



Southbourne Parish Council

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REPORTS- PLANNING 31st 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

Members are asked to **Approve** the Minutes of the Planning Committee meeting held on 10th October 2024

Minutes of the Meeting of Southbourne Parish Council's Planning Committee held Thursday 10th October 2024

Present: Cllrs: L. Meredith (Vice-Chair), J. Money, N. Redman, M. Wheeler, R. Humphries.

In Attendance: M. Carvajal-Neal (Deputy Clerk).

The meeting started at 18:00pm

88. CHAIRMAN'S WELCOME AND INTRODUCTION

In the absence of the Chair, the Vice Chair, Cllr. Lucy Meredith presided and opened the meeting.

89. APOLOGIES FOR ABSENCE

Apologies had been received from Cllrs: A. Tait who is on leave, K. Sivyer who had another engagement and R. Taylor who has resigned with immediate effect, to be formally noted at the Full Council Meeting of 12th November.

90. TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 19th SEPTEMBER 2024

Members **AGREED** to **APPROVE** the Minutes of the meeting held on 19th November 2024 and they were signed by the Vice Chair.

91. DECLARATIONS OF INTEREST

There were no declarations of interest.

92. ADJOURNMENT FOR PUBLIC OPEN FORUM

92.1 The Deputy Clerk read out the following statement received from C. Stunt: Re planning application for 49 houses off Inlands Road. The recently submitted Drainage Ditch Review confirms the site will drain into a ditch on its eastern boundary, and that this ditch eventually drains into the 'EA Main River'. I assume this is the Ham

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

Clerk: Sheila Hodgson
Deputy Clerk: Maria Carvajal-Neal

Brook. I recall that the Chair raised strong concerns over the ditches on the Harris site, including this one. The Planning Inspector has included ditches as part of conditions. Can I therefore ask this Committee ensures that the Environment Agency are consulted on this current application. Thank you.

Members would like to discuss this matter further and asked that it be placed on a future agenda.

92.2 The Deputy Clerk had circulated an email from Cllr A. Tait regarding her comments in relation to agenda item 13. These were displayed on screen during the meeting.

93. CLERK'S UPDATE

- 94.** 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). This was **NOTED**.
- 95.** 6.2 To **NOTE** the correspondence from CDC Principal Solicitor regarding a property on Kelsey Avenue. (Circulated separately). This was **NOTED**.
- 96.** 6.3 To **NOTE** the correspondence from WSCC Andrew Kerry-Bedell regarding questions raised 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 years ago. (Circulated separately). This was **NOTED**.
- 97.** 6.4 To **NOTE** the start of the LP hearings. This was **NOTED**.

There were no further updates.

98. PRESENTATIONS

No new requests had been received.

99. CONSIDERATION OF PLANNING APPLICATIONS WEEKS 38-40

- 99.1** 24/02022/FUL Members considered this application and **AGREED** that they had no objection to the application.
- 99.2** 24/01992/DOM Members considered this application and **AGREED** that they had no objection to the application.
- 99.3** 24/01544/DOM Members considered this application and **AGREED** that they had no objection to the application. However, Members would like to see that external lighting is shaded in order to conform with SPC NP SB17 Achieving Dark Skies. Members also support the comments by the Environmental Strategy unit particularly those relating to bats and would like to see that if Bats are discovered on site that the appropriate mitigations are carried out.
- 99.4** 24/02000/TPA Members considered this application and **AGREED** that they had no objection to the application.

100. CONSIDERATION OF AMENDED APPLICATIONS:

- 100.1** Members **NOTED** that there were no applications for consideration.

101. CONSIDERATION OF PLANNING APPEALS:

- 101.1** 22/01477/FUL- GATEHOUSE , INLANDS ROAD, NUTBOURNE APP/L3815/W/24/3337056 Members **NOTED** that there was no update on this appeal.
- 101.2** 23/00891/FUL- BROOK COTTAGE, FARM LANE, NUTBOURNE APP/L3815/W/24/3339556 Members **NOTED** that there was no update on this appeal.

