



Southbourne Parish Council

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REPORTS- PLANNING 8th MAY 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 17th APRIL 2025

Minutes of the Meeting of Southbourne Parish Council's Planning Committee held Thursday 17th April 2025

Present: Cllrs: A. Tait (Chair), Cllrs J. Money, N. Redman, S. Rosenberg, M. Wheeler.

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

The meeting started at 18:00.

226. CHAIRMAN'S WELCOME AND INTRODUCTION

The Chair welcomed everyone to the meeting.

227. APOLOGIES FOR ABSENCE

Apologies had been received from Cllr. L. Meredith due to work commitments. No apologies had been received from Cllr. K. Sivyer.

228. TO APPROVE AND SIGN THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 27th March 2025

Members **AGREED** to **APPROVE** the Minutes of the meeting held on 27th March 2025.

229. DECLARATIONS OF INTEREST

There were no declarations of interest at this time. However, Cllr. Tait requested for it to be **NOTED** that she owns a property in the same road as an application on this agenda. She assured that she had no ordinary or pecuniary interest in this application, and this would not influence her decision-making.

230. ADJOURNMENT FOR PUBLIC OPEN FORUM

There were no items for Open Forum.

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

Clerk: Sheila Hodgson
Deputy Clerk: Maria Carvajal-Neal

231. CLERK'S UPDATE

Members **NOTED** the Deputy Clerks reports as previously circulated including:

231.1 Members **NOTED** the meeting date for: Reside, 14th May 3.15pm Venue TBC

231.2 Members **NOTED** the meeting date for: Southern Water, 30th April 2025, 10am. Cllrs Money and Tait to attend. Venue: Budds Farm.

231.3 Members **NOTED** the change to the responsible authority for ordinary watercourses (circulated separately).

231.4 Members **NOTED** the correspondence received from the CDC Solicitor in response to the letter sent by SPC regarding sewage. Min ref. 223 refers

232 PRESENTATIONS

There were no requests to present. Cllrs. **NOTED** that Luken Beck had made a request to attend the meeting of 8th May regarding land South of Cooks Lane.

233 CONSIDERATION OF PLANNING APPLICATIONS WEEKS 12-14

233.1 SB/25/00170/DOM Members considered this application and **AGREED** they had no objection to the application. However, Members requested 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.

233.2 25/00563/DOM SB/25/00170/DOM Members considered this application and **AGREED** they had no objection to the application.

233.3 25/00577/DOM Members considered this application and **AGREED** they had no objection to the application. However, Members requested 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.

233.4 25/00743/DOM Members considered this application and **AGREED** they had no objection to the application.

233.5 25/00661/TPA Members considered this application and **AGREED** they had no objection to the application.

233.6 25/00737/DOM Members considered this application and **AGREED** they had no objection to the application. However, Members requested 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.

233.7 25/00840/FUL Members considered this application and **AGREED** for Officers to write to the CDC case Officer with the following comments:

233.7.1 Members were concerned regarding the decision to combine these two distinct requests into a single planning application. Given the contentious history and the differing nature and impacts of these issues on the community, Members believe the two requests should be considered separately. Therefore, Members **AGREED** to address this application in two parts.

233.7.2 Part One: With regards to *the erection of the replacements fence*, Members have **NO OBJECTION** to the erection of the replacement fence. However, Members wish it to be noted that this approval should not be construed as support for the nursery to increase the number of children or extend the hours allowed in the outdoor space. While the fence is intended to mitigate noise from the currently permitted number of children, it does not fully address the following material considerations:

1. Noise
2. Impact on the community

Furthermore, Members feel that the request to increase the number of children engaged in outdoor play activities would undermine any benefit gained from the installation of the fence. Additionally, the extension of hours would cause a more significant negative impact on the community and further contravene the

material considerations of noise and impact on the community which would not be mitigated by the installation of the fence.

233.7.3 Part two: Members **AGREED** that they require further information to fully consider the request to extend the hours and increase the number of children engaged in outdoor play activities. Specifically, they seek clarification on the following points:

1. Is the use of the outdoor space necessary to accommodate the maximum number of children permitted under the nursery's current license?
2. What is the current licensed capacity of the nursery?
3. How does the nursery plan to accommodate all enrolled children at any given time indoors during poor weather conditions?
4. Is there sufficient indoor space to accommodate the total number of enrolled children?
5. Is there sufficient indoor space to accommodate the maximum number of children permitted under the nursery's license?

