

MINUTES of the meeting of the Planning Committee held at the St John's Church Centre, Southbourne on 8 September 2015.

Present: Mr J Brown, Mr C Bulbeck, Mr M Everson (Chairman), Mr Feltham, Mr G Hicks, Mr Lane and Mrs Russell.

Two members of the public.

### **Apologies for Absence**

59. None.

### **Declarations of Interest**

60. Mrs Russell declared an interest in applications SB/15/02120/FUL and SB/15/02505/OUT.

### **Minutes**

61. Resolved that the minutes of the meeting held on 25 August 2015 be approved as a correct record.

### **Urgent Matters**

62. Following the publication of the agenda the Clerk had been made aware of two matters requiring the Committee's attention. With the Chairman's agreement the following matters were considered:

SB/15/01827/FUL - 14 Breach Avenue

WT/15/02643/FUL - Baker Barracks

### **Planning Applications**

63. SB/15/01827/FUL - the Committee had previously considered this application in July 2015 (minute 22/2015 refers) but the District Council had notified the Parish Council that the applicant had submitted revised plans. The Committee maintained its Objection on the basis that the development was too large for the proposed site.

64. SB/15/02145/FUL Deferred from last meeting  
Mr Alfie Matthews  
Land South West Of Fair Acre Priors Leaze Lane Hambrook Chidham  
Change of use of land to provide two travelling showmen's plots.

Objection on the following grounds:

1. The site is in the Chichester-Emsworth strategic gap and the proposal is contrary to Policies 2 and 48 of the Chichester Local Plan.
2. Policy 2 of the Local Plan, in the section entitled Settlement Boundaries, requires the following general approach: 1 Respecting the setting, form and character of the settlement; 2 Avoiding actual or perceived coalescence of settlements; and 3 Ensuring good accessibility to local services and facilities"

3. The Local Plan Policy 48, Section 5, requires the following criterion to be met: The individual identity of settlements, actual or perceived, is maintained and the integrity of predominantly open and undeveloped land between settlements is not undermined. The proposed development would constitute a further encroachment into the Strategic Gap in this rural area
4. The proposal is contrary to the Neighbourhood Plan for Southbourne (which is shortly to go to referendum). It is also contrary to the emerging Neighbourhood Plan of the Parish of Chidham & Hambrook.
5. Planning applications for housing should be assessed with respect to the adequate provision of amenities, including schooling, social, recreation and leisure facilities, public open spaces and public transport. Sustainability is an important factor. The proposed development would not be sustainable. The Application refers to good pedestrian access to facilities. Priors Leaze Lane is dangerous for pedestrians and, in any event, all the amenities listed above, with the exception of a small very limited shopping facility in Broad Road, Hambrook are certainly not within a convenient walking distance.
6. Access to the site is along Priors Leaze Lane. This is a narrow lane and will not sustain the significant additional cars and large travelling showmen's vehicles that the development would generate. The proposal is for an entirely unsustainable development that would increase existing traffic problems in a narrow country lane and cause nuisance to residents living between the site and Inlands Road.
7. The site is therefore in an unsustainable location and the proposal is in direct contravention of the National Planning Policy Framework.

65.SB/15/02398/DOM

Mr Lary McNiven

11B Hartland Court Southbourne Emsworth Hampshire

Proposed double garage with pitched roof and single storey extension.

No objection

66.SB/15/02508/FUL

Mr R Barton

Acre View Cottage Thornham Lane Southbourne West Sussex

Continuation of use of building as a single dwellinghouse.

Objection – the building was in the AONB and had been unlawfully occupied for the last 12 years and nothing had changed.

67.SB/15/02509/FUL

Mr G Barton

Willow Cottage Thornham Lane Southbourne Emsworth

Use of building as a single dwellinghouse.

Objection – the building was in the AONB and had been unlawfully occupied for the last 12 years and nothing had changed.

68.SB/15/02587/DOM  
Mr & Mrs Edwards  
Offshore 10 Stein Road Southbourne West Sussex  
Detached garage, extension & alterations.

No objection

69.SB/15/02687/TPA  
Mr Mark Warwick  
Land West Of Morcumbs Park Penny Lane Southbourne Hampshire  
Reduce back branches on western sector by approx. 3m on 1 no. Oak tree (T1) subject to SB/89/00886/TPO.

No objection to the proposed 2m reduction.

70.SB/15/02714/DOM  
Mr Graham Scurr  
2 Hurstwood Avenue Southbourne Emsworth Hampshire  
Demolition of existing garage. Construction of a 1.5 storey side extension. Replacement UPVC windows.

No objection

71.SB/15/02814/TPA  
Mr Victor Moss  
Northlands 49 Breach Avenue Southbourne Emsworth  
Reduce north-east sector back to boundary fence on 1no. Silver Birch tree (T1) subject to SB/97/00909/TPO.

No objection

72.WT/15/02643/FUL - Baker Barracks

This Parish Council was being consulted as a neighbouring parish to the proposed development.

No objection.

**Street Naming: Development west of Fieldside, Prinsted Lane, Prinsted, Emsworth**

73.The Committee raised no objection to naming the above development "Salterns Reach".

**Planning Appeals**

74. None received.

**Date of Next Meeting**

75. 13 October 2015.

Chairman.....

Date.....