



Southbourne Parish Council

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REPORTS- PLANNING 6th MARCH 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 13TH FEBRUARY 2025

Minutes of the Meeting of Southbourne Parish Council's Planning Committee held Thursday 13th February 2025

Present: Cllrs: A. Tait (Chair), J. Money, S. Sivyver, M. Wheeler.

In Attendance: M. Carvajal-Neal (Deputy Clerk), 1 Member of the public.

The meeting started at 18:05.

182. CHAIRMAN'S WELCOME AND INTRODUCTION

The Chair welcomed everyone to the meeting.

183. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr. L. Meredith who is on leave and from Cllr. N. Redman due to work commitments. No further apologies were received.

184. TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 23rd January 2025

Members **AGREED** to **APPROVE** the Minutes of the meeting held on 23rd January 2025.

185. DECLARATIONS OF INTEREST

There were no declarations of interest.

186. ADJOURNMENT FOR PUBLIC OPEN FORUM

The meeting was adjourned at 18:09

One member of the public advised that he was in attendance regarding two applications: 25/00101/DOM. He did not support the conversion of garages to habitable accommodation. 21/01910/OUT. He was keen to receive an update on this application.

The meeting was re-adjourned at 18:10.

187. CLERK'S UPDATE

Members **NOTED** the publication of the Highway Network Management Plan.

188. PRESENTATIONS

There were no presentations.

*It was proposed and **AGREED** to change the order of business and consider agenda item 8.3 followed by 10.1.*

189. SB/25/00101/DOM - 63 PRIORS ORCHARD SOUTHBOURNE EMSWORTH WEST SUSSEX.

Members considered this application. Members did have some concerns and some queries regarding this application including;

- The reduction in off street parking spaces by the loss of a garage & the importance of retaining off street parking.
- Why are developers building garages which can easily be converted into habitable accommodation?
- There is no requirement for 3 bedroomed properties in Southbourne.
- Extending properties does not keep the housing system moving.
- Does the removal of a garage equate to the loss of cycling provision?

Though Members could not support the loss of a parking space they did not feel that this was a strong enough reason to object to the application as a whole. Members unanimously **AGREED** not to object to this application.

190. 21/01910/OUT- WILLOWBROOK RIDING CENTRE PO18 8UJ REF NO: APP/L3815/W/24/3345297

191.1 Members **NOTED** that there had been an appeal document uploaded to the CDC planning portal. Members were unclear as to the significance of this document in relation to the outcome of the appeal. It was proposed and **AGREED** that Officers write to CDC and ask for clarification.

191.2 It was further proposed that if this appeal is allowed Officers are to write to C&H PC and request a joint meeting with developers.

*It was proposed and **AGREED** to return to the order of business.*

191. CONSIDERATION OF PLANNING APPLICATIONS WEEKS 3-5

191.1 SB/24/02863/DOM- CEDAR CROFT 15 NEW ROAD SOUTHBOURNE. Members considered this application and **AGREED** to **OBJECT** to the application for the following Material Considerations:

- Appearance and design of development and materials proposed- Members object to the proposed materials as they will significantly alter the appearance and design of the car port. The new materials are not in keeping with the existing structure and will create a discordant visual impact
- Impact on character or appearance of area- The substantial change to the car port's appearance and design will negatively impact the character of the development. This alteration is not in harmony with the architectural style and character of the surrounding buildings and area. The proposed changes will disrupt the visual cohesion and aesthetic appeal of the neighbourhood, leading to a detrimental effect on the overall streetscape.

191.2 SB/24/02536/DOM - 68 MAIN ROAD SOUTHBOURNE EMSWORTH WEST SUSSEX. Members considered this application and **AGREED** to **OBJECT** to the application. Members wished to make the following comments:

- Members have no objection to the works being done to the dwelling, provided that Velux windows are internally shaded to reduce light pollution in conformity with NP SB17: Achieving Dark Skies.
- However, Members object to the siting of an outside storage container due to the following Material Considerations:
- Appearance and Design of Development and Materials Used- A metal storage container is out of keeping with the appearance and design of neighbouring properties and the character of the area. The proposed container will create a visual discordance that is not in harmony with any existing structures.
- Impact on Character or Appearance of Area- The metal storage container is out of keeping with the character and appearance of the area and will negatively impact the streetscape. This alteration will disrupt the visual cohesion and aesthetic appeal of the neighbourhood.
- Scale and Dominance- The height and size of the storage container will dominate the garden. Additionally, there are no details provided regarding the size of the garden in comparison to the size of the container, making it impossible for Members to determine the scale of the area lost to the storage container.
- Traffic and Parking Issues- Members cannot support the installation of the storage container if it will reduce the number of available parking spaces or if it will impede access to neighbouring properties. The potential impact on traffic flow and parking availability is a concern.

191.3 SB/25/00158/DOM - 39 WOODFIELD PARK ROAD HERMITAGE SOUTHBOURNE EMSWORTH. Members consider this application and **AGREED** that they had no objection.

191.4 SB/25/00185/TPA - UNADOPTED LAND, NUTBOURNE HOUSE FARM LANE NUTBOURNE CHICHESTER. Members consider this application and **AGREED** that they had no objection.

192 CONSIDERATION OF AMENDED APPLICATIONS:

There were no applications for consideration.

