

MINUTES of the meeting of the Planning Committee held at the St John's Church Centre on 11th November 2014

Present: Mr J Brown, Mr C Bulbeck, Mr M Everson (Chairman), Mr A Feltham, Mr J Jennings.
1 member of public.

Apologies: Mrs M Bulbeck, Mr R Rolfe.

Declarations of personal or prejudicial interest by members

237. None.

Minutes

238. The minutes of the meeting held on 14th October 2014 were approved and signed by the Chairman.

Open Forum

239. No comments made.

Planning Applications

240. Planning applications notified by Chichester District Council on lists 42 – 45.

SB/14/03311/PLD

Mr Paul Clarke

29 Breach Avenue Southbourne Emsworth Hampshire

Convert garage into annex accommodation.

Refused.

SB/14/02558/LBC

Mr and Mrs C Munday

Black Cat Cottage Main Road Nutbourne Chichester

Replacement of 7 no. windows to front (north) elevation.

No objection.

SB/14/03134/OUT

Mr Chris Samson

Land North Of Four Acre Nursery Cooks Lane Southbourne Hampshire

Outline application (access only). Provision of 150 dwellings comprising 14 no. 1 bed apartments, 38 no. 2 bed houses, 75 no. 3 bed houses, 13 no. 4 bed houses and 10 no. 5 bed houses, together with associated access, roads, garages and parking spaces, open amenity space and play areas. Provision of 2 no. sports facilities and changing facilities.

Objection.

The application conflicted with the Southbourne Neighbourhood Plan which confined major new development to South of the railway line. The proposed development would significantly increase traffic in Cooks Lane, Inlands Road and Stein Road. Cooks Lane and Inlands Road were narrow roads, the latter with single lane sections, and were unsuitable to accommodate the additional number of vehicles this development would generate. Traffic congestion at the Stein Road railway crossing would be increased adding to the long queues of vehicles waiting at the crossing already regularly experienced. The area was known to be prone to flooding and the scale of development would put pressure on the drainage and sewage

systems adding to the risk of increased flooding in the future. The Planning Authority must be satisfied the existing drainage and sewage systems were adequate, or could be upgraded, to cope with the extra demands the development would create. The Council opposed the loss of this agricultural land and the impact the development would have on the local environment, the land known to be the habitat for many species of wildlife. The balance of the types of housing proposed was disappointing.

Copies of objections sent to the District Council by Mr & Mrs Barker, Mr & Mrs Carter, Revd D Hider, Mr & Mrs Patient were noted.

SB/14/03437/TPA

Mrs S Whittington

31 Orchard Lane Emsworth Hampshire PO10 8BH

Reduce height and spread by 2-2.5m (all round) on 1 no. Oak tree (T13) subject to

SB/98/00914/TPO.

No objection.

SB/14/03421/TCA

Mr Peter Spreckley

Hirgan Cottage Prinsted Lane Prinsted Emsworth

Notification of intention to reduce heights down to 1m above the existing fence height along the boundary between Wynhurst and Hirgan Cottage on a mixture of trees, hedges and shrubs. Fell 1 no. Silver Birch tree (T1) and 1 no. Lilac tree (T3) and pollard 1 no. Apple tree (T2).

No objection.

SB/14/03573/DOM

Mr Bradbeer

9 Stein Road Emsworth Hampshire PO10 8LB

To erect a replacement conservatory to the rear of the property.

No objection.

SB/14/03638/TCA

Mr Dennis Prince

The Coach House Prinsted Lane Prinsted Emsworth

Notification of intention to crown reduce by 2m (all round) on 1no. Beech tree.

No objection.

SB/14/03611/DOM

Miss Lakhwinder Kalsi

1 Kings Court Emsworth Hampshire PO10 8FD

Open glassroom and open glazed canopy.

No objection.

SB/14/03615/LBC

Mr and Mrs Dewey

Baytrees Prinsted Lane Prinsted Emsworth

Replace 2no. existing front doors and increase height of brick wall along south-eastern boundary.

No objection.

SB/14/03289/DOM

Mr and Mrs White

Rosebrook Farm Lane Nutbourne Chichester

Erection of a rear pitched roof extension over an existing single storey structure with two roof lights. Alterations to windows and doors.

No objection.

SB/14/03634/TPA

Mr Robinson

33 Russet Gardens Hermitage Southbourne Emsworth

Reduce western sectors by 2m (back to previous pruning points) on 2 no. Field Maple trees (T1 and T2) within Group, G1 subject to SB/94/00896/TPO.

No objection.

Amended Plans:

SB/14/02326/FUL Land East of 181 Main Road. Noted.

SB/14/02303/FUL 134 Main Road. Noted.

Planning Appeals

241. None notified.

CHAIRMAN.....

DATE.....