

PLANNING 12th May 2022

REPORTS

Agenda Item 1

TO ELECT CHAIR AND VICE CHAIR FOR THE PLANNING COMMITTEE.

Members are invited to elect the Chairman and Vice Chairman for the Planning Committee

Agenda Item 4

TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON THURSDAY 21ST APRIL 2022

Members are asked to approve the Minutes of the Planning Committee Meeting held on the 21st of April 2022 (appendix 1)

Appendix 1



Southbourne Parish Council

The Village Hall
First Avenue,
Southbourne
PO10 8HN

Clerk to the Council

Sheila Hodgson

www.southbourne-pc.gov.uk

Minutes of the Meeting of Southbourne Parish Council's Planning Committee held 21st April 2022

Present: Cllrs: A. Tait (Chairman), T. Bangert, J. Brown, C. Bulbeck, D. James, D. Riddoch and R. Taylor

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

94. CHAIRMAN'S WELCOME AND INTRODUCTION

The Chairman welcomed everyone and opened the meeting at 6.30pm

95. APOLOGIES FOR ABSENCE

There were no apologies for absence

96. TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 31ST MARCH 2022

Members **AGREED** to **APPROVE** the Minutes of the Planning Committee held on 31st March and they were signed by the Chairman.

97. DECLARATIONS OF INTEREST.

There were no declarations of interest.

98. ADJOURNED FOR OPEN FORUM

There were no members of the public wishing to speak within the Open Forum.

99. CONSIDERATION OF PLANNING APPLICATIONS INCLUDING ANY SUBSEQUENT APPLICATIONS FOR WEEK 15 WHICH WERE NOT CIRCULATED AT THE TIME OF ISSUING THIS AGENDA.

- I. 21/03184/DOM
Members unanimously AGREED to support this application. There were no objections.
- II. 22/00400/DOM
Members unanimously AGREED to support this application. There were no objections.
- III. 22/00590/PA3MA
Members AGREED to support this application. However, it was NOTED that the Noise Impact Assessment was completed in July 2020 and, as such, will now be out of date.
- IV. 22/00738/PREFH
This application was inaccessible on the planning portal and, as such, could not be considered by the Planning Committee. Members AGREED to object to the application on the grounds that the details are not accessible. Members further AGREED for Officers to contact CDC to confirm why the application was not accessible and to advise of the objection.
- V. 22/00573/DOM
Members unanimously AGREED to support this application. There were no objections.
- VI. 22/00722/DOM
Members unanimously AGREED to object to this application for the following reasons:
 1. The proposed plans do not indicate whether or not the dormer windows conform to emergency egress standards. This uncertainty means that the Planning Committee cannot support this application.
 2. The dormer windows and skylights are not in conformity with neighbouring properties and, as such, would change the street scene.

Members AGREED to change the order of business and take the additional agenda item previously circulated at this time.

100. CONSIDERATION OF CONSULTATION FOR TEMPORARY ROAD CLOSURES STREET PARTY – MANOR GARDENS / SOUTHBOURNE - 5 JUNE 2022

Members unanimously AGREED to support the application. Members further AGREED to Officers writing to CDC to advise of the Picnic In The Park, organised by Southbourne Parish Council, being held very near to the site of this road closure. Members further AGREED that if it is possible to do so Cllr. D James will make contact with the Applicant to discuss working in conjunction with the Street Party.

101. NEIGHBOURHOOD PLAN – TO NOTE ANY UPDATES ON THE EXAMINATION

There were no updates to note.

102. TO NOTE TIME AND DATE OF NEXT MEETING

Next meeting will be Thursday 12th May 2022 at 18:30pm, St John's church, Southbourne

The Chairman closed the meeting at 18.56pm

Signed.....

Dated.....

END

Agenda Item 5


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 6

To AGREE the Terms of Reference as adopted by Full Council at their meeting 10th May 2022 and consideration of any recommendations back to Council if necessary.