Additionally, Members are concerned that the requested number of children allowed outdoors appears particularly high given the size of the outdoor space. Members would like to be assured that the outdoor space is sufficient and meets legal requirements for the requested number of children.

Given that this application does not fully resolve the current concerns of neighbours regarding the noise levels of the number of children currently permitted to play outside and it does not resolve the Material Considerations (Noise and Impact on Community) Members cannot support the request to extend the hours or the maximum number of children engaged in outdoor play.

Given these concerns, the Committee has **AGREED** to **OBJECT** to the request to extend the hours and increase the number of children engaged in outdoor play activities at this time.

Members further **AGREED** that should the Case Officer gain the relevant information requested above that they would reconsult on the 'Extension of Hours and Maximum Number of Children Engaged in Outdoor Play Activities' part of this application.

233.8 SB/25/00831/DOM Members considered this application and after discussion **AGREED** that they would remain **NEUTRAL** to this application. While concerns were raised regarding the proximity of the proposed development to the road, the arrangement of dwellings within the plot, potential overdevelopment, and the commencement of building activities prior to approval, Members concluded that these issues were not severe enough to warrant a full objection.

234 CONSIDERATION OF AMENDED APPLICATIONS:

234.1 SB/01161/OUTEIA THIS IS DUE TO BE CONSIDERED AT CDC COMMITTEE.

Members **NOTED** that this application is now due to go to CDC committee on 7th May. The Chair suggested that it would be beneficial for another councillor to accompany her to the CDC meeting. As such, if she is unable to attend a future meeting, other councillors will be familiar with the process. There were no volunteers at that time however Members **NOTED** the request and were in agreement that it would be beneficial.

235 CONSIDERATION OF PLANNING APPEALS:

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

Members **NOTED** that there were no updates.

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

Members **NOTED** the updates and the spreadsheet of applications was updated. The Deputy clerk highlighted that the spreadsheet is a live document and is in the Councillor folder for review at any time.

237 TO NOTE THE CORRESPONDENCE FROM CDC RE: THE PROVISION OF A 'COMMUNITY HUB' AND TO CONSIDER A RESPONSE.

Members **NOTED** the correspondence and **AGREED** to respond with the following:

1. Could SPC receive guidance on the minimum number of dwellings within any major development that could support the integration of a community hub?
2. Are there any proposed developments that CDC anticipate could incorporate a community hub?
3. Could CDC inform SPC about any pre-application discussions regarding developments that have the potential to accommodate a community hub?
4. Could CDC notify all relevant developers that SPC is willing to engage in early conversations regarding potential sites and developments within the parish of Southbourne? SPC has found that early discussions are beneficial for both parties and would welcome this approach.

238 TO NOTE THE CORRESPONDENCE FROM CDC RE: THE DPIP MEETING AND TO CONSIDER A RESPONSE

Members **NOTED** the response and **AGREED** that no further response was required.

239 TO NOTE THE DATE AND TIME OF THE NEXT MEETING

Thursday 8th May 2025, 6pm at St. John's Church Centre

The meeting closed at 19.11

DECISION:

Do Members **AGREE to APPROVE** the minutes of the Planning Meeting held on the 17th April 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** Any update on the correspondence sent to CDC regarding Thornham.

6.2 To **NOTE** the email from CDC principal planning officer in response to the correspondence sent to CDC regarding a 'Community Hub'.

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 Luken Beck for Land South Of Cooks Lane

AGENDA ITEM 8

CONSIDERATION OF PLANNING APPLICATIONS WK 15-17

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 25/00809/DOM (withdrawn by CDC since circulation)

8.2 SB/25/00792/FUL - Case Officer: Sascha Haigh

Mr John Jones

New Life Christian Church Main Road Southbourne Emsworth

Demolition of existing church meeting hall and temporary reception structure replaced with a new church hall building, landscaping car parking and associated works. (Variation of condition 2 of permission 22/02787/FUL - installation of 50 no. photo voltaic (PV) panels on the roof).

O.S. Grid Ref. 475897/105435

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STSHYBERGW100>

8.3 SB/25/00991/DOM - Case Officer: Annie Gietzold

Mr & Ms Jake S & Emilie H M Dunk & Lelliott

22 Smallcutts Avenue Southbourne Emsworth West Sussex

Single Storey Rear extension.

