



Southbourne Parish Council

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REPORTS- PLANNING 27th 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 6TH MARCH 2025

Minutes of the Meeting of Southbourne Parish Council's Planning Committee held Thursday 6th March 2025

Present: Cllrs: A. Tait (Chair), L. Meredith, J. Money, S. Rosenberg, S. Sivyer, M. Wheeler.

In Attendance: M. Carvajal-Neal (Deputy Clerk), 1 Member of the public and two representatives from Bloor Homes

The meeting started at 18:00.

197. CHAIRMAN'S WELCOME AND INTRODUCTION

The Chair welcomed everyone to the meeting.

198. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr. N. Redman due to work commitments.

199. TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 13th February 2025

Members **AGREED** to **APPROVE** the Minutes of the meeting held on 13th February 2025.

200. DECLARATIONS OF INTEREST

There were no declarations of interest.

201. ADJOURNMENT FOR PUBLIC OPEN FORUM

The meeting was adjourned at 18:01

The Deputy Clerk read out the following statement from R. Seabrook:

Chair of the Council: Cllr. Amanda Tait
Deputy Chair of the Council: Cllr. Neil Redman

Clerk: Sheila Hodgson
Deputy Clerk: Maria Carvajal-Neal

“There is widespread misunderstanding concerning the legal framework controlling the water companies. The statutory capacity of a treatment works (eg Thornham) is based on the 80 percentile of Dry Weather Flow (DWF). This effectively means that it is based on the driest 73 days of the year; if it rains there is no legal limit on the amount of storm discharge. There is no legal framework defining the pipework infrastructure. For many years now this has meant that many houses have been built with only minimal development of infrastructure sufficient for Dry Weather Flow, relying ever increasingly on storm discharges to cope with wet weather.

For any planning application the District Planning Authority routinely asks about “Sewage Capacity”. When the water company replies that it “has capacity” it is referring to its statutory Dry Weather Flow capacity to which it is contractually committed. It never comments on wet weather capacity for any development application and is never asked for comments on wet weather sewage capacity of any specific development application.

To clarify the true legal situation I suggest the following questions to Chichester District Council legal department (Nicola Golding):-

- 1. Does the District Council (CDC) have a legal obligation to satisfy itself that any planning application has adequate infrastructure?*
- 2. Would the CDC confirm that the only body that can formally consider the implications of inadequate sewage infrastructure and storm discharge is the CDC planning Committee. Bear in mind that the Environment agency clearly states that they only deal with treatment works and not the feeder networks, and that Southern Water are only contracted to Dry Weather Flow.*
- 3. Would the CDC please confirm whether or not storm discharge of sewage may constitute a danger to both public health and to the environment.*
- 4. Would CDC please confirm the District Planning Committee has never specifically asked for nor received any statements concerning sewage storm discharge for any planning application.”*

Members asked for this item to be added to a future agenda. There were no further items.

The meeting was re-adjoined at 18:09.

202. CLERK’S UPDATE

- 202.1 Members **NOTED** the response from CDC regarding community facilities in Southbourne.
- 202.2 Members **NOTED** the transport survey circulated by WSALC and noted that due to timescales this could not be added to an agenda and as such councillors and Members of the public were encouraged to make their own comments via the online link.
- 202.3 Members **NOTED** that the Southern Water consultation would be added to the next agenda for consideration.

203. PRESENTATIONS

The meeting was adjourned at 18:10

Councillors received a presentation from Rebecca Fenn-Tripp and Lucy Ormrod of Bloor Homes regarding 40 units at Four Acre Nursery.

Bloor displayed a map of the site and discussed how they are looking to connect it to their adjacent site with the emphasis on a seamless connection and a consistent design across both sites.

Bloor displayed an illustrative plan of the proposed development to indicate their plans for the Greenring including adding an orchard, some appropriate natural street furniture and native, wildflower and ornamental

species of plants and trees. Bloor understand from information previously sent to them from SPC that the Greenring should be a multi-use area with an emphasis on the environment.

Bloor advised that they are looking to submit their Reserved Matters application in April 2025.

Members raised several inquiries:

1. **Energy Efficiency:** Why is Bloor not exceeding the minimum requirements for energy efficiency in new homes, such as by installing solar panels and heat pumps on every property? Local homeowners are retrofitting these features themselves. Wouldn't homes equipped with these products sell for a higher price? What is the EPC rating for these homes?

Bloor: The homes being constructed are energy efficient and meet all required energy efficiency standards. Bloor will ascertain the EPC rating and inform the SPC accordingly.

2. **Garages:** There have been local applications to convert garages in new build homes into habitable living spaces, resulting in a loss of garages and a reduction in available on-street parking. Could carports be installed instead? Is on-street parking designed to accommodate the conversion of all garages for alternative uses?

