



Southbourne Parish Council

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REPORTS- PLANNING 12th DECEMBER 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 21st November 2024

Minutes of the Meeting of Southbourne Parish Council's Planning Committee held Thursday 21st November 2024

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

In Attendance: M. Banach (Administrator)

The meeting started at 18:00.

122. CHAIRMAN'S WELCOME AND INTRODUCTION

The Chair welcomed everyone to the meeting.

123. APOLOGIES FOR ABSENCE

Apologies had been received from N. Redman due to family commitments.

124. 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 31st October 2024.

125. DECLARATIONS OF INTEREST

There were no declarations of interest.

126. ADJOURNMENT FOR PUBLIC OPEN FORUM

Adjourned at 18.04

Ceri Stunt attended the meeting and spoke about the current CDC-led Southbourne Allocation Plan Consultation. She raised concerns about the 'Mixed' option and the lack of reference to road widths around the

Parish, particularly Inlands Road which will cause problems with access. She also highlighted Network Rail's well-documented concerns about the Inlands Road Crossing and so questions the real viability of this proposal.

She raised issues with the Sustainability Assessments completed and has concerns that it didn't consider protected species of animals, such as bats, barn owls, Hazel Dormice and Buzzard nesting, as well as the trees that are subject to a preservation order that would need to be removed to allow for the road and bridge running through.

She stated that there is very little reference to sewage and would like to see capacity figures from Southern Water relating to the Combined Sewer Overflow into the Ham Brook and the School Lane Pumping Station.

She feels that people within Southbourne have no viable option to vote on when key information hasn't been provided for any of the scenarios posed and after attending the in-person Consultation, she felt there is no guarantee of the required infrastructure improvements will be delivered.

There were no further speakers.

Readjourned at 18.07

127. CLERK'S UPDATE

To **NOTE** that the Southbourne Allocation Plan Consultation took place on Wednesday 20th November and the closing date for the Consultation is at 5pm on 12th December 2024. This was **NOTED**.

There were no further updates.

128. PRESENTATIONS

Meeting Adjourned at 18.08

Members **RESOLVED** to Adjourn the meeting to receive a presentation from Elivia Homes regarding the Cook's Lane application. David gave an update on his communication with National Rail and highways which has made a lot of progress. Ian gave information on the Green Ring and requested a meeting with Council to discuss what it should look like on this Development.

Members asked that appropriate dates to meet with Elivia to discuss the Green Ring be arranged.

Comments from Elivia and Members included:

- It looks as though Elivia and the Landowners will split the cost of the funding for the Footbridge but they are also considering other funding options.
- The bridge will have a gulley to ensure easy movement with bicycles.
- National Rail will own the bridge once it has been constructed.
- Highways are currently working on technical assessments.
- Elivia is planning on creating a masterplan design of the Green Ring, ready for the Outline stage, estimated to be in February.
- Technical Assessments of the Land have been completed, and a map was shown of the findings including areas prone to flooding. Architects are looking at the plans for the layout of homes, but they are focusing on the technical elements first.

Meeting Readjourned at 18.48

129. CONSIDERATION OF PLANNING APPLICATIONS WEEKS 44-46

Week 44

24/02176/FUL - Glebe Farm Nutbourne Chichester West Sussex

Members **AGREED** to **OBJECT** to this application for the following reasons:

- They felt there wasn't enough clarification on the drainage and flood risk.
- They would like to view a response from the Harbour Conservancy.
- They would like confirmation on whether there is an Agricultural Covenant on the Farmland like there is on neighbouring Farms.

24/02274/DOM - 2 Cheshire Way Southbourne Emsworth West Sussex

Members **AGREED** that they had no objections to this application.

Week 45

24/02255/DOM - Marsh Farm Lane Nutbourne Chichester

Members **AGREED** to **OBJECT** to this application due to it being within a Wildlife Corridor, as per the Southbourne Parish Neighbourhood Plan, Policy SB13: Green and Blue Infrastructure Network.

Week 46

24/02464/DOM - Tree Tops Inlands Road Nutbourne Chichester

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

24/02501/DOM - The Manor House Prinsted Lane Prinsted Emsworth

Members **AGREED** that they had no objections to this application.

24/02502/LBC - The Manor House Prinsted Lane Prinsted Emsworth

Members **AGREED** that they had no objections to this application.

130. CONSIDERATION OF AMENDED APPLICATIONS:

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

131. 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. 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.

c. 10.3 21/00323/CONMHC & 23/00209/OPEDDEV: CH/59 & CH/60. Site at Churcher's Copse Barn, Hambrook

Members **NOTED** that there was no update on this appeal.

