



Southbourne Parish Council

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REPORTS- PLANNING 13th FEBRUARY 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 23rd January 2025

Minutes of the Meeting of Southbourne Parish Council's Planning Committee held Thursday 23rd January 2025

Present: Cllrs: A. Tait (Chair), G. Kimpton-Scott, L. Meredith, S. Rosenberg, M. Wheeler.

In Attendance: M. Carvajal-Neal (Deputy Clerk), 2 Members of the public and 2 representatives of Elivia Homes.

The meeting started at 18:01.

1. CHAIRMAN'S WELCOME AND INTRODUCTION

The Chair welcomed everyone to the meeting.

2. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr. K. Sivyer (due to ill health) and from Cllr. N. Redman and Cllr. R. Humphries. No further apologies were received.

3. TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 9th January 2025

Members **AGREED** to **APPROVE** the Minutes of the meeting held on 9th January 2025.

4. DECLARATIONS OF INTEREST

There were no declarations of interest.

5. ADJOURNMENT FOR PUBLIC OPEN FORUM

The meeting was adjourned at 18:03

E. Medler spoke in relation to the Elivia application (Agenda item 12). She had attended the public consultation and wished to make comment to the Parish Council. She advised that she was concerned about the level of development taking place throughout the village and queried if the 90 proposed houses could be reduced in number. She is also concerned about the speed limit within the village particularly where the A259 increases from 30mph to 40mph, her concern is that cars already speed along that stretch of road and an increase in cars throughout the village would exacerbate the current issues. She noted that the application appeared to be somewhat sympathetic to the environment.

The Chair responded that Elivia has been working quite extensively with SPC and agreed that the proposed development does appear to be considerate towards the environment in comparison to other recent developments.

There were no other items for Open Forum.

The meeting was re-adjourned at 18:08.

6. CLERK'S UPDATE

174.1 Members **NOTED** that application 24/02645/FUL – The Sussex Brewery has been refused by CDC.

174.2 Members **NOTED** the Enforcement Notice on application SB/23/00303/CONCOU.

174.3 Members **NOTED** that confirmation has been sought regarding the change of wording for application SB/22/00327/TPO and that the tree is confirmed as having a TPO.

174.4 Members **NOTED** the WSALC report written by Steve Tilbury and that training sessions are available. Members to contact the office if they wish to attend any training.

174.5 Members **NOTED** the survey completed by CPRE Sussex as part of their “sewerage before development” campaign, for more information Members should contact the office.

174.6 Members **NOTED** the update from the Divisional planning Manager at CDC regarding the local plan.

174.7 Members **NOTED** the enforcement notice regarding Land Known As Thornam Products.

174.8 At the time of the meeting the relevant information regarding the Response from the Conservation and Design Team for application 24/02646/LBC was not available. As such this will be added to a future agenda.

7. PRESENTATIONS

There were no presentations.

8. CONSIDERATION OF PLANNING APPLICATIONS WEEKS 53-55

176.1 24/02477/DOM Members considered this application and **AGREED** that they had no objection to the application.

176.2 24/02755/FUL Members considered this application and **AGREED** to **OBJECT** to the application for the following reasons:

Material Considerations:

- Overlooking and loss of privacy- Due to the proximity of the proposed developments to the existing surrounding buildings the development would overlook neighbouring properties and gardens including a nursery, resulting in a lack of privacy for the existing properties.
- Overshadowing and loss of light- Due to the proximity of the proposed developments to the existing surrounding buildings the development would overshadow the existing buildings and gardens resulting in a loss of light.
- Scale and dominance- the proposed two storey building is too large in scale and would dominate the area and surrounding properties.
- Layout and density of buildings- The proposed development is situated too close to the neighbouring properties, leading to an increased building density in the area. This results in an overly congested environment.

- Highway safety- The single access lane to the proposed property which exits onto the A259, a busy road, is insufficient and poses a safety risk.
- Noise, dust and fumes- The proximity of the development to neighbouring properties would result in unacceptable levels of noise, dust and fumes during construction.
- The proposed development's close proximity to neighbouring properties would negatively impact the community for the reasons stated above. Additionally, the proximity of the proposed two-storey development to a neighbouring nursery is inappropriate and would adversely affect their use of outdoor space.

SPC Neighbourhood Plan:

- The proposed development is contrary to Policy SB3: Local Housing Needs- There is no requirement for three bedroom two-storey properties within the Parish of Southbourne.
- The proposed development is contrary to Policy SB4A: Design in Southbourne Parish- As the scale, density, massing, height and landscape design do not enhance the architectural and historic character of the area.

9. CONSIDERATION OF AMENDED APPLICATIONS:

There were no applications for consideration.

10. CONSIDERATION OF PLANNING APPEALS:

178.1 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.