- 102. 10.3** 21/01910/OUT- WILLOWBROOK RIDING CENTRE PO18 8UJ REF NO: APP/L3815/W/24/3345297 Members **NOTED** that there was no update on this appeal.

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

Members **NOTED** that there were no updates on the permitted and pending applications.

104. TO NOTE THE SOUTHBOURNE ALLOCATION DEVELOPMENT PLAN PUBLIC CONSULTATION AND TO CONSIDER ANY RESPONSE.

Members **NOTED** that the plan is due to go to public consultation at the end of October 2024. Members additionally **NOTED** the correspondence sent to CDC by Cllr. Tait. Members were concerned that SPC had not received sufficient information to indicate how the public consultation will be run. After discussion Members **AGREED** for officers to write to CDC requesting a response to the following points:

- The Consultation should include a public in-person meeting.
- What form of advertisement of the consultation will take place.
- SPC would like to see that all residents in Southbourne are leaflet-dropped with the details.
- SPC would like to see a clear and in-plain-English summary of the consultation preferably in bullet point form.
- SPC would like to know the details by which CDC will be asking residents to respond to the Consultation.
- SPC would like to see that the details of the consultation describe clearly the three different proposals for development. Members felt that the sustainability appraisal did not clearly identify what the mixed proposal would mean for Southbourne.

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

Members **NOTED** that they had received and read the Green Ring Strategic vision. Considering Cllr. A. Tait's comments raised in Open Forum, Members **AGREED** to officers writing to Bloor Homes and forwarding them the Green Ring Strategic Vision Document and further asking them to engage with SPC throughout the application process to discuss other elements of the development including green areas not within the Green Ring.

106. TO NOTE THE DATE AND TIME OF THE NEXT MEETING

Thursday 31st October 2024, 6pm at **Southbourne Free Church**

The meeting closed at 18.56

DECISION:

Do Members **AGREE to APPROVE** the minutes of the Planning Meeting held on the 10th October 2024

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

To **NOTE** that the Strategic Vision Document for the Green Ring has been forwarded to Bloor Homes.

AGENDA ITEM 7

PRESENTATIONS- CONSIDERATION OF A REQUEST BY ELIVIA HOMES REGARDING AN UPDATE ON THEIR PRE-APP.

7.1 Members are asked to **CONSIDER** the request and **AGREE** to a response.

7.2 To **NOTE** that no presentations are scheduled for this meeting.

AGENDA ITEM 8

CONSIDERATION OF PLANNING APPLICATIONS WEEKS 41-43

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.

8.1 Week 41 no applications

8.2 SB/24/01974/DOM - Case Officer: Eleanor Midlane-Ward Mr Chris Wale

La Corbiere 38 Breach Avenue Southbourne Emsworth Retrospective application under s73a to replace approved car port with a garage.

O.S. Grid Ref. 477165/106599

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SJ6BO2ERKTZ00>

8.3 SB/24/02258/OBG - Case Officer: Joanna Bell

Ms Bryony Stala Four Acre Nursery Cooks Lane Southbourne Emsworth Discharge of Obligation S106 Compliance - Part 2 Clause 4.1 and 4.2 (SB/22/01903/OUT) regarding the requirement to submit a written scheme of nitrate mitigation.

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=SL1IOBER10R00>

8.4 SB/24/02102/FUL - Case Officer: Emma Kierans

Mr Bulbeck Southbourne Farmshop Main Road Southbourne Emsworth Retrospective (S73a) change of use to allow operation of a coffee trailer on land associated to Southbourne Farm Shop.

O.S. Grid Ref. 477052/105553

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SJYPU2ERL4H00>

8.5 SB/24/02264/DOM - Case Officer: Emma Kierans

Mr & Mrs C King The Old Bakery Prinsted Lane Prinsted Emsworth Replacement single storey rear extension and associated works.

O.S. Grid Ref. 476447/105463

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SL2UB5ERLHJ00>

8.6 SB/24/02288/TPA - Case Officer: Henry Whitby

Mr Simon Robinson 33 Russet Gardens Hermitage Southbourne Emsworth Reduce height by 6m and reduce western sector by 3m (back to previous pruning points) on 2 no. Field Maple trees within Group, G1 subject to SB/94/00896/TPO.