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

Members **NOTED** that there were no updated applications to consider.

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

Members **CONSIDERED** their responses to the following questions by CDC in regard to Southbourne Allocation Development Plan Document to Regulation 18 Consultation.

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?

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?

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?

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)

Assessment Framework -

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?

Members were also invited to make comments on:

Southbourne Allocation DPD Reg 18 Interim Sustainability Appraisal

Southbourne Allocation DPD Reg 18 - Viability Assessment

Following a lengthy discussion on the points above and due to the time of the meeting, Members agreed to defer their final decision on their response to a future agenda.

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

Cllr. Tait was unable to provide the update on this agenda item due to time constraints so it will be carried over to the next meeting.

135. 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 **AGREED** to support the letter generated by SOSCA to be sent to the Secretary of State and would like Officers to send it.

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

Members **APPROVED** the draft letter and would like Officers to send it to the Environment Agency.

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

Thursday 12th December 2024, 6pm at St. John's Church Centre

The meeting closed at 20.30

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** that the Environment Agency for Planning Application for 24/01161/OUTEIA have confirmed that the Lead Local Flood Authority would be dealing with this application as it is surface water being discharged into the ditches. However, they have amended their previous comment and suggested that the developers may also need to apply for a Permit which is separate to the Planning Application.

To **NOTE** that the support for SOSCA's letter has been sent.

To **NOTE** the results from the Council for Preservation for Rural England (CPRE) Sewage Survey have been published. If anyone wishes to view, please contact officers for a copy.

Members are asked to **NOTE** that the reports Southbourne Parish Council commissioned in 2017 as part of a transport study to check whether a bridge and links to the west (as anticipated in NP1) could be accommodated on the land available, were forwarded to CDC and Tibbalds as approved. Both parties have thanked SPC for furnishing them with these documents.

Members are asked to **NOTE** the update on the “Examination of Chichester Local Plan - SFRA Documents - Inspector led Consultation”.

AGENDA ITEM 7

No requests have been received.

AGENDA ITEM 8

CONSIDERATION OF PLANNING APPLICATIONS WEEKS 47-49

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 47

8.1.1 24/02508/DOM - Case Officer: Emma Kierans

Mr & Mrs Merriman

35 Kelsey Avenue Southbourne Emsworth West Sussex

Retrospective application under s73a for a garage extension.

O.S. Grid Ref. 477091/106342

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SMFLVBERLZE00>

8.1.2 24/02609/OBG - Case Officer: Joanne Prichard

David West

Land North Of Main Road And West Of Inland Road Southbourne Emsworth Hampshire

Variation to the S106 sport and leisure agreement dated 2nd April 2015 for planning application SB/14/02800/OUT.

O.S. Grid Ref. 477412/105632

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SMY4WGER0ZU00>

Week 48

8.2.1 24/01908/DOM - Case Officer: Emma Kierans

Mr David Spice

67 Stein Road Southbourne Emsworth PO10 8LE

First floor extension on top of existing ground floor extension.

O.S. Grid Ref. 476927/106035

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SIGPD6ERKM700>

8.2.2 24/02291/DOM - Case Officer: Emma Kierans

Mr & Mrs Openshaw

41 Manor Way Southbourne Emsworth West Sussex

Two storey side extension.

O.S. Grid Ref. 476683/106067

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SL7BBCERLJN00>

8.2.3 24/02605/TPA - Case Officer: Henry Whitby

WSCC Highways

Land North Of Hartland Court Southbourne West Sussex

Fell 1 no. Holm Oak tree (quoted as T1000001, TPO'd as T1) subject to SB/68/00866/TPO.

O.S. Grid Ref. 476930/106236

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SMXTCYERM6M00>

Week 49

24/02645/FUL - Case Officer: Emma Kierans

Mr Ben Hollington

The Sussex Brewery 36 Main Road Southbourne Emsworth

Proposed access door on west elevation.

O.S. Grid Ref. 475462/105739

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SN6UCXERM9B00>

24/02646/LBC - Case Officer: Emma Kierans

Mr Ben Hollington

The Sussex Brewery 36 Main Road Southbourne Emsworth

Proposed access door on west elevation, internal alterations including staircase to first floor accommodation.

O.S. Grid Ref. 475462/105739

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SN6UD6ERM9D00>

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 showing as 'Appeal Dismissed' 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.

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