Bloor: Homeowners prefer garages over carports. The local planning authority is responsible for ensuring sufficient on-street parking when considering garage conversions.

3. **Connectivity:** During discussions, it was noted that a strip of land around the site is still owned by the original landowner, preventing physical connectivity between the two sites. Members request updates on Bloor's progress in securing this land. Will residents be able to travel between the two sites through this strip of land?

Bloor: Residents will be able to physically cross between the two sites through the land still owned by the original landowner. Efforts are underway to resolve this issue.

4. **Green Ring:** Members prefer the use of native species over ornamental ones and would prefer not to see species such as Red Robin or Laurels. They would like to see species like Hawthorn, Blackthorn, Willow, or Oak. Who is responsible for maintaining these areas before a management company is appointed?

Bloor: Will send the draft plans to councillors to look at in more detail and take on board the points raised regarding species. Bloor stated that they are responsible for any maintenance until a management company is appointed.

The Chair thanked Bloor for their attendance and their engagement with SPC.

Officers will write to Bloor Summarising the above points.

The meeting was re-adjourned at 18:46.

204. CONSIDERATION OF PLANNING APPLICATIONS WEEKS 6-8

204.1 25/00272/FUL & SB/25/00273/LBC WINSLEY HOUSE 134 MAIN ROAD SOUTHBOURNE EMSWORTH

Members considered this application and **AGREED** that, while they have **NO OBJECTION** to the proposal, they support the comments made by the Chichester Harbour Conservancy (CHC) regarding the conditions. Members do not object to the application, provided that the conditions stipulated by CHC are implemented. This is

particularly important as the application would not comply with SPC NP SB17: Achieving Dark Skies without the necessary amendments.

204.2 25/00065/OBG G AND R HARRIS MAIN ROAD NUTBOURNE CHICHESTER

Members considered this application and **AGREED** that Officers write to CDC with the following queries:

- The application references the "Discharge of obligations schedule 1, part 1A, paragraph 1.1," which includes affordable housing. However, there is no mention of affordable housing in this application. Application 22/01283/FULEIA contains documentation stating that the discharge of Schedule 1, Part 1A, Paragraph 1.1 has already been undertaken. Can CDC clarify what Members are being asked to consider?
- The application references the "Discharge of obligations schedule 1, part 2, paragraph 3.1 of the S106 agreement," which includes the provision of a land management plan. There are no details of the land management plan included with this application. As such, Members cannot consider this application. Can CDC clarify what Members are being asked to consider?
- Regarding the play area, the details provided are an artist's impression and do not include specifics such as the proposed equipment to be installed, materials to be used, specifications, or dimensions. Can CDC clarify what Members are being asked to consider?
- Concerning the allotments, can CDC clarify what Members are being asked to consider? If Members are being asked to consider the design of the allotments, they would like to see secure parking provided, including a lockable gate to the car park. Additionally, Members would like allotment holders to be provided with a shed, not just the base.

After discussion it was proposed that SPC make enquiries into adopting the allotment plots as this was proposed to the committee by Metis in January 2023. The Deputy Clerk advised that as this is a matter of land ownership the committee cannot consider this proposal. It was further proposed that the committee consider recommending to Full Council to consider the adoption of the allotments. This was unanimously **AGREED**.

RECOMMENDATION: Members recommend that Full Council consider the adoption of the allotments at the Former Harris Scrapyard site.

204.3 25/00239/TPA 26 SADLERS WALK HERMITAGE SOUTHBOURNE EMSWORTH

Members considered this application and **AGREED** that they have **NO OBJECTION**.

205 CONSIDERATION OF AMENDED APPLICATIONS:

There were no applications for consideration.

206 CONSIDERATION OF PLANNING APPEALS:

206.1 SB/22/01941/FUL STABLES NORTH OF THORNHAM FARM HOUSE , PRINSTED LANE

Members **NOTED** that the appeal has been received and deemed Valid by PINS and will be undertaken by Written Representation. Members **AGREED** to uphold their original objection and to add to their objection the following policies of the now Made NP:

SB1,B- Outside of the settlement boundary

SB18- Within AONB

SB20- Flood risk

And the Material Consideration: Highway, safety and traffic.

It was proposed that the Deputy Clerk compile a written statement and together with the Chair formalise a response to be ratified at the next meeting. This was unanimously **AGREED**.

206.2 SB/21/01910/OUT- WILLOWBROOK RIDING CENTRE HAMBROOK HILL

Members **NOTED** that whilst it had been **AGREED** that Officers would invite Reside to meet with SPC, Officers have been unable to contact them. As a last resort Officers will contact CDC potentially via the portal. C&H have agreed to attend the proposed meeting, this was **NOTED**.

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

207.1 Members **NOTED** that 24/01161/OUTEIA (Inlands Rd) was due to go to CDC committee and the Chair would have attended to speak on the objections previously made by the committee, however the Chair had received notification that this item had been removed from the agenda. It was **AGREED** that the Deputy Clerk write to CDC to clarify.