O.S. Grid Ref. 475733/105954

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SL7081ERLJF00>

8.7 SB/24/02302/PA1A - Case Officer: Emma Kierans

Ben Overton 24 First Avenue Southbourne Emsworth West Sussex Single storey extension to the rear (a) rear extension - 8.00m (b) maximum height - 4.00m (c) height of eaves - 2.50m. O.S.

Grid Ref. 476782/105938

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SLE3QERELL700>

AGENDA ITEM 9

CONSIDERATION OF AMENDED APPLICATIONS:

No items received.

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** that the appeal was allowed. The decision notice is circulated separately.

**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. INCLUDING TO RECONSIDER 24/01161/OUTEIA.

11.1 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.

11.2 Land East Inlands Road And South Of Railway Line Inlands Road Nutbourne West Sussex. Members are reminded that this has been added to the agenda as per min ref. 92.1 (Open Forum) following the statement read out as follows:

*Re planning application for 49 houses off Inlands Road. The recently submitted Drainage Ditch Review confirms the site will drain into a ditch on its eastern boundary, and that this ditch eventually drains into the 'EA Main River'. I assume this is the Ham Brook. I recall that the Chair raised strong concerns over the ditches on the Harris site, including this one. The Planning Inspector has included ditches as part of conditions. Can I therefore ask this Committee ensures that the Environment Agency are consulted on this current application.
Link to live document is stored in the Councillor Folder*

DECISION

Members are asked to advise how they wish to proceed

	Built on Neighbourhood Plan 1	Approved Local Plan		350
22/00157/REM	Cooks Lane	permitted	199	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
				227
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
Sum				26
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
Sum				222
<div> <div>Total</div> <div>475</div> </div>				Permitted or pending before BLD is completed 575 remaining 1024 Built or pending with NO infrastructure.

AGENDA ITEM 12

STREET NAMING PROPOSAL FOR BEWLEY HOMES, HARRIS SCRAPYARD AND PRIORS ORCHARD

Members are asked to consult on the suggested street names for the following development and to **NOTE** the comments within the accompanying reports

If Members wish to submit their own suggestions for consideration, can they please give some thought to these prior to the meeting.

12.1 Bewley Homes, Harrish Scrapyard

DECISION:

Do Members **AGREE** to **APPROVE** the suggestions as proposed

If not

Do Members **AGREE** to Submit alternative suggestions

12.2 Priors Orchard

DECISION:

Do Members **AGREE** to **APPROVE** the suggestions as proposed

If not

Do Members **AGREE** to Submit alternative suggestions

The following 2 items may contain confidential information therefore Members may wish to resolve to move to confidential business

AGENDA ITEM 13

CONSIDERATION OF SOUTHBOURNE ALLOCATION PLAN CONSULTATION INCLUDING TO NOTE THE CORRESPONDENCE FROM CDC REGARDING DRAFT SOUTHBOURNE ALLOCATION DEVELOPMENT PLAN DOCUMENT TO REGULATION 18 AND CDC RESPONSE TO SPC LETTER MIN.104 REFERS

The accompanying reports have been circulated confidentially

13.1 Members are asked to **NOTE** correspondence from CDC as previously circulated

13.2 Members are asked to **NOTE** the response to the Deputy Clerk letter to CDC (Min.104 refers) as previously circulated confidentially.

DECISION

Members are asked to advise how they wish to proceed.

AGENDA ITEM 14

CONSIDERATION OF THE HIGHWAY NETWORK MANAGEMENT PLAN CONSULTATION.

As discussed during the SPC meeting on Tuesday 8th October (Min. 96.6 refers) the parish have been asked if they wish to comment on the Draft WSCC Highway Network Management Plan.

A draft copy has been circulated confidentially. Please NOTE this is for stakeholders only at this stage and must not be shared in the public domain.

DECISION

Do Members wish to make any comment on the Draft plan

If so

Members are required to **AGREE** their comments for submission

AGENDA ITEM 15

TO NOTE THE DATE AND TIME OF THE NEXT MEETING

Thursday 21st November 2024, 6pm at St Johns Church Centre.