



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 12th December 2024

Present: Cllrs: A. Tait (Chair), L. Meredith and N. Redman.

In Attendance: M. Banach (Administrator)

The meeting started at 18:02.

139. CHAIRMAN'S WELCOME AND INTRODUCTION

The Chair welcomed everyone to the meeting.

140. APOLOGIES FOR ABSENCE

Apologies had been received from K. Sivyer, R. Humphrey and J. Money due to illness and M, Wheeler due to holiday.

141. TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 21st November 2024

Members **AGREED** to **APPROVE** the Minutes of the meeting held on 21st November 2024. Members also **AGREED** to **APPROVE** the Minutes of the Extraordinary meeting held on 4th December 2024.

142. DECLARATIONS OF INTEREST

There were no declarations of interest.

143. ADJOURNMENT FOR PUBLIC OPEN FORUM

There were no speakers for Public Open Forum.

144. CLERK'S UPDATE

Members **NOTED** 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.

Members **NOTED** that the support for SOSCA's letter has been sent.

Members **NOTED** 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 were 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 were asked to **NOTE** the update on the "Examination of Chichester Local Plan - SFRA Documents - Inspector led Consultation".

145. PRESENTATIONS

There were no presentations.

146. CONSIDERATION OF PLANNING APPLICATIONS WEEKS 47-49

Week 47

8.1.1 24/02508/DOM - 35 Kelsey Avenue Southbourne Emsworth West Sussex

Members **AGREED** that they had **NO OBJECTIONS** to this application.

8.1.2 24/02609/OBG - Land North Of Main Road And West Of Inland Road, Southbourne Emsworth

Members **AGREED** that they had **NO OBJECTIONS** to this application.

Week 48

8.2.1 24/01908/DOM - 67 Stein Road Southbourne Emsworth PO10 8LE

Members **AGREED** that they had **NO OBJECTIONS** to this application.

8.2.2 24/02291/DOM - 41 Manor Way Southbourne Emsworth West Sussex

Members **AGREED** that they had **NO OBJECTIONS** to this application.

8.2.3 24/02605/TPA - Land North Of Hartland Court Southbourne West Sussex

Members **AGREED** to **OBJECT** to this application as they recognise that this tree is of great sentiment to the people of Southbourne and will be upset with the loss of it. However, they understand that highway safety is of paramount importance, so they understand the need for it to be removed and that a new tree will be planted. They do hope that WSCC will complete a full repair of the footpath once the tree has been removed.

Week 49

8.3.1 24/02645/FUL - The Sussex Brewery 36 Main Road Southbourne Emsworth

Members **AGREED** that they had **NO OBJECTIONS** to this application.

8.3.2 24/02646/LBC - The Sussex Brewery 36 Main Road Southbourne Emsworth

Members **AGREED** that they had **NO OBJECTIONS** to this application.

147. CONSIDERATION OF AMENDED APPLICATIONS:

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

148. CONSIDERATION OF PLANNING APPEALS:

a. 22/01477/FUL- GATEHOUSE, INLANDS ROAD, NUTBOURNE APP/L3815/W/24/3337056

Members **NOTED** that the Appeal has been dismissed.

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.

149. 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.

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

Members **NOTED** the update given by the Chair regarding the CDC Planning Committee Decision about the Land North and East 127 Main Road.

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

Thursday 2nd January 2024, 6pm at St. John's Church Centre

The meeting closed at 18.30

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

AGENDA ITEM 7

No requests have been received.

AGENDA ITEM 8

CONSIDERATION OF PLANNING APPLICATIONS WEEKS 50-52

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 50

8.1.1 24/02653/TPA - Case Officer: Henry Whitby

Ms Fenella Scurfield

32 Russet Gardens Hermitage Southbourne Emsworth

Fell 1 no. Hazel tree (quoted as T1) within Group, G1 subject to SB/94/00896/TPO.

O.S. Grid Ref. 475729/105839

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SN9048ERMAP00>

8.1.2 24/02693/DOM - Case Officer: Emma Kierans

MR WHITE

Rosebrook Farm Lane Nutbourne Chichester

Single storey extension to existing garage including a replacement door and associated works.

O.S. Grid Ref. 477546/105274

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SNHYF7ERMD500>

Week 51

No applications received.

Week 52

No applications received.

AGENDA ITEM 9

CONSIDERATION OF AMENDED APPLICATIONS:

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

9.2 24/02464/FUL – Tree Tops Inlands Road Nutbourne Chichester West Sussex PO18 8RJ

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 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
<div> <div>Total</div> <div>475</div> </div>				Permitted or pending before BLD gets sorted. 575 remaining

1024 Built or pending with NO infrastructure

AGENDA ITEM 12

Members are asked to **NOTE** the correspondence from CDC regarding the TPO for SB/22/00327/TPO – The Sussex Brewery.

AGENDA ITEM 13

TO NOTE THE DATE AND TIME OF THE NEXT MEETING

Thursday 23rd January 2025, 6pm at St Johns Church Centre.

