



Southbourne Parish Council

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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. Sivyver.

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.

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?

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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.

233.7.2 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?

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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

Signed

Dated