

MINUTES of the meeting of the Planning Committee held at the St John's Church Centre, Southbourne on 18 October 2016.

Present: Mr. Lane (Chairman), Mr. Brown, Mr. Bulbeck Mr. Feltham, Mr. Gowlett, and Mrs. Russell.

Apologies for Absence

110. Mr. Hicks.

Declarations of Interest

111. None.

Minutes

112. Resolved – that the minutes of the meeting held on 27 September 2016 be approved as a correct record.

Open Forum

113. No matters were raised.

Planning Applications

114. SB/16/02812/COU

Mr Raymond Green

Devonia Nursing Home 259 Main Road Southbourne Emsworth

Change use of care home to private house (Class C3 Residential).

No objection

115. SB/16/03101/DOM and SB/16/03102/LBC

Ms Sinclair

Mill Cottage Lumley Road Southbourne PO10 8AQ

Relocation of summer house and garage.

No objection

116. SB/16/03112/FUL

Mr Martin Barden

Marsh Farm Farm Lane Nutbourne PO18 8SA

Demolition of existing dwelling and construction of 1 no. dwelling.

117. SB/16/03066/DOM

Mr & Mrs Michael Saunders

Brenty Main Road Nutbourne PO18 8RT

Proposed single storey front and rear extensions and two storey side extension with loft conversion.

No objection

118. SB/16/03231/ELD

Mr And Mrs Davis

Hamcroft Main Road Nutbourne PO18 8RN

Existing lawful development for use of dwelling house in breach of condition 3 of planning permission 84/0090/SB.

Objection - The original permission was only given for agricultural purposes as it was outside the settlement area and this remained a valid reason.

Agricultural dwellings were important for agricultural workers and just because the current occupiers were not using it for agricultural purposes, there was no evidence that other people could not make it a going concern as an agricultural business.

There was no objection to the existing owners remaining as retired agricultural workers.

SDNPA/16/04679/CM

Markwell's Wood Well Site

South Holt Farm

Dean Lane End

Forestside Rowlands Castle West Sussex

Appraisal and production of oil incorporating the drilling of one side track well from the existing well (for appraisal), three new hydrocarbon wells and one water injection well, and to allow the production of hydrocarbons from all four wells for a 20 year period.

Objection

The application site is in a National Park. The duty of the SDNPA is

1. To conserve and enhance the natural beauty, wildlife and cultural heritage of the area
2. To promote opportunities for the understanding and enjoyment of the special qualities of the national park by the public

The Draft Local Plan seeks to protect, amongst other things, water supply, tranquillity, biodiversity, air quality and dark skies and these policies should be given great weight as they were developed and are in an advanced form after substantial public consultation.

It was essential that the technique of using hydrochloric acid to release hydrocarbons from the rock, which in itself was relatively new and unproven, was fully understood and proven to be safe before planning permission is granted. There was real concern that there could be possible damage to the South Downs aquifer which supplies water to such a wide area. The risks to the water supply were unlikely to be as negligible as the applicant asserted and further independent assessment should be provided before any application was approved. The Committee has noted Portsmouth Water's request for more information in this regard.

Traffic noise and disturbance to a small rural area was likely to be substantial and would destroy the tranquillity currently enjoyed. Hours of operation were 12 hours per day weekdays for heavy vehicles with the site operating 24/7 and this was considered unacceptable. The road system adjoining the site consisted of narrow lanes unsuitable for heavy vehicles.

Flaring of gas and on site lighting would be contrary to the dark sky policies and there was a danger that damage to the bunding within the site could also allow major pollution.

The applicant needed to demonstrate that alternative sites outside of the National Park were not available.

This development took no account of the impact on the National Park and should be refused.

Relevant Draft Policies are:-

Core Policies SD1, 2, 3.and 5 and Strategic Policies SD7, 8,9,12, 14, 15.

Planning Appeals

119. None

Date of Next Meeting

120. 8 November 2016. An additional meeting was agreed for 15 November 2016 if required.

Chairman

The meeting closed at 7.10 p.m.