



Southbourne Parish Council

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REPORTS- PLANNING 21st NOVEMBER 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 31st October 2024

Minutes of the Meeting of Southbourne Parish Council's Planning Committee held Thursday 31st October 2024

Present: Cllrs: L. Meredith (Vice-Chair), J. Money, M. Wheeler, R. Humphrey and K Sivyer.

In Attendance: M. Banach (Administrator)

The meeting started at 18:00.

107. CHAIRMAN'S WELCOME AND INTRODUCTION

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

108. APOLOGIES FOR ABSENCE

Apologies had been received from Cllrs: A. Tait and N. Redman who are on leave.

109. TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 10th OCTOBER 2024

Members **AGREED** to **APPROVE** the Minutes of the meeting held on 10th October 2024 with the amendment of Cllr. Humphrey's surname and they were signed by the Chair.

110. DECLARATIONS OF INTEREST

There were no declarations of interest.

111. ADJOURNMENT FOR PUBLIC OPEN FORUM

There was one member of public in attendance, but did not wish to speak. There were no written statements.

112. CLERK'S UPDATE

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

Clerk: Sheila Hodgson
Deputy Clerk: Maria Carvajal-Neal

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

To **NOTE** that the application SB/23/02209/FUL will be considered at a physical meeting and Cllr. Tait will be in attendance on behalf of SPC. This was **NOTED**.

There were no further updates.

113. PRESENTATIONS

Members **CONSIDERED** the request from Elivia homes to give a presentation on an update on their Pre-App. Members **AGREED** to their request with no further comment, Officers will make the arrangements. Members **NOTED** that there were no presentations for this meeting.

114. CONSIDERATION OF PLANNING APPLICATIONS WEEKS 38-40

- a. SB/24/01974/DOM Members considered this application and **AGREED** that they had no objection to the application however members felt that they do not feel the supporting documents are sufficiently clear. It is unclear which elements of the 2019 permitted planning application have already been built and what is new for this planning application. Members **AGREED** for these comments to be submitted.
- b. SB/24/02258/OBG Members considered this application and **AGREED** that they would not make any comment on this application due to lack of knowledge around this application.
- c. SB/24/02102/FUL Members considered this application and **AGREED** that they had no objection.
- d. SB/24/02264/DOM Members considered this application and **AGREED** that they had no objection to the application, however, would like to make the following considerations: Members would like to ensure that the skylights have internal shading to conform with SPC NP SB17: Achieving Dark Skies. Members **AGREED** for these comments to be submitted.
- e. SB/24/02288/TPA Members considered this application and **AGREED** that they had no objection to the application. Members would like to ensure that in both height and western aspect, the tree is not below previous pruning points. Members **AGREED** for these comments to be submitted.
- f. SB/24/02302/PA1A Members considered this application and **AGREED TO OBJECT** on the grounds they felt it should be a full planning application.

115. CONSIDERATION OF AMENDED APPLICATIONS:

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

116. CONSIDERATION OF PLANNING APPEALS:

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

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

- a. Members **NOTED** that there were no updated applications to consider.
- b. Members **AGREED** that this item be deferred until the next Full Council Meeting or Planning Committee Meeting. Members agreed that the officers in conjunction with the Chair, Cllr. Tait, to prepare a draft letter for approval at the next meeting.

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

Members **CONSULTED** on the proposed street names and **NOTED** the comments within the accompanying reports.

- a. Bewley Homes, Harris Scrapyard
Members **AGREED** to object to the proposed road names.
Members **AGREED** to submit alternative suggestions, below:
Oaks farm; bell; anchor; willow; scrapyard; tidal mill; brook (but not 'Close', as 'Brook Close' already exists); Ham (not 'Lane', as 'Ham Lane' already exists); Black cat; Blanche; Silk; Pink.
- b. Priors Orchard
Members **AGREED** to 'Orchard Mews' as the name of the development as proposed.

