



Southbourne Parish Council

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REPORTS- PLANNING 9th JANUARY 2025

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 12th December 2024

Minutes of the Meeting of Southbourne Parish Council's Planning Committee held Thursday 9th January 2025

Present: Cllrs: A. Tait (Chair), N. Redman (Deputy Chair), K. Sivyver, M. Wheeler and J. Money.

In Attendance: M. Banach (Administrator)

The meeting started at 18:00.

1. CHAIRMAN'S WELCOME AND INTRODUCTION

The Chair welcomed everyone to the meeting.

2. APOLOGIES FOR ABSENCE

Apologies had been received from L. Meredith. No further apologies were received.

3. TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 12th DECEMBER 2024

Members **AGREED** to **APPROVE** the Minutes of the meeting held on 12th December 2024.

4. DECLARATIONS OF INTEREST

There were no declarations of interest.

5. ADJOURNMENT FOR PUBLIC OPEN FORUM

C. Stunt wished to make comment regarding her Planning Application (Agenda item 9.2) and explained that she planned to improve biodiversity around the pond area and provide gaps under fences to allow easy movement of hedgehogs.

C. Stunt also made comment regarding 24/01161/OUTEIA relating to updates made by Network Rail on the Portal. Network Rail have stated that they are lifting the holding rejection, and she was unsure what this meant. She would like to see clarification of this statement made.

6. CLERK'S UPDATE

Members were asked to **NOTE** the correspondence from Jackie Mellish regarding Mountain Ash, 106 Main Road, Southbourne, PO10 8AY, CDC ref SB/24/00315/CONCOU.

7. PRESENTATIONS

There were no presentations.

8. CONSIDERATION OF PLANNING APPLICATIONS WEEKS 50-52

Week 50

8.1.1 24/02653/TPA - 32 Russet Gardens Hermitage Southbourne
Application was withdrawn prior to meeting.

8.1.2 24/02693/DOM - Rosebrook Farm Lane Nutbourne
Members **AGREED** that they had **NO OBJECTIONS** to this application.

9. CONSIDERATION OF AMENDED APPLICATIONS:

9.1 24/02176/FUL – Glebe Farm Nutbourne Chichester West Sussex PO18 8RZ

Members **AGREED** to uphold the **OBJECTION** to this application as it doesn't conform with Policy SB1 of the Southbourne Neighbourhood Plan as it is outside the settlement boundary.

"POLICY SB1: DEVELOPMENT WITHIN AND OUTSIDE THE SETTLEMENT BOUNDARIES:

B. Development proposals outside the Settlement Boundaries are restricted to those which require a countryside location or meet an essential local rural need or supports rural diversification in accordance with development plan policy on development in the countryside and the alteration, change of use or reuse of existing buildings in the countryside."

9.2 24/02464/FUL – Tree Tops Inlands Road Nutbourne Chichester West Sussex PO18 8RJ
Members **AGREED** that they had **NO OBJECTIONS** to this application.

10. CONSIDERATION OF PLANNING APPEALS:

a. **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.

b. **10.2 24/01171/ELD - 35 KELSEY AVENUE SOUTHBOURNE EMSWORTH WEST SUSSEX PO10 8NG**

Members **NOTED** that this application has now been approved.

11. 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.

12. Members **NOTED** the correspondence from CDC regarding the TPO for SB/22/00327/TPO – The Sussex Brewery. Members **AGREED** for Officers to get clarification on the wording of the changes made on these trees to confirm whether they are still protected.

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

Thursday 23rd January 2025, 6pm at St. John's Church Centre

The meeting closed at 18.17

Signed

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Dated

DECISION:

Do Members **AGREE to APPROVE** the minutes of the Planning Meeting held on the 12th December 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

Members to **NOTE** the Response from the Conservation and Design Team for application 24/02646/LBC.
Members to also **NOTE** that application 24/02645/FUL – The Sussex Brewery has been refused by CDC.
Members to **NOTE** the Enforcement Notice on application SB/23/00303/CONCOU.
Members to **NOTE** that confirmation has been sought regarding the change of wording for application SB/22/00327/TPO.

AGENDA ITEM 7

PRESENTATIONS

No presentations are scheduled for this meeting.

AGENDA ITEM 8

CONSIDERATION OF PLANNING APPLICATIONS

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 24/02477/DOM - Case Officer: Emma Kierans

Ms And Mr Mason And Grant

276 Main Road Southbourne Emsworth West Sussex

Single storey rear extension and 1 no. box dormer and 2 no. roof lights.

O.S. Grid Ref. 476821/105619

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

8.2 24/02755/FUL - Case Officer: Sascha Haigh

Mr James Luckas

Land North Of 235 Main Road Southbourne Emsworth West Sussex

2 no. dwellings with associated amenity space and parking.

O.S. Grid Ref. 476655/105663

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

AGENDA ITEM 9

CONSIDERATION OF AMENDED APPLICATIONS:

AGENDA ITEM 10

CONSIDERATION OF PLANNING APPEALS:

10.1 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.

10.2 24/01171/ELD - 35 KELSEY AVENUE SOUTHBOURNE EMSWORTH WEST SUSSEX PO10 8NG

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	Approved Local Plan		
	1			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
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AGENDA ITEM 12

TO CONSIDER AND RESPOND TO THE GREEN RING DRAFT LANDSCAPE FRAMEWORK AND THE CONSULTATION FOR ELIVA HOMES – COOKS LANE DEVELOPMENT

AGENDA ITEM 13

TO NOTE THE DATE AND TIME OF THE NEXT MEETING

Thursday 13th February 2025, 6pm at St Johns Church Centre.