Members are asked to review the Terms or Reference for the Planning Committee and **AGREE** to adopt as proposed or amended:

 SOUTHBOURNE PARISH COUNCIL PLANNING COMMITTEE TERMS OF REFERENCE: ADOPTED	
Members of the Authority = 6 Quorum = 3 Frequency of Meetings = 3 weekly	
Function of Committee	Delegation of Functions
To consider weekly planning lists from Principal Council Planning Authority. To consult and submit comments, observations and recommendation on applications, in line with any adopted Local Plan, Neighbourhood plan and NPPF prior to submitting approval/objection to Planning authority.	Committee
Making observations on applications for amendments or appeals to planning and other related consents or decisions previously granted by any authority	Committee
	Committee

<p>Making observations on highways consultations including all on-road issues including on street parking, car parks, public rights of ways and Traffic Regulation Orders and submitting comments and recommendations to relevant higher authority</p> <p>Streetlights*</p> <p>To oversee maintenance and supply of Parish owned lights</p> <p><i>Power but not the duty to light roads and public places. Maintenance & upgrading of Street lights. Parish Councils Act 1957 s 3:</i></p> <p>SID's (Speed Indicator Devices) (To be updated following decisions on recommendations at SPC May meeting)</p>	<p>Operational management Parish Clerk & Officers</p> <p>Committee for strategic overview Operational management Parish Clerk</p>
<p>Neighbourhood Plan Working Group</p> <ul style="list-style-type: none"> • Production of Neighbourhood Plan 	<p>With recommendation to Committee on major strategic decisions</p>

Agenda Item 8

CONSIDERATION OF PLANNING APPLICATIONS WEEKS 16-18.

Week 16- No applications

Week 17

- I. SB/22/00656/DOM - Case Officer: Louise Brace
Mr Jeremy Littler. Gosden Green Nursery 112 Main Road Southbourne West Sussex.
Relocation of front entrance and addition of new porch. Demolition of existing conservatory and proposed 2 storey extension to the south elevation, infill of 1 no. window on west elevation, internal ground floor reconfiguration and relocation of car parking to garden.

To view the application use the following link;

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R8SNA3ERM9A00>

Week 18

- I. SB/22/00884/DOM - Case Officer: Rebecca Perris
Mr and Mrs Griffiths. 112 Stein Road Southbourne West Sussex PO10 8LU. Single storey side extension and alterations to garage.

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R9O2LKERMXP00>

Agenda Item 9

Amended Planning Applications:

- I. SB/21/02414/FUL Proposal: Erection of 1 no. two-bedroom chalet bungalow and associated landscaping.

Chichester District Council



Mrs Kate Bain
1 First Avenue
Southbourne
Emsworth
West Sussex
PO10 8HN

If calling please ask for: Customer Services
01243 534740
E-mail
contact@chichester.gov.uk

Our ref:
Your ref:

21st April 2022

Dear Mrs Bain

Planning Application: SB/21/02414/FUL
Proposal: Erection of 1 no. two-bedroom chalet bungalow and associated landscaping.

Green Orchards Inlands Road Nutbourne PO18 8RJ

I write to inform you that amendments to the above-mentioned application for planning permission have been submitted to the Council which take the following format:-

1 Substitute Plans: Various plans dated 15.04.22

The application and plans may be inspected by visiting the Council's web site (www.chichester.gov.uk) or at the above office. Any comments which you wish to make on the application should be forwarded in writing to this office by **5 May 2022**, quoting the application number given above. This correspondence will be available for public view, under the Access to Information Act, including on the Council's website. Letters of representation will not be individually acknowledged

If you have already written in on this application your views will be taken into consideration and it is not necessary to write again unless you wish to make additional comments. You may wish to monitor the progress of the application on the Council's web site and if it is to be determined by a committee, check arrangements for public speaking, <http://www.chichester.gov.uk/planningcommitteedates>

Yours sincerely



Andrew Frost
Director of Planning and the Environment

Chichester District Council

East Pallant House, 1 East Pallant, Chichester, West Sussex PO19 1TY
Telephone (01243) 785166 Fax: (01243) 776766 DX: 30340 CHICHESTER www.chichester.gov.uk
Office opening hours at East Pallant House are: Monday - Friday 9.00am - 4pm

Agenda Item 10

Consideration of any Planning Appeals.