119. 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

Members **RESOLVED** to move to Confidential Business at 19.06 (S.O.3)

Members **NOTED** the correspondence from CDC as previously circulated.

Members **NOTED** the response to the Deputy Clerk letter to CDC as previously circulated.

Members **AGREED** that they did not want to take any further action on the response at this time.

120. CONSIDERATION OF THE HIGHWAY NETWORK MANAGEMENT PLAN CONSULTATION.

Members **AGREED** to make comment on the draft plan and for the following points to be submitted.

1. #1.4 - Can we be assured that the council will prioritise disruption impact to pedestrians, cyclists, train and bus users and other users of sustainable transport?
2. #1.12 - Why is there no improvement plan for mixed modes of public and sustainable transport?
3. Electric hire scooters and bikes are not addressed in the plan. Could these and other new modes of transport be considered?
4. # 1.18 Could Council please provide clarification of the process to be undertaken to justify the implementation of traffic calming? Who can request it? How is it agreed and approved?
5. # 2.8 Parish Council feel that the % figures given in this section are unclear. Could Council please provide clarification as to what the % figures represent?
6. # 2.2.3 Is there a plan to increase the coverage of the lane rental scheme? Could Council please clarify in the document the process by which roads can become part of the lane rental scheme?
7. Appendix 9 addresses bus infrastructure and its relationship with the road network but trains are not considered, specifically in respect of level crossings and how they impact road travel. Could Council explain why rail impacts are not addressed?

Members agreed to move from Confidential Business at 19.30.

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

Thursday 21st November 2024, 6pm at St. John's Church Centre

The meeting closed at 19.31

DECISION:

Do Members **AGREE to APPROVE** the minutes of the Planning Meeting held on the 31st 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** Southbourne Allocation Plan Consultation will take place on Wednesday 20th November.

AGENDA ITEM 7

To **RECEIVE** a presentation and update from Elivia regarding Cooks Lane application.

AGENDA ITEM 8

CONSIDERATION OF PLANNING APPLICATIONS WEEKS 44-46

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.

8.1.1 24/02176/FUL - Case Officer: Benjamin Marshall

Mr R Chambers

Glebe Farm Nutbourne Chichester West Sussex

Change of use of building to 1no. live work unit and associated alterations and landscaping.

O.S. Grid Ref. 477641/105479

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SKDDNQERL9J00>

8.1.2 24/02274/DOM - Case Officer: Emma Kierans

Mr & Mrs Hudson

2 Cheshire Way Southbourne Emsworth West Sussex

Proposed single storey side extension to replace existing porch.

O.S. Grid Ref. 476992/106767

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SL4OWXERLI800>

8.2.1 24/02255/DOM - Case Officer: Eleanor Midlane-Ward

Mr & Mrs Martin & Jayne
Barden Marsh Farm Farm Lane Nutbourne
Chichester Construction of outdoor paddle court.
O.S. Grid Ref. 477491/105000

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SL1B08ERLGT00>

8.3.1 SB/24/02464/DOM - Case Officer: Emma Kierans

Mr and Mrs Ceri and Richard Stunt
Tree Tops Inlands Road Nutbourne Chichester
Proposed single garage and attached home gym.
O.S. Grid Ref. 477536/105699

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SM66VGERLVR00>

8.3.2 24/02501/DOM - Case Officer: Emma Kierans

Mr & Mrs Whitehouse
The Manor House Prinsted Lane Prinsted Emsworth
Addition of a door to existing garage.
O.S. Grid Ref. 476685/105425

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SMFDIEERLYX00>

8.3.3 24/02502/LBC - Case Officer: Emma Kierans

Mr & Mrs Whitehouse
The Manor House Prinsted Lane Prinsted Emsworth
Addition of a door to existing garage
O.S. Grid Ref. 476685/105425

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SMFDIGERLYY00>

AGENDA ITEM 9

CONSIDERATION OF AMENDED APPLICATIONS:

No items received.

