



Southbourne Parish Council

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REPORTS- PLANNING 17th APRIL 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 27TH MARCH 2025

Minutes of the Meeting of Southbourne Parish Council's Planning Committee held Thursday 27th March 2025

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

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

The meeting started at 18:00.

210. CHAIRMAN'S WELCOME AND INTRODUCTION

The Chair welcomed everyone to the meeting.

211. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr. J. Money who is on leave and Cllr. Redman who had work commitments.

212. TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 6th March 2025

Members **AGREED** to **APPROVE** the Minutes of the meeting held on 6th March 2025.

213. DECLARATIONS OF INTEREST

There were no declarations of interest. However, Cllr. Tait wished it to be noted that she owns a property on the same road as application 25/00426/PA1A though she does not have a pecuniary or ordinary interest related to this item.

214. ADJOURNMENT FOR PUBLIC OPEN FORUM

The meeting was adjourned at 18:03

214.1 T. Bangert (resident) spoke against 25/00419/DOM, namely:

- There is no objection in principle to the construction of the summer house.
- The quality of the submitted drawings and documents is inadequate, making it difficult to accurately assess the size and scale of the proposed building.
- Contrary to the statement provided, several trees in situ would be impacted by the proposed development.
- The proposed building appears unnecessarily substantial, featuring a high parapet and brick construction. The deep foundations may cause disturbance to neighbouring properties.
- An Ordnance Survey map is not available on the portal.
- The necessity for a fireplace, sink, and toilet within the proposed building is unclear and appears disproportionate to its size.
- The combined drainage system shared with the neighbouring property does not seem sufficient to accommodate drainage from this building.

214.2 The Deputy Clerk read out a statement from a Mr. Gilbert ref: 25/00419/DOM

*"I do not in principle object to the sunroom/ games room but I do have some concerns.
The footings will be deeper than the footings on my building, so will a party wall agreement be needed.
The flu for the log burner should be high enough not to have fumes into my property.
Should a fire break out would the west facing window spread the fire to my property."*

The meeting was re-adjourned at 18:06

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

215 CONSIDERATION OF PLANNING APPLICATION 25/00419/DOM

Members considered this application and unanimously **AGREED** to **OBJECT** to the application for the following reasons and material considerations:

- A significant portion of the application details are handwritten and illegible. Consequently, councillors were unable to consider the application as key details are incomprehensible and therefore must object to the application.
- **Material Considerations:**
- **Design, Appearance, and Materials:** Councillors cannot support this application due to the incomprehensible key details which directly relate to the design, appearance and materials, and therefore must object to the application.
- **Overlooking:** The proposed west window is in very close proximity to the neighbouring property, thereby reducing their privacy.
- **Scale and Dominance:** Based on the information provided, the proposed dwelling appears excessively large in scale and dominates the location and surrounding buildings.
- **Drainage:** Insufficient information has been provided to assess the adequacy of the existing drainage system for the proposed development. Councillors request a drainage survey.
- **Effect on Trees and Wildlife:** The information provided inaccurately states that there is no effect on trees. The proposed development would significantly impact the surrounding trees.

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

216 CLERK'S UPDATE

216.1 24/01161/OUTEIA Members **NOTED** that this application did not go to committee on 2nd April due to CDC not having received the required information from Thornham Sewage Works.

216.2 Members **NOTED** the response from CDC planning Officer re 25/0065/OBG. These comments will be taken into consideration when the application is considered later on the agenda.

216.3 Members **NOTED** the further response from the CDC Planning Officer re: Community Facilities in Southbourne. Members **NOTED** that this will be added to a future agenda to consider a response.

216.4 Members **NOTED** that the email to Reside has now been sent regarding meeting with them and C&HPC.

216.5 Members **NOTED** the response from the CDC Principal planning Officer following correspondence sent to them regarding the DPIP meeting.

217 PRESENTATIONS

There were no requests to present.

218 CONSIDERATION OF PLANNING APPLICATIONS WEEKS 9-11

218.1 25/00426/PA1A Members considered this application and **AGREED** they had no objection to the application. However, Members request that the development adheres to Policy SB:17 (Dark Skies) of the Southbourne Parish Council Neighbourhood Plan by ensuring that roof lights are internally shaded.