- I. DCLG Ref No: APP/L3815/D/22/3296842 Application No: SB/21/02363/DOM
Site Location: Slipper Mill Cottage, 53 Slipper Road, Southbourne, PO10 8BS
Proposed Development: Installation of 3 no dormers. Start Date: 22.04.2022

Chichester District Council



Mrs Maria Carvajal-Neal
1 First Avenue
Southbourne
Emsworth
West Sussex
PO10 8HN

If Calling please ask for: Rebecca Perris
01243 534734
E-mail
planningappeals@chichester.gov.uk

Our Ref: SB/21/02363/DOM

Date: 26th April 2022

Dear Sir/Madam,

**Town and Country Planning Act 1990
Notification of Planning Appeal**

DCLG Ref No: APP/L3815/D/22/3296842
Application No: SB/21/02363/DOM

Appellant's Name: Mr & Mrs Burke
Site Location: Slipper Mill Cottage , 53 Slipper Road, Southbourne, PO10 8BS
Proposed Development: Installation of 3 no dormers.
Start Date: 22.04.2022

An appeal has been lodged against the refusal of Planning Permission, details shown above.

The appeal will be determined on the basis of **Written Representations**. This may be subject to review at a later date. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

As this appeal is proceeding under the **Householder Appeals Service** there is no opportunity for you to submit further comments.

Please note we have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to withdraw any representations you made on the application, you must make this request to the Planning Inspectorate by 29th April 2022.

Information provided in your representation will be published. This may include your name and address, but personal telephone numbers, email addresses and signatures of individuals will be removed. If you object to publication in this way, please contact the Planning Inspectorate.

The appeal documents are available for inspection at Chichester District Council Offices or through the Council's website at <https://publicaccess.chichester.gov.uk/> by searching using the Council's appeal reference SB/21/02363/DOM.

The Council's statement will also be available but please check before coming to the office if you particularly wish to see it. A copy of the appellant's grounds of appeal is available during normal office hours or through the Council's website.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

The Planning Inspectorate aims to deal with appeals following this procedure within 8 weeks of the appeal start date. When made, the decision will be published on the Planning Portal.

Yours faithfully

Andrew Frost

Director of Planning and the Environment
Planning Services

- II. DCLG Ref No: APP/L3815/W/22/3296444 Application No: SB/21/03665/FUL
Site Location: Land East Of Priors Orchard, Inlands Road, Nutbourne,
Chichester West Sussex PO18 8RJ

Chichester District Council



Mrs Maria Carvajal-Neal
1 First Avenue
Southbourne
Emsworth
West Sussex
PO10 8HN

If Calling please ask for: Calum Thomas
01243 534734
E-mail
planningappeals@chichester.gov.uk

Our Ref: SB/21/03665/FUL

Date: 5th May 2022

Dear Sir/Madam,

**Town and Country Planning Act 1990
Notification of Planning Appeal**

DCLG Ref No: APP/L3815/W/22/3296444
Application No: SB/21/03665/FUL

Appellant's Name: Seawards Properties Ltd.
Site Location: Land East Of Priors Orchard, Inlands Road, Nutbourne, Chichester
West Sussex PO18 8RJ
Proposed Development: Construction of 9 no. dwellings.
Start Date: 04.05.2022

An appeal has been lodged against the non-determination, details shown above.

It has been agreed by the Ministry for Housing, Communities and Local Government Planning Inspectorate that the appeal will be dealt with by way of a **hearing**. I will confirm the hearing date in due course. This may be subject to review at a later date.

The hearing procedure is designed to allow for discussions of the essential elements of an appeal in a less formal and more relaxed atmosphere than at a public inquiry. To this end the venue for the hearing will be informal and the Inspector and the parties will if possible sit round the same table.

The procedure to be followed is set out in Part 2 of The Town and Country Planning (Enforcement) (Written Representations Procedure) (England) Regulations 2002.

Please note we have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to elaborate, or modify/withdraw your previous comments, you can do so on the Inspectorate Website at <https://acp.planninginspectorate.gov.uk>.

If you do not have access to the internet, you can send your comments to the Planning Inspectorate at the address overleaf.

All representations must be received by 8th June 2022. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference, SB/21/03665/FUL.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

Information provided in your representation will be published. This may include your name and address, but personal telephone numbers, email addresses and signatures of individuals will be removed. If you object to publication in this way, please contact the Planning Inspectorate.

