

SOUTHBOURNE PARISH COUNCIL

MINUTES of the meeting of the **Planning Committee** held at the St John's Church Centre on 11th June 2013.

Present: Mr C Bulbeck, Mr M Everson, Mr Feltham, Mr J Jennings, Mr R Rolfe.

Apologies: Mrs M Bulbeck.

Election of Chairman

124. Mr Everson was elected Chairman of the Planning Committee.

Declarations of personal or prejudicial interests by Members

125. None.

Minutes

126. The minutes of the meeting held on 14th May 2013 were approved and signed by the Chairman.

Open Forum

127. Eleven members of public were present. The Committee noted comments from the public regarding SB/13/01314/FUL Phairdene, Prinsted Lane and SB/13/01536/FUL Old Post Office, Nutbourne.

Planning Applications

128. Planning applications notified by the District Council on lists 20 – 23.

SB/13/01314/FUL

Mr Richard Walker

Phairdene Prinsted Lane Prinsted Emsworth

Erection of two detached 3-bedroom dwellings following demolition of existing bungalow.

Objection. The proposed development was overdevelopment of garden land.

The visual appearance of the existing dwelling sat comfortably in the street scene and the proposed two new houses would be out of character, intrusive and detrimental to the area.

The addition of another dwelling would increase traffic in this narrow lane to the detriment of road safety.

The Parish Council had been made aware there were issues surrounding the boundaries of the site as shown on the plans.

SB/13/01486/DOM

Mr & Mrs Nathan Hill

11 Lauder Close Emsworth Hampshire PO10 8PX

Erection of single storey extension to rear of property to extend existing kitchen.

To convert existing garage with access from kitchen to provide WC and shower facilities and additional ground floor accommodation.

No objection.

SB/13/01496/DOM

Mr Hicks

6 Hurstwood Avenue Southbourne Emsworth Hampshire
Front entrance porch.
No objection.

SB/13/01536/FUL

Mr T L Tai

The Old Post Office Main Road Nutbourne Chichester

Change of use of ground floor premises from use class A1 to use class A5. Erection of 2 storey side extension and internal fume extraction duct.

Objection. There was insufficient safe parking close to the property. There was a traffic island with bollards outside the property which would make parking outside the property extremely dangerous for customers and delivery vehicles. Customers of takeaways generally liked to park right outside the premises, which was clearly evident from other takeaway businesses.

The village was already served with takeaways.

The use would be un-neighbourly to the occupiers of the adjacent dwellings.

Cooking smells would be un-neighbourly for the occupiers of adjacent dwellings.

Takeaway food outlet would create a litter problem.

Since it had lost the former carpark, which was developed for housing, the Parish Council would prefer this property to become a domestic dwelling.

SB/13/01564/DOM

Mr Mansell

Rosevale Cot Lane Chidham Chichester

First floor extension and alterations.

No objection.

SB/13/00851/DOM

Mr M Wrennall

Thornham House Prinsted Lane Prinsted Emsworth

Part 2 storey and part single storey front, side and rear extension and other alterations to the existing dwelling house.

Objection. The Council considered the proposal overdevelopment of the existing house.

The development would have a significant impact on the visual appearance of the house and be detrimental to the Harbour scene.

SB/13/01180/FUL

Mr A Robertson

Land West Of Fieldside Prinsted Lane Prinsted Emsworth

Demolition of 2 no. dilapidated outbuildings and the erection of 5 no. family dwellings, together with associated access and landscaping

Objection. The site was in the Harbour AONB and outside the Settlement Policy Area.

The access track, believed not to be in the ownership of the applicant, was very narrow and unsuitable for serving five new dwellings.

The increase in vehicle numbers using the junction with Prinsted Lane, with limited visibility at this point, would increase traffic hazards in Prinsted lane, which itself was a narrow lane with no footways.

The drainage may be inadequate to accommodate five new dwellings.

SB/13/01492/PLD

Mr and Mrs Ian and Louise Kennett

Rookery Inlands Road Nutbourne Chichester

Replace existing garage to side of house.

No objection.

SB/13/01688/DOM
Mr Joe Warren
Claythorn Thorney Road Emsworth Hampshire
Rear extension and alterations.
No objection.

SB/13/00212/DOM
Single and double storey extensions to property.
Bramlings Ham Lane Prinsted Substitute plans.
No objection.

Planning Appeals

129. SB/12/03208/FUL Additional parking at Emsworth Yacht Harbour. Appeal against refusal of planning permission.

130. SB/12/03200/FUL Removal of agricultural occupancy condition. Brookside Fruit Farm, School Lane, Nutbourne. Appeal against refusal of planning permission.

Breach of Conditions

131. Breach of Condition Notice. Emsworth Yacht Harbour. Condition not complied with 'The development hereby permitted shall be carried out in accordance with the approved plans'. The Brise-Soleil had not been installed to the south elevation of the building.

CHAIRMAN.....

DATE.....