193 CONSIDERATION OF PLANNING APPEALS:

193.1 24/01171/ELD - 35 KELSEY AVENUE SOUTHBOURNE EMSWORTH WEST SUSSEX PO10 8NG

Members **NOTED** that this application has still not been updated on the planning portal.

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

194.1 Members **NOTED** the updates.

195 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 unanimously **AGREED** to the proposal. Members further **AGREED** to officers writing to CDC to advise.

Members wished officers to highlight the following main reasons:

- **Lack of a Central Hub in Southbourne:** Currently, Southbourne lacks a central hub that can serve as a focal point for the community. This absence hinders the ability to foster a cohesive and connected community environment.
- **Need for Multi-Functional Community Spaces:** There is a pressing need for multi-functional community spaces in Southbourne, including council meeting rooms and a parish office. These facilities are essential for accommodating various community activities, meetings, and administrative functions.
- **Impact of Population Growth:** The significant increase in housing and the subsequent population growth in the area have created an urgent demand for these facilities. The current infrastructure is insufficient to meet the needs of the expanding community.
- **Inadequacy of Existing Facilities:** The facilities currently available in Southbourne were not designed to support the requirements of a rapidly growing population. As a result, they are now inadequate and unfit for purpose, failing to provide the necessary support and services to residents.

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- **Responsibility for Emergency Planning:** Parish councils have an increased responsibility to provide effective emergency planning. Without a central hub and adequate storage space, the parish council is unable to fulfil these critical requirements, compromising the safety and preparedness of the community.

196 TO NOTE THE DATE AND TIME OF THE NEXT MEETING

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

The meeting closed at 19.01

DECISION:

Do Members **AGREE to APPROVE** the minutes of the Planning Meeting held on the 13th February 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** that the letter to CDC regarding a Community Facilities in Southbourne has been sent and the following reply has been received:

Hi Maria

Thanks for the email and the attached letter. Community infrastructure is one of the many things regarding this project that we need to explore in more detail. I will discuss the contents of the letter with our Principal CIL and Infrastructure Officer, along with some other issues raised through the Reg.18 consultation, and will report back to you.

Best wishes

AGENDA ITEM 7

PRESENTATIONS

The Chair will adjourn the meeting for Presentations. During these sessions members will be permitted to speak and ask questions.

7.1 Bloor Homes regarding Land at Four Acres Nursery Cooks Lane.

DECISION: Do Members **AGREE** to make a formal response in writing.

AGENDA ITEM 8

CONSIDERATION OF PLANNING APPLICATIONS WK 6-8

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 6:

8.1 SB/25/00272/FUL & SB/25/00273/LBC - Case Officer: Emma Kierans

Mr John Jones

Winsley House 134 Main Road Southbourne Emsworth

Proposed orangery to replace an existing conservatory.

O.S. Grid Ref. 475945/105446

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SR61X2ERFUH00>

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SR61YTERFUI00>

Week 7: No applications

Week 8: (to be added- not yet received by email).

8.2 SB/25/00065/OBG - Case Officer: Alicia Snook

Kate Bayley

G And R Harris Main Road Nutbourne Chichester

Discharge of obligations schedule 1, part 1A, paragraph 1.1 and schedule 1, part 2, paragraph 3.1 of the S106 agreement dated 10/08/23 (Planning ref: 22/01283/FULEIA).

O.S. Grid Ref. 477855/105628

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQ1A0WER0ZU00>

8.3 SB/25/00239/TPA - Case Officer: Henry Whitby

Mr C Bowery

26 Sadlers Walk Hermitage Southbourne Emsworth

Crown lift to 2.5m (above ground level) on North sector (over footpath) on 1 no. Oak tree (T7) subject to SB/98/00914/TPO.

O.S. Grid Ref. 475391/105956

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SR44FMERFTE00>

DECISION: Do Members **AGREE** to consider the above applications and **AGREE** to support, object to or remain neutral to any application. Do Members **AGREE** to submit comments to the local planning authority.

AGENDA ITEM 9

CONSIDERATION OF AMENDED APPLICATIONS:

There are no items for consideration.

AGENDA ITEM 10

CONSIDERATION OF PLANNING APPEALS:

10.1 SB/22/01941/FUL STABLES NORTH OF THORNHAM FARM HOUSE, PRINSTED LANE REF:

APP/L3815/W/25/3358934

To **NOTE** that this appeal has been registered as **VALID** with **PINS** and that the appeal will take place by written representation.

DECISION: Do Members **AGREE** to submit any new comments to the planning inspectorate.

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 appeal has been **ALLOWED**.

AGENDA ITEM 11

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

11.1 TO RECONSIDER 24/01161/OUTEIA (Inlands Rd).

11.2 TO NOTE ANY UPDATE REGARDING MEETING WITH THE DEVELOPER.

	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
21/03665/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**

**1024 Built or pending with NO
infrastructure**

DECISION: Do Members **AGREE** to reconsider any application and **AGREE** to support, object to or remain neutral to any application. Do Members **AGREE** to submit comments to the local planning authority.

AGENDA ITEM 12

TO RECEIVE AN UPDATE ON THE BLD FOLLOWING THE CDC DPIP MEETING HELD 26TH FEBRUARY 2025 AND TO CONSIDER A RESPONSE

The Chair or Deputy Clerk will give a verbal report on this item.

AGENDA ITEM 13

TO NOTE THE DATE AND TIME OF THE NEXT MEETING

Thursday 27th March 2025, 6pm at St Johns Church Centre.