O.S. Grid Ref. 476808/106214

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SV4KZJERHC200>

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:

No items for consideration

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

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

AGENDA ITEM 11

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

[Permitted and Pending Applications.url](#)

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 THAT THE MEETING WITH RESIDE ON 14TH MAY WILL TAKE PLACE AT ST JOHNS CHURCH AND TO REVIEW ANY ITEMS FOR THE AGENDA.

Members are asked to **NOTE** the date of the meeting: Wednesday 14th May 2025, 3:00pm St Johns Church Centre. Members are further asked to produce a list of items for the agenda.

AGENDA ITEM 12

TO RECEIVE AN UPDATE ON THE SOUTHERN WATER (SW) MEETING INCLUDING CONSIDERATION OF:

- 1. A PROPOSAL TO WRITE TO MP J. BROWN-FULLER IN SUPPORT OF THE CAMPAIGN TO MAKE SW A STATUTORY CONSULTEE ON PLANNING APPLICATIONS.**
- 2. SUBMITTING AN INFORMATION REQUEST TO SW REGARDING THE ITEMS IN THE CORRESPONDENCE SENT TO CDC RE THORNHAM.**
- 3. TO CONSIDER A PROPOSAL BY SW TO SEEK PARISH COUNCIL SUPPORT IN THEIR CAMPAIGN TO REDUCE STORM OVERFLOWS.**
- 4. TO RATIFY THE CORRESPONDENCE SENT TO SW PLANNING DEPARTMENT REGARDING THE APPLICATION: SB/01161/OUTEIA AND THEIR RESPONSE TO THE APPLICATION.**

12.1 A PROPOSAL TO WRITE TO MP J. BROWN-FULLER IN SUPPORT OF THE CAMPAIGN TO MAKE SW A STATUTORY CONSULTEE ON PLANNING APPLICATIONS.

Members are asked to **CONSIDER** a proposal to write to MP J. Brown-fuller in support of the campaign to make Southern Water a statutory consultee on planning applications.

DECISION: Do Members **AGREE** to the proposal and further **AGREE** to officers writing to MP J. Brown-Fuller.

12.2 SUBMITTING AN INFORMATION REQUEST TO SW REGARDING THE ITEMS IN THE CORRESPONDENCE SENT TO CDC RE THORNHAM.

Further to correspondence sent to the CDC Principal Planning Officer regarding Thornham Min Ref.223 refers. Members raised the same points with Southern Water representatives at the meeting of Wednesday 29th April 2025. The response by Southern Water was to consider submitting an information request. As such Members are asked to consider submitting an information request to Southern Water regarding the items in the correspondence sent to CDC re Thornham Min Ref. 223 refers.

DECISION: Do Members **AGREE** to submitting an information request to Southern Water regarding the points raised at the meeting of 29th May.

12.3 TO CONSIDER A PROPOSAL BY SW TO SEEK PARISH COUNCIL SUPPORT IN THEIR CAMPAIGN TO REDUCE STORM OVERFLOWS.

Further to the meeting with Southern Water on 29th April Southern Water has requested that the PC support their campaign to reduce storm overflows by facilitating any public communication and share relevant information via our usual channels of communication. The Chair may wish to give a verbal update of the content of the meeting.

DECISION: Do Members **AGREE** to support Southern Waters campaign to reduce storm overflows. Do Members further **AGREE** to instruct Officers to share relevant information via SPC's usual channels of communication.

12.4 TO RATIFY THE CORRESPONDENCE SENT TO SW PLANNING DEPARTMENT REGARDING THE APPLICATION: SB/01161/OUTEIA AND THEIR RESPONSE TO THE APPLICATION.

Following the meeting of 29th April with Southern Water representatives of Southern Water recommended that SPC write to their planning department regarding application: 24/01161/OUTEIA. Due to timescales the letter needed to be issued ahead of the next SPC planning meeting and as no monetary or budgetary decision required Members were emailed for their comments in advance of the meeting. Members are now asked to **RATIFY** the correspondence that was sent. Correspondence is circulated separately.

DECISION: Do Members **AGREE** to **RATIFY** the correspondence sent to Southern Water.

AGENDA ITEM 14

TO NOTE THE DATE AND TIME OF THE NEXT MEETING

Thursday 29th May 2025, 6pm at St Johns Church Centre.