

MINUTES of the meeting of the Planning Committee held at the St John's Church Centre, Southbourne on 29 November 2016.

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

Apologies for Absence

140.

Declarations of Disclosable Pecuniary Interest

141. None.

Minutes

142. Resolved – that the minutes of the meeting held on 15 November 2016 be approved as a correct record and signed by the Chairman.

Open Forum

143. No matters were raised.

Planning Applications

144. SB/16/03569/OUT
Beechcroft Land Ltd
Land East Of Breach Avenue Southbourne Hampshire
Outline with all matters reserved except access - development of up to 34 dwellings, access, retention of orchard, public open space and other associated works.

Objection

A similar planning application for 34 dwellings was considered in December 2014 and was refused permission by the District Council. Since then the Chichester Local Plan has been approved and the Southbourne Parish Neighbourhood Plan has been "made". The provision for new housing set out in the Chichester Local Plan for Southbourne has been met in the Neighbourhood Plan.

1 The proposed development is not in accordance with the Southbourne Parish Neighbourhood Plan (SPNP). In particular, the site lies outside the Southbourne Settlement Boundary (Policy 1), it has not been identified for development in the Plan and additional dwellings over and above the numbers provided for by the Plan are not required (Policy 2).

2 The site lies to the north of the railway line in conflict with the strategy embodied in the SPNP.

3 The proposed development does not make appropriate provision for the Green Ring as proposed in the SPNP (Policy 3). In particular, there is no provision for any pedestrian through route which in the longer term could provide for a

possible connection to the existing footpath network.

4 The site is of value as a wildlife resource which will be seriously damaged. In particular, the proposed management scheme for the remnant orchard within the site is not adequate to protect it from the disturbance likely to arise from the proposed new development.

5 Breach Avenue is relatively narrow and provides a necessary facility for residents' and visitor parking. It is not suitable for accommodating the additional through traffic generated by the proposed development.

6 There are concerns about the adequacy of surface water drainage.

7 The layout is unimaginative and appears to provide an unnecessary proportion of road to serve the proposed dwellings.

8. There has been no consultation with either the Parish Council, Neighbourhood Plan Steering Group or residents since the Neighbourhood Plan was made in 2015.

145. SB/16/03490/DOM

Mr Timothy German

12A Thorney Road Southbourne Emsworth Hampshire

Change of use of loft to habitable accommodation, 2 no. velux windows to front roof and dormer window to rear.

Objection

1 The proposal is not in keeping with the surrounding area.

2. Loss of privacy for neighbouring properties

3. The Parish Council believes that these new proposals do not address the reasons for refusal given by the District Council to the original application (SB/16/00666/DOM) dated 27 April 2016 namely:

The scheme by reason of its scale, mass, bulk, form and style would be out of keeping with the character and appearance of the application property, the locality and the Chichester Harbour AONB. The application would therefore be contrary to local and national planning policies and design guidance, with particular reference to the Chichester Local Plan Key Policies 2014-2029 policies 1, 33, 43 and paragraphs 14, 17, 56, 58,60 and 64 of the NPPF. As such the application cannot be recommended for approval.

146. SB/16/03541/ELD

Mr J W Littler

Gosden Green Nursery 112 Main Road Southbourne PO10 8AY

Existing lawful development certificate for the siting of mobile home within garden of 112 Main Road, Southbourne and its use for purposes ancillary to that dwellinghouse.

Objection

1. The application site is in the AONB

2. In effect the application is an attempt to create a new dwelling and therefore requires a retrospective planning application.

147. SB/16/03546/DOM
Mr J Ruddock
2 The Shrubbery, Thorney Road Southbourne PO10 8DB
Proposed single storey rear extension.

No objection

148. SB/16/03520/FUL
Mr Strange
Chichester Grain Priors Leaze Farm Priors Leaze Lane Hambrook
Proposed replacement grain storage building.

No objection

149. SB/16/03627/DOM
Mr A Budgen
29 Mill End Hermitage Southbourne PO10 8BJ
Demolition of conservatory and erection of a part two/part single storey side extension.

No objection

150. SB/16/03635/DOM
Mr Geoff Hewitt
9 Cheshire Way Southbourne Emsworth Hampshire
Replace detached office with single storey detached office/carport - amendments to application SB/14/01596/DOM - reduce the depth of the carport/office and reduce the size of the window.

No objection

151. SB/16/03673/DOM
Mr Karl Jenkinson
Bramlings Ham Lane Prinsted Southbourne
Amendments to planning permission SB/13/03349/DOM. Change to windows and materials.

No objection

152. SB/16/03757/DOM
Mr R Wills
5 Guildford Close Southbourne Emsworth Hampshire
Single storey extension to rear/side to provide new garden and shower room.

No objection

153. SB/16/03802/OBG
Radian Group
Land East Of No. 181 Main Road Southbourne Hampshire
Deed of Variation to Section 106 Agreement for SB/15/02120/FUL - mortgagee exclusion clause.

No comment made.

154. SB/16/03734/PLD

Mr Ian Cosgrove

11 Sadlers Walk Hermitage Southbourne Emsworth

Proposed lawful development for single storey rear extension.

No objection

155. SB/16/03751/FUL

Mrs A Walter

Nutbourne Farm Barns Farm Lane Nutbourne PO18 8SA

Change of use of existing storage building to a 2 bed holiday let.

Objection

There is insufficient information provided on what effectively is a demolition and new build rather than a change of use.

Planning Appeals

156. None

Date of Next Meeting

157. 20 December 2016.

Chairman

The meeting closed at 7.40 p.m.