AGENDA ITEM 10

CONSIDERATION OF PLANNING APPEALS:

CH/59 & CH/60. Site at Churcher's Copse Barn, Hambrook – Members are advised that the public inquiry has been adjourned by the Planning Inspector until further notice.

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 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.

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
	Hallam/Behind Tuppenny		
21/00596/EIA	Barn	EIA pending	110
24/01161/OUTEIA	Metis-East Inlands Road	pending	49
TBC	Elivia - Southside Cooks Lane	Pre app	84
Sum			222

Total	475	Permitted or pending before BLD gets sorted. 575 remaining
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1024 Built or pending with NO infrastructure.

AGENDA ITEM 12

CONSIDERATION OF THE CDC SOUTHBOURNE ALLOCATION DEVELOPMENT PLAN DOCUMENT TO REGULATION 18 CONSULTATION AND TO AGREE THE RESPONSE FROM SOUTHBOURNE PARISH COUNCIL.

Members are required to **REVIEW** and **CONSULT** on the Southbourne Allocation Development Plan. Details can be found via the Link: <https://chichester.oc2.uk/> . Questions to be answered are set out below.

Main Document - <https://chichester.oc2.uk/document/56>

4.11. Question for Reg.18 consultation:

Q1. Do you agree with the vision and objectives set out? If not, please set out how you think they should be amended.

5.22. Questions for Regulation 18 consultation:

Q2. Do you agree with the list of benefits or challenges set out above?

Q3. Are there other benefits or challenges that you think should also be included?

Q4. In this scenario, what do you think would be the challenges or issues if there wasn't a vehicular bridge over the railway line?

Please set out reasons for the answers given.

5.34. Questions for Regulation 18 consultation:

Q5. Do you agree with the list of benefits and challenges set out above?

Q6. Are there other benefits and challenges that you feel should also be included?

Q7. In this scenario, what do you think would be the challenges or issues if there wasn't a vehicular bridge?

Please set out reasons for the answers given.

5.46. Questions for Regulation 18 consultation:

Q8. Do you agree with the list of benefits and challenges set out above?

Q9. Are there other benefits and challenges that you feel which should also be included?

Please set out reasons for the answers given.

5.47. Question for Regulation 18 Consultation

Q10. Which scenario do you feel should be selected as the preferred option for allocation? Please rank from 1st (most preferable) to 3rd (least preferable).

Please set out the reasons for your ranking.

Assessment Framework - <https://chichester.oc2.uk/document/55>

2.39. Question for Regulation 18 consultation:

Q11. Do you agree with the list of opportunities or constraints set out above?

Q12. Are there any others which should be mentioned in relation to either category?

3.12. Question for Regulation 18 consultation

Q13. Do you have any comments on the infrastructure requirements set out above, including how they could/should be most effectively delivered?

4.28. Question for Regulation 18 Consultation

Q14. Do you have any comments on the assessment methodology?

6.1. Question for Regulation 18 consultation

Q15. Do you have any comments on the site assessment scoring set out above?

Southbourne Allocation DPD Reg 18 Interim Sustainability Appraisal – comment to be made

DOCUMENT: [Southbourne Allocation DPD Reg 18 - Interim Sustainability Appraisal \(814.08 KB\)](#)

Southbourne Allocation DPD Reg 18 - Viability Assessment - Comment to be made for each document

DOCUMENT: [Southbourne Allocation DPD Reg 18 - Viability Assessment Stage 1 \(1.01 MB\)](#)

DOCUMENT: [Southbourne Allocation DPD Reg 18 Viability Assessment Appendix 1 \(834.88 KB\)](#)

DOCUMENT: [Southbourne Allocation DPD Reg 18 - Viability Assessment Appendix 2 \(856.34 KB\)](#)

DOCUMENT: [Southbourne Allocation DPD Reg 18 - Viability Assessment Appendix 2a \(918.38 KB\)](#)

Decision: Members are required to AGREE a response to each question or comment on the Plan Consultation.