218.2 25/00165/DOM Members have reviewed this application and **AGREED** to object to this application. While Members have no objection to the proposal in principle, they cannot support it as it fails to meet the criteria for avoiding 'unnecessary light spill'. This concern is primarily due to the size and scale of the skylights, which appear excessive in comparison to the size of the overall dwelling. This issue is particularly problematic given the property's location deep within the Area of Outstanding Natural Beauty (AONB), now referred to as the 'national landscape'. Members did not find any other aspects of the proposed development objectionable.

218.3 25/00422/FUL & 25/00423/LBC Members were unable to consider this application as the application has been withdrawn from the planning portal.

218.4 25/00480/DOM Members have reviewed this application and unanimously **AGREED** that they have **NO OBJECTION** to the proposal. Members were pleased to observe that the comments made under the original application by Southbourne Parish Council (SPC) and Chichester Harbour Conservancy (CHC) were taken into consideration, and that the necessary changes were implemented accordingly. Members request that the development adheres to Policy SB:17 (Dark Skies) of the Southbourne Parish Council Neighbourhood Plan, ensuring that roof lights are internally shaded to minimize light pollution.

219 CONSIDERATION OF AMENDED APPLICATIONS:

219.1 **SB/01161/OUTEIA THIS IS DUE TO BE CONSIDERED AT CDC COMMITTEE 2ND APRIL.**

Members **NOTED** that this application did not go to CDC committee as expected. The planning Officer will let SPC Officers know when it is likely to be considered as the Chair will attend this meeting.

219.2 **SB/25/00065/OBG THIS APPLICATION HAS BEEN AMENDED FOR RECONSIDERATION.**

Members reviewed this application and have unanimously **AGREED** that they cannot consider the application at this time. Members found that the information provided on the portal was not in an easily accessible format, which prevented them from fully reviewing the changes. Members request that Southbourne Parish Council (SPC) Officers write to the Chichester District Council (CDC) Planning Officer to request an extension of time in order to properly review these amendments.

220 CONSIDERATION OF PLANNING APPEALS:

220.1 **SB/22/01941/FUL STABLES NORTH OF THORNHAM FARMHOUSE, PRINSTED LANE**

Members **AGREED** to **RATIFY** the response issued to PINS.(Planning Inspectorate)

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

Members **NOTED** that there has not yet been a response from the developer.

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

Members **NOTED** the updates.

222 TO CONSIDER THE HAMPSHIRE WATER TRANSFER AND WATER RECYCLING PROJECT – SPRING 2025 CONSULTATION LAUNCH

There had been a technical error with accessing the document, as such the Deputy Clerk summarised the main points of the consultation. Following discussion, it was **AGREED** that there were a number of points that should be raised to Southern water and Members **AGREED** to delegate to the Deputy Clerk to formalise the response and complete the consultation paperwork.

223 TO CONSIDER A PROPOSAL TO WRITE TO CDC REGARDING SEWAGE CAPACITY

Members considered this proposal together with the statement made in Open Forum (Planning 6th March 2025 -Min. 201 refers) and **AGREED** to write to Chichester District Council Planning Committee with the following questions:

1. *Does the District Council (CDC) have a legal obligation to satisfy itself that any planning application has adequate infrastructure?*
2. *Would CDC confirm that the only body that can formally consider the implications of inadequate sewage infrastructure and storm discharge is the CDC planning Committee.*
3. *Would 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.*

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

Members considered the proposal and **AGREED** to meet with Southern Water. Members further **AGREED** for Officers to make the arrangements and to invite neighbouring parishes to join.

225 TO NOTE THE DATE AND TIME OF THE NEXT MEETING

Thursday 17th April 2025, 6pm at St. John's Church Centre

The meeting closed at 18.55

DECISION:

Do Members **AGREE to APPROVE** the minutes of the Planning Meeting held on the 27th 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 meeting date for: Reside

6.2 To Note the meeting date for: Southern Water

6.3 To Note the change to the responsible authority for ordinary watercourses (circulated separately)

AGENDA ITEM 7

PRESENTATIONS

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

To Note the request by Luken Beck for Land South Of Cooks Lane

AGENDA ITEM 8

CONSIDERATION OF PLANNING APPLICATIONS WK 12-14

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 12: No applications

Week 13:

8.1 SB/25/00170/DOM - Case Officer: Rebecca Perris

Mr & Mrs Cairns

Brook Cottage Farm Lane Nutbourne Chichester

Retrospective (S73a) conversion of 1 no. existing outbuilding/garage to 1 no. annexe and garage, ancillary to dwelling.

