

MINUTES of the meeting of the Planning Committee held at the St John's Church Centre, Southbourne on 10 January 2017.

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

5 members of the public.

Apologies for Absence

169. None

Declarations of Disclosable Pecuniary Interest

170. None.

Minutes

171. Resolved – that the minutes of the meeting held on 20 December 2016 be approved as a correct record and signed by the Chairman.

Open Forum

172. No matters were raised.

Planning Applications

173. With the agreement of the Committee the Chairman brought forward applications SB/16/03018/REM and SB/16/04063/ADV on the agenda.

174. SB/16/03018/REM

Seaward Properties Ltd

Land North Of Main Road and West Of Inland Road Southbourne Emsworth Hampshire

Details of the layout, appearance, scale and landscaping of the proposed development of 157 dwellings approved under the outline planning permission SB/14/02800/OUT.

The Committee noted the revised layout for the development made in the light of the Council's objection to the original Reserved Matters application (minute 129/16 refers). The Committee broadly welcomed the revisions but asked that further amendments be considered to move the houses to the right of the green even further to the right. However, Mr Reay of Lukenbeck on behalf of the applicant commented that the major constraint to doing that was the mature trees in the vicinity which would be retained. It was noted that the hedge on Inlands Road would be replaced with a new one, with a wall or fence behind it and be maintained by a management company rather than individual owners. There would only be emergency vehicular access from Inlands Road and two pedestrian accesses. It was expected that the revised layout would be submitted shortly and the Council asked to formally comment in due course.

175. SB/16/04063/ADV
The Southern Co-operative Ltd
Co-op 261 Main Road Southbourne Emsworth
2 no. non-illuminated freestanding signs.

Objection

1. The signs are an unnecessary addition to those already provided;
2. They would be detrimental to the street scene due to their poor quality and;
3. "Roadside" signs are inappropriate in Southbourne.

The Council also requests a meeting with the Co-op, District Council, and SSE to discuss the relocation of the new substation that these signs are intended to hide.

176. SB/16/03803/FUL
Pallant Homes Limited c/o The Agent
Nellies Field Main Road Nutbourne West Sussex
Construction of 55no housing units in a mix of sizes, consisting of: 2 no. 1 bedroom, 2 person flats 2no 2 bedroom, 4 person flats 25. no 2 bedroom, 4 person houses 16 no. 3 bedroom, 4 person houses 3 no. 3 bedroom, 5 person houses 7no 4 bedroom, 6 person houses. With associated parking, landscaping and access.

The Parish Council's comments on the above application were as follows:

Southbourne Parish Neighbourhood Plan (SPNP) - The application complies in principle with the SPNP and therefore the Parish Council supports the development. There is no objection to the additional 5 dwellings.

Public Open Space - In accordance with the SPNP the provision of Public Open Space, an equipped children's' play area, allotments, provision for wildlife is welcomed.

The Parish Council wishes to express an interest in taking responsibility for the maintenance of the Open Space areas around the development and would wish to be included in discussions to this effect.

Surface and Waste Water Drainage - However, there is considerable local concern about the provision proposed for surface and waste water drainage. The Parish Council has raised these issues in the Neighbourhood Plan and in its comments at the pre-application stage. The Plan was very clear that the community wanted to use this opportunity not just to 'not make existing problems any worse' but to investigate the possibility of alleviating existing problems with foul water and drainage. If this could be done in partnership with the developers, so much the better, although the expectation has always been that at least some of this work would be undertaken by the community. The Parish has recently been awarded an Operation Watershed grant to investigate and better understand the nature of existing problems and to look for solutions. It is in the context of action by both the developer on-site and by the community independently that the Parish Council supports this application, and it will continue to look for opportunities to improve things for local residents. Categorical assurance from the District Council is therefore requested that planning permission will not be granted until it is satisfied from its consultations with the relevant authorities that potential and existing flooding problems are not going to be exacerbated in the locality as a result of this development.

Traffic - There are local concerns about the speed of traffic on the A259 and the safety of residents crossing the road to reach bus stops and the proposed Public Open Space. It is requested that consideration be given to a 30 mile an hour speed restriction along this part of the A259, and the provision of a light controlled pedestrian crossing on the A259 in the vicinity of the site.

Parking - The provision of parking spaces for use by the residents of nos. 1-4 Elm Grove is welcomed. Clarification is sought about any cost to the residents of nos. 1-4 Elm Grove for the use of the proposed dedicated parking spaces.

177. SB/16/03845/DOM

Mr & Mrs Howland

Gaff Rig Thornham Lane Southbourne PO10 8DD

Replacement outbuilding - resubmission of SB/15/03616/DOM.

Objection - the building is too large and prominent and is an over development in the AONB.

178. SB/16/03955/DOM

Mr A Rose

Barnard 92 Kelsey Avenue Southbourne PO10 8NQ

Conversion of garage to annex for disabled person.

No objection

179. SB/16/04006/DOM

Mr Mark Treagust

30 Woodfield Park Road Hermitage Southbourne Emsworth

Removal of garage and conservatory, single story rear extension and side extension on ground and first floor.

Objection - the proposed dwelling by virtue of size, scale, siting and limited size of the site would give rise to a cramped overdevelopment of the site which is out of keeping and incompatible with existing development in the locality.

180. SB/16/03971/DOM

Mr Jonathan Verney

259 Main Road Southbourne PO10 8JD

Alteration to rear extension at ground floor level. Side extension at first floor level over existing ground floor side extension. Alteration to roof with solar panels, roof flights and balcony inset to roof conversion. Alterations to boundaries front and rear. Demolish existing garage and replace with new.

No objection

181. SB/16/04077/TPA

Mr Ian Smith

139 Main Road Southbourne Emsworth Hampshire

Fell 1 no. Ash tree (T9) subject to SB/96/00903/TPO.

The Council defers to the District Council's Tree Officer but if the tree is sound it would prefer it was not cut down.

Planning Appeals

182. None.

Date of Next Meeting

183. 31 January 2017.

Chairman