AGENDA ITEM 13

UPDATE FROM CHAIR ON THE CDC PLANNING COMMITTEE DECISION REGARDING THE LAND NORTH & EAST 127 MAIN ROAD

To **NOTE** the update given by the Chair.

AGENDA ITEM 14

CONSIDERATION OF SUPPORT OF LETTER GENERATED BY SOSCA (SAVE OUR SOUTH COAST ALLIANCE) TO BE SENT TO THE SECRETARY OF STATE RELATING TO SOUTHERN WATER PLANS

Members are asked to **REVIEW** the letter sent by Libby Alexander, SOSCA and to **CONSIDER** supporting the letter as detailed below.

“The Rt Hon Steve Reed OBE MP
Secretary of State for the Environment, Food and Rural Affairs
House of Commons
London SW1 0AA

SW ‘ Water Resources Management Plan’ – November 2024

Dear Secretary of State Reed,

We understand that the government is keen to promote national infrastructure projects which is to be applauded. Amongst those being put forward is the Southern Water’s ‘Water Resources Management Plan’ whereby the

Portsmouth Water's Havant Thicket Reservoir will be used for recycled effluent from the SW's Budds Farm Water Treatment Works. This action will affect communities in East Hampshire and the western communities in West Sussex.

This project requires the recycling of effluent to create an end product of potable water. This has never been done before in this country. Portsmouth Water received planning permission for its Havant Thicket Reservoir because it will be filled with the spring fed waters from the aquifers of Bedhampton. This was fully agreed upon by Havant Borough Council, and all the communities. Since then Southern Water have retrospectively requested planning permission to undermine this situation to the disquiet of all the Portsmouth Water customers.

This is a project that is a public utility paid for by the taxpayers which has had very little consultation and oversight and which will involve a system never before used in the UK. We are aware that Southern Water has not followed the guidelines to ensure the full engagement of the communities during the formative years. This is indicative of why there is a general consumer distrust in Southern Water and the water sector generally.

We have deep concerns over the efficacy of this whole project which, as it stands, will impact the health of the communities and future generations together with lasting damage to the environment. The possibility of hundreds of thousands of customers using single use bottled water on a daily basis is very real. There has been very little action by Southern Water to offer and research alternative less costly and less damaging alternatives - Tanking water from Norway is not a financial nor sustainable alternative.

As a result action groups have come together to express to you, as Secretary of State, their deep concerns over the integrity of the future of their drinking water and we request the appropriate authorities to consent to the following action:

- An in depth independent review of the entire proposed infrastructure by independent qualified professionals in this field be published.
- An in depth independent review of the ability for SW's recycling engineering to satisfactorily cleanse the recycled effluent removing all known chemical pollutants and pharmaceutical contaminants by independent specialists in this field.
- An in depth independent review of the costings of all the proposed infrastructure, pipes, pumping stations, etc. by independent financial advisers.
- And a costings of the ongoing maintenance required for a project that will be required to run daily all year round and not just in drought conditions and to forecast the life time of such a project.
- An independent review of the state of the infill-site at Broadmarsh which will be cut open to enable all the 45kms of piping required to transfer the water to the Otterbourne pumping station and beyond.
- And for the forecasting of the chemical and health impacts the opening of this infill site will have on the harbour and communities.

Libby Alexander
SOSCA
Save Our South Coast Alliance"

Decision: Members are required to AGREE if they wish to support the letter to the Sec. of State.

AGENDA ITEM 15

TO APPROVE THE DRAFT LETTER TO ENVIRONMENT AGENCY REGARDING DRAINAGE SURVEY REFERS TO MINUTE 117.B

DECISION: Members are required to APPROVE the drafted letter to the EA.

AGENDA ITEM 16

TO NOTE THE DATE AND TIME OF THE NEXT MEETING

Thursday 12th December 2024, 6pm at St Johns Church Centre.