behind Tuppenny Barn	EIA pending		110
24/01161/OUTEIA	Metis-East Inlands Road	pending		49
TBC	Elivia - Southside Cooks Lane	Pre app		84
<b>Sum</b>				<b>222</b>
<div> <div>Total</div> <div>475</div> </div>				<b>Permitted or pending before BLD is completed</b> <b>575 remaining</b> <div> <b>1024</b> <b>Built or pending with NO infrastructure.</b> </div>

## AGENDA ITEM 12

### TO NOTE THE SOUTHBOURNE ALLOCATION DEVELOPMENT PLAN PUBLIC CONSULTATION AND TO CONSIDER A RESPONSE.

Members are asked to **NOTE** that there has been a publication that there will be a public consultation for the Southbourne Allocation Development Plan starting at the end of October. The Consultation or the plan is not yet published on their website. Members are asked if they wish to make comment at this stage. Link to the publication: [Southbourne Allocation Development Plan to go out for public consultation - Chichester District Council](#)

The Chair has also forwarded the following links for the attention of Members ahead of this consultation:

<https://chichester.moderngov.co.uk/documents/s28436/Progression%20of%20Draft%20Southbourne%20Allocation%20Development%20Plan%20Document%20to%20Regulation%2018%20Consultation%20.pdf>

<https://chichester.moderngov.co.uk/documents/s28432/Progression%20of%20Draft%20Southbourne%20Allocation%20Development%20Plan%20Document%20to%20Regulation%2018%20Consultation%20.pdf>

The Chair has also written to CDC requesting the following be read out at the CDC committee meeting where the consultation was a matter on the agenda: **The parish of Southbourne notes the start of the process the publication**

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of the Southbourne Allocation Development Plan Document (DPD) Regulation 18 consultation documentation for a six week public consultation to commence in October 2024. Will CDC and/or Tibbald's be holding in person public consultation withing the parish?

The parish would like to strongly suggest that during this consultation CDC hold a number of in person public consultation events to enable our residents to fully understand the options CDC are considering for their parishes future.

#### **AGENDA ITEM 13**

##### **CONSIDERATION OF A PROPOSAL TO WRITE TO BLOOR HOMES REGARDING SPCS GREEN RING POLICY WITHIN THE NP**

Following receipt of the presentation from Bloor Homes on 19<sup>th</sup> September it has been proposed that Council writes to Bloor Homes regarding SPCs Green Ring Policy.

The Chair has forwarded her comments to officers for consideration under this item and these will be read out at the meeting. The chair has also shared the following link:

<https://southbourne-pc.gov.uk/wp-content/uploads/2022/11/NP3-SB13-EV1-Green-Ring-Strategic-Vision-1.pdf>

#### **AGENDA ITEM 14**

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

Thursday 31st October 2024, 6pm at **Southbourne Free Church**, The Drive. Please **NOTE** the change of location.