O.S. Grid Ref. 477596/105336

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQL7WFERFMF00>

8.2 SB/25/00563/DOM - Case Officer: Rebecca Perris

John Hawkins

Leeway Prinstd Lane Prinstd Emsworth

Single storey rear and side extensions, roof projections, 1st floor dormer, internal alterations, material changes and site works.

O.S. Grid Ref. 476632/105161

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SSWH48ERGHS00>

8.3 SB/25/00577/DOM - Case Officer: Rebecca Perris

Mr & Mrs Dunn

30A Gordon Road Southbourne Emsworth West Sussex

Single storey rear and side extension. Loft extension and roof alterations to include 2 no. dormers and skylights. Extension to existing drop kerb.

O.S. Grid Ref. 475694/105446

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SSYSG9ERGIZ00>

8.4 SB/25/00743/DOM - Case Officer: Emma Kierans

Miss Beth Newnham

1 West View Cottages South Lane Southbourne Emsworth

Single storey rear extension and alterations.

O.S. Grid Ref. 477136/106983

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STMT29ER10R00>

8.5 SB/25/00661/TPA - Case Officer: Henry Whitby

Mr C Bowery

26 Sadlers Walk Hermitage Southbourne Emsworth

Reduce south sector by 1.5-2m (to create 3m clearance from building) and crown lift by up to 1m (above ground level) on south sector 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=STBZGEERGO100>

8.6 SB/25/00737/DOM - Case Officer: Emma Kierans

Mrs Clelia Mangione

32 New Road Southbourne Emsworth West Sussex

Single storey rear extension and alterations.

O.S. Grid Ref. 477156/105704

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STMMS9ERGSB00>

8.7 SB/25/00840/FUL - Case Officer: Emma Kierans

Emma Lawson

231 - 233 Main Road Southbourne Emsworth West Sussex

Application under Section 73 to vary Condition 3 of planning permission SB/15/02399/FUL - to extend the hours and maximum number of children engaged in outdoor play activities and erection of a replacement fence.

O.S. Grid Ref. 476646/105681

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STUA0QERGX900>

8.8 SB/25/00831/DOM - Case Officer: Eleanor Midlane-Ward

Mr Haylock

Mountain Ash 106 Main Road Southbourne Emsworth

Insertion of 2 no. rear side facing dormer windows, alterations to rear extension to incorporate the roof of single storey rear extension and inclusion of front boundary fence (alternative to permission 23/00699/DOM).

O.S. Grid Ref. 475793/105723

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SU1AC5ERGZ500>

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.

DECISION: Do Members **AGREE** to reconsider the above amended 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 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

Reference: APP/L3815/W/25/3358934

Appellant/Applicant
Abbey Property Management Ltd

Agent
Mr Paul White

Site Address
Stables North Of Thornham Farm House
Prinsted Lane
Prinsted Southbourne
West Sussex
PO10 8HS

Case Details		Dates	
Case Type	Planning Appeal (W)	Start Date	12 Feb 2025
Local Planning Authority	Chichester District Council	Questionnaire due	19 Feb 2025
Case Officer	Daniel Reid	Statement(s) due	19 Mar 2025
Procedure	Written representations	Interested Party Comments due	19 Mar 2025
Status	In Progress	Appellant/LPA Final Comments due	02 Apr 2025
Decision and Outcome	Not yet decided	Inquiry Evidence due	N/A
Case Link Status	Not Linked	Event Date	Not arranged
Linked Cases	0	Decision Date	Not yet decided

DECISION: Do Members **AGREE** to reconsider the above applications now at appeal. Do Members **AGREE** to submit comments to the local planning authority.

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	Permitted on 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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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 NOTE THE CORRESPONDENCE FROM CDC RE: THE PROVISION OF A ‘COMMUNITY HUB’ AND TO CONSIDER A RESPONSE
 Circulated separately

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

AGENDA ITEM 13
TO NOTE THE CORRESPONDENCE FROM CDC RE: THE DPIP MEETING AND TO CONSIDER A RESPONSE

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

AGENDA ITEM 14
TO NOTE THE DATE AND TIME OF THE NEXT MEETING
 Thursday 8th May 2025, 6pm at St Johns Church Centre.