The appeal documents are available for inspection at Chichester District Council Offices or through the Council's website at <https://publicaccess.chichester.gov.uk/> by searching using the Council's appeal reference SB/21/03665/FUL.

The Council's statement will also be available but please check before coming to the office if you particularly wish to see it. A copy of the appellant's grounds of appeal is available during normal office hours or through the Council's website.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

When made, the decision will be published on both the Planning Inspectorate and the Council's website. If you wish to be advised of the outcome of the decision, you must write to the Planning Inspectorate and request that they notify you of the decision.

Yours faithfully
Andrew Frost
Director of Planning and the Environment
Planning Services

Agenda Item 11

To receive an update on application 22/00738/PREFH ref min.99 IV.

Dear Maria,

Thank you for your email.

I can advise that the application was for pre-application meeting following a previous application. The documents should be available through the consultee access on Chichester Public Access.

I can advise that pre-application advice has been given for this application. The Parish Council will have the opportunity to comment on any application submitted following this pre-application.

Please do not hesitate to contact me if I can be of any further assistance.

Kind regards,



Rebecca Perris
Planning Officer
DM Applications
Chichester District Council

Ext: 24112 | Tel: 01243 534734 | rperris@chichester.gov.uk | Fax: 01243 776766 |

For all the latest coronavirus and council news, sign up to our monthly email newsletter:
<http://www.chichester.gov.uk/newsalerts>

East Pallant House opening hours: 9am-4pm Monday to Friday



From: Maria Carvajal-Neal <deputyclerk@southbourne-pc.gov.uk>

Sent: 22 April 2022 09:36

To: dcplanning shared <dcplanningshared@chichester.gov.uk>

Subject: 22/00738/PREFH

Hello,

RE: 22/00738/PREFH

Could we have an update on this application? Members were due to consider this at the Planning Committee meeting yesterday but the application has been inaccessible on the portal.

Please be advised that Southbourne Parish Council Planning Committee have agreed to object to this application until it is made accessible, or we are notified that it has been withdrawn.

Kind regards

Maria Carvajal-Neal

Agenda item 12

To NOTE that West Sussex County Council has received a request for Temporary Traffic Regulation:

Priors Leaze Lane, Nutbourne. Reason for TTRO Road Closure from the junctions with Hambrook Hill South to Cooks Lane with works taking place outside Priors Leaze Farm to clear a blockage



Please be advised that West Sussex County Council has received a request for Temporary Traffic Regulation as follows:

Road Name	Priors Leaze Lane	
Village/Town/Parish	Nutbourne, Southbourne CP	
Specific Location	Priors Leaze Lane, Nutbourne	
Reason for TTRO	Road Closure from the junctions with Hambrook Hill South to Cooks Lane with works taking place outside Priors Leaze Farm to clear a blockage	
Proposed Start Date / Time	Date: 29th June 2022	Time: 09:30
Proposed End Date / Time	Date: 1st July 2022	Time: 15:30
The restriction will be effective	Day-time only from (time) 09:30 to (time) 15:30	
Access arrangements	Access maintained for emergency services, residents and pedestrians	
Applicant name	BT	
Applicant contact tel number	02476642814	
Any other details	For more information about this proposed TTRO please visit: https://one.network/?tm=128230604	

The application is currently being processed and you will be advised further when details are confirmed.

Yours faithfully,

West Sussex County Council

Streetworks Team

[Report a problem with a road or pavement](#) or [raise a highways related enquiry](#)

Follow us at [@WSHighways](#)

Email: ttro@westsussex.gov.uk

Agenda Item 14

To consider an amendment to the date of the following meetings:

- 2nd June 2022 due to bank holiday.
- 29th December 2022 due to CDC closing down for this date.

RECOMMENDATION that the planning meeting scheduled for Thursday 2nd June 2022 is rescheduled to Thursday 9th June to accommodate the Bank Holiday for the Queen's Jubilee.

RECOMMENDATION that the planning meeting scheduled for Thursday 29th December 2022 is rescheduled to Thursday 22nd December 22nd due to CDC closing down between the Christmas and New Year period, therefore no applications are likely to be received for this period.

Agenda item 15

To NOTE date and time of Next Meeting.

Date to be confirmed as per agenda item 9.

Location; St John's Church, Southbourne 18:30.