178.2 24/01171/ELD - 35 KELSEY AVENUE SOUTHBOURNE EMSWORTH WEST SUSSEX PO10 8NG

Members **NOTED** that this application has now been approved but has not yet been updated on the planning portal.

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

179.1 The Chair advised that the Penny Lane application has now had the S106 agreement signed.

179.2 The Chair proposed that Officers contact the CDC Planning Officer with regards to the Metis Homes application on Inlands Road as several new pieces of information have been uploaded to the CDC planning portal for which the SPC planning committee has not been asked to review.

179.3 Members **AGREED** that Officers write to the planning officer to seek clarity as to whether this application will be resubmitted for consideration.

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

12. TO CONSIDER AND RESPOND TO THE GREEN RING DRAFT LANDSCAPE FRAMEWORK AND THE CONSULTATION FOR ELIVIA HOMES- COOKS LANE DEVELOPMENT

Members were asked to choose their preferred version of the proposed Green Ring included in the planning application and circulated separately. The Chair reminded Members that the detailed aspects of the development, including the Green Ring, would be reviewed during the Reserved Matters submission.

Members unanimously **AGREED** to support in principle the informal option of the Green Ring and further **AGREED** to review its finer details during the Reserved Matters submission.

Cllr. Meredith expressed her gratitude to the members of the public for their attendance and contributions. She emphasised that SPC Planning Committee Members are also residents of Southbourne and share the community's concerns about continuous development. However, she noted that the CDC's Local Plan mandates the construction of approximately 1,000+ homes in Southbourne. To ensure these homes adhere to the SPC NP policies and bring improvements or benefits to the village, it is essential to engage with developers.

She further highlighted that the developer present has worked closely with the Parish Council, regardless of their requirements. As a result, this development could bring positive enhancements to Southbourne, especially when compared to more recent developments.

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

Thursday 13th February 2025, 6pm at St. John's Church Centre

The meeting closed at 18.50

Signed

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Dated

DECISION:

Do Members **AGREE to APPROVE** the minutes of the Planning Meeting held on the 23rd January 2025.

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** the response from the WSCC Highway Network Management Plan (HNMP).

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 24/02863/DOM - Case Officer: Emma Kierans

Steve White

Cedar Croft 15 New Road Southbourne Emsworth Demolition of existing car port and shed. Erection of a replacement garage.

O.S. Grid Ref. 477067/105708

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SOKUEJERMQL00>

8.2 SB/24/02536/DOM - Case Officer: Emma Kierans

Mr Mark Layton

68 Main Road Southbourne Emsworth West Sussex

Loft conversion with 1 no. rear dormer extension, single storey rear extension, new open porch roof and erection of new rear 1 no. storage building.

O.S. Grid Ref. 475633/105726

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SMKMDOERM1K00>

8.3 SB/25/00101/DOM - Case Officer: Emma Kierans

Mr And Mrs A Lelliott

63 Priors Orchard Southbourne Emsworth West Sussex

Alterations to garage to create habitable accommodation including replacement of garage door with 1 no. window on east elevation.

O.S. Grid Ref. 477242/105814

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQ8982ERFHB00>

8.4 SB/25/00158/DOM - Case Officer: Miruna Turland

Josh and Marnie Soper and Williams

39 Woodfield Park Road Hermitage Southbourne Emsworth

Additional storey, infill existing porch, alterations to rear fenestration - (Variation of Condition 4 of Planning Permission SB/23/02056/DOM - for replacement of render with cladding on the first floor level).

O.S. Grid Ref. 475580/105884

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQJD83ERFLH00>

8.5 SB/25/00185/TPA - Case Officer: Henry Whitby

Unadopted land

Nutbourne House Farm Lane Nutbourne Chichester

Reduce north, east and west sectors by 3m on 1 no. Ash tree (T2) subject to SB/04/00928/TPO.

O.S. Grid Ref. 477847/105469

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQUOCERFHX00>

AGENDA ITEM 9

CONSIDERATION OF AMENDED APPLICATIONS:

There were no items for consideration.

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
REF: APP/L3815/X/24/3350962**

To **NOTE** that according to the weekly list, the appeal shows as permitted, however, 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
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
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Built or pending with NO infrastructure
1024

AGENDA ITEM 12

CONSIDERATION OF A PROPOSAL TO APPROACH CDC TO INCORPORATE THE PROVISION OF A NEW PARISH OFFICE AS PART OF ANY SIGNIFICANT NEW PLANNING APPLICATIONS

Members are asked to **CONSIDER** the proposal to approach CDC to incorporate the provision of a new Parish office as part of any significant new planning applications. The Chair may wish to give a verbal update on this item.

DECISION:

And if you want to add a purple decision: Do Members **AGREE** to **SUPPORT** the proposal.

AGENDA ITEM 13

TO NOTE THE DATE AND TIME OF THE NEXT MEETING

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