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

The Chair gave a verbal update of the meeting. The Deputy Clerk will send the link to the recording to Members.

It was proposed that Members write to CDC to seek clarification on the following points:

1. Could SPC receive a copy of the report presented to the cabinet?
2. Since it has been determined that the housing numbers for the Willowbrook site will not be deducted from the total housing allocation for Southbourne, can CDC clarify how future speculative planning applications will be managed concerning Southbourne's housing supply?
3. It was suggested that Reg19 will be delayed until Autumn 2025. Can CDC explain the reason for this delay? SPC is concerned that this postponement may lead to an increase in speculative planning applications. It was mentioned that the delay might be due to additional required transport studies. Is this related to the click tapes observed on Stein Road and Main Road in Southbourne?

Members **AGREED** to send these inquiries to CDC.

209 TO NOTE THE DATE AND TIME OF THE NEXT MEETING

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

DECISION:

Do Members **AGREE** to **APPROVE** the minutes of the Planning Meeting held on the 6th March 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

6.1 To **NOTE** the response from the CDC Planning Officer re: 24/01161/OUTEIA Metis Inlands Road

"I confirm that the item has been withdrawn from the agenda for the 12 March Planning Committee. It has been withdrawn as we are awaiting the updated capacity figures at Thornham Waste Water Treatment Works".

And to **NOTE** that the item is due to be considered at CDC planning committee on 2nd April.

6.2 To **NOTE** the response from the CDC Planning Officer re: 25/00065/OBG G and R Harris Scrapyard:

Dear Southbourne Parish Council,

Thank you for your comments in relation to 25/00065/OBG G and R Harris.

Please see my responses below in red -

The application references the "Discharge of obligations schedule 1, part 1A, paragraph 1.1," which includes affordable housing. However, there is no mention of affordable housing in this application. Application 22/01283/FULEIA contains documentation stating that the discharge of Schedule 1, Part 1A, Paragraph 1.1 has already been undertaken. Can CDC clarify what Members are being asked to consider?

Thank you for drawing my attention to this. I will investigate further and should the obligation be fully discharge, amend the proposal description to remove from consideration.

The application references the "Discharge of obligations schedule 1, part 2, paragraph 3.1 of the S106 agreement," which includes the provision of a land management plan. There are no details of the land management plan included with this application. As such, Members cannot consider this application. Can CDC clarify what Members are being asked to consider?

As part of my initial assessment, I note that a landscape management plan has not been provided as part of the application. I have asked the applicant to provide and hope this will be available to view on the case file shortly. I was planning to reconsult Southbourne Parish Council on the receipt of this document.

Regarding the play area, the details provided are an artist's impression and do not include specifics such as the proposed equipment to be installed, materials to be used, specifications, or dimensions. Can CDC clarify what Members are being asked to consider?

This is something that I have also noted as part of my initial assessment of the application. I will be feeding this back to the applicant.

Concerning the allotments, can CDC clarify what Members are being asked to consider? If Members are being asked to consider the design of the allotments, they would like to see secure parking provided, including a lockable gate to the car park. Additionally, Members would like allotment holders to be provided with a shed, not just the base.

Paragraph 3.1 of the S106 requires the submission of "Allotments Specification, Management and Maintenance Plan". Within the definitions section of the S106, I note the following –

"Allotments Specification, Management and Maintenance Plan"

a written document providing the following specific details for the provision of the allotments –

- the layout and size of the allotments
- external fencing details and signage, including details of how to apply for an allotment
- water supply including hose connections and troughs
- bases for sheds
- layout number and size of allocated parking
- short and long term maintenance

Once I have assessed the current submission against the requirements of the S106, I will provide feedback to the applicant. This will include your comments where required.

I hope the above is of assistance, please do not hesitate to contact me should you have any further queries.

Many thanks

And to **NOTE** that the Officer has confirmed that we will be afforded the opportunity to reconsider this application. (agenda item 9).

6.3 To **NOTE** the correspondence from Bloor Homes regarding the questions put to them following their presentation Min.188 refers.

"Thank you for the opportunity to present to Southbourne Parish Council last week.

Please see responses to your queries below in blue and the presentation from the meeting attached:

- 1. To receive a copy of the presentation to respond specifically to the proposed planting scheme. Please see attached a copy of the presentation.*
- 2. To receive an update from you regarding the strip of land not owned by Bloor. We continue to negotiate with the owner to see if there is an opportunity to relinquish this strip.*
- 3. To receive the information regarding the EPC of the proposed homes. All of Bloor's house types are either A or B EPC rating."*

Due to the size of the presentation this has been circulated separately.

6.4 To **NOTE** that the email to Reside has now been sent.

6.5 To **NOTE** the response from CDC Principal planning Officer following correspondence sent to them regarding the DPIP meeting:

I acknowledge the receipt of your latest email/letter on behalf of the parish council. I have been addressing the points raised, and I will provide a response as soon as I can. Also, I haven't forgotten about the other letter regarding the parish council facilities situation. I have had one meeting about the points raised already, but I still need to get some more information before I can finalise my response. Apologies for the delay, but again, I will respond as soon as I can.

AGENDA ITEM 7

PRESENTATIONS

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

No requests have been received.

AGENDA ITEM 8

CONSIDERATION OF PLANNING APPLICATIONS WK 9-11

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 9:

8.1 25/00426/PA1A - Case Officer: Annie Gietzold

Ms Sara Pelling

5A Gordon Road Southbourne Emsworth West Sussex

Single storey extension to the rear (a) rear extension - 3.22m (b) maximum height - 2.86m (c) height of eaves - 2.61m.

O.S. Grid Ref. 475701/105640

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SS1GGPERG7M00>

Week 10:

8.2 25/00165/DOM - Case Officer: Emma Kierans

Una Hayes Shepard

Speedwell Prinsted Lane Prinsted Emsworth

Demolish existing garage, erect single-storey rear and side extensions, erect car port to side elevation, replace glazing units and install cladding with landscaping.

O.S. Grid Ref. 476614/105166

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQJTW5ERFLX00>

8.3 25/00419/DOM - Case Officer: Emma Kierans

J New

207 Main Road Southbourne Emsworth West Sussex

Proposed single storey games and sun room.

O.S. Grid Ref. 476399/105684

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SRZODHER0ZU00>

8.4 25/00422/FUL & 25/00423/LBC Case Officer: Emma Kierans

A Brockman

The Sussex Brewery 36 Main Road Southbourne Emsworth

New external side access door, with new internal staircase to form escape and access to 1st first accommodation (including internal alterations).

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=SS1AVOERG7B00>

Week 11:

8.5 25/00480/DOM - Case Officer: Emma Kierans

Mr Layton

68 Main Road Southbourne Emsworth West Sussex

Loft conversion with rear dormer extension, single storey rear extension, open porch roof.

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=SSE3Z1ERGC000>

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:

9.1 SB/01161/OUTEIA This is due to be considered at CDC committee 2nd April.

9.2 SB/25/00065/OBG This application has been amended for reconsideration.

AGENDA ITEM 10

CONSIDERATION OF PLANNING APPEALS:

10.1 SB/22/01941/FUL STABLES NORTH OF THORNHAM FARMHOUSE, PRINSTED LANE REF: APP/L3815/W/25/3358934 Members are asked to RATIFY the written representation issued to PINs

10.2 21/01910/OUT- WILLOWBROOK RIDING CENTRE HAMBROOK HILL SOUTH HAMBROOK CHIDHAM PO18 8UJ REF NO: APP/L3815/W/24/3345297

AGENDA ITEM 11

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

	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
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Permitted or pending before BLD gets sorted.
575 remaining

Built or pending with NO infrastructure
1024

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 CONSIDER THE HAMPSHIRE WATER TRANSFER AND WATER RECYCLING PROJECT – SPRING 2025

CONSULTATION LAUNCH (Due to the size of the consultation the information has been circulated separately)

DECISION: Do Members **AGREE** to consider the consultation and **AGREE** to a response.

AGENDA ITEM 13

TO CONSIDER A PROPOSAL TO WRITE TO CDC REGARDING SEWAGE CAPACITY

This item was raised in Open Forum MIN. 201 refers.

DECISION:

Do Members **AGREE** to the proposal.

AGENDA ITEM 14

TO CONSIDER A PROPOSAL TO RECEIVE A PRESENTATION SOUTHERN WATER REGARDING STORM OVERFLOW

My name is Glenn and I am part of a dedicated team working to reduce if not remove spills from CSO's into the environment we are know as the cleaner rivers and seas task force.

I would like to reach out and start building a relationship with yourselves as well as all your parishioners as we intend to carry out some studies and surveys in the parish as well as other local parishes that make up the Thornham Catchment at private properties and in the highways to help get a better understanding of how much storm water comes into the combined sewer network and how it can be removed at source and prevent the network from spilling into the environment.

I would be grateful if we can open a dialogue to discuss at PC level to start with and I am more than happy to pop down with some of my colleagues for a drop in session with yourselves to better explain how we can work together in moving forward with our intended work streams in the parishes.

I have added some literature which gives an insight to Storm Overflows or CSO's and how the sewer network operates at different levels of rain fall.

I look forward to hearing from you all in the near future.

Literature is circulated separately

AGENDA ITEM 15

TO NOTE THE DATE AND TIME OF THE NEXT MEETING

Thursday 17th April 2025, 6pm at St Johns Church Centre.