

## SOUTHBOURNE PARISH COUNCIL

The Village Hall  
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3 November 2016

Dear Member,

You are hereby summoned to a meeting of the Planning Committee on **Tuesday 8 November 2016** in the **St John's Church Centre, Southbourne** at **6.30 p.m.**

R A Davison  
Clerk

### AGENDA

1. **Apologies.**
2. **Declarations of Disclosable Pecuniary Interests.**
3. [Minutes](#) of the meeting held on 18 October 2016 (attached).
4. **Open forum.**
5. [Planning Applications](#)

To consider and comment on the following planning applications notified by Chichester District Council (attached).

6. **Planning Appeals (if any)**
7. **Date of Next Meeting** – 29 November 2016. The additional meeting on 15 November 2016 is not required.

TO:

**Mr Brown**      **Mr Feltham**      **Mr G Hicks**      **Mrs Russell**  
**Mr Bulbeck**    **Mr Gowlett**      **Mr Lane**



MINUTES of the meeting of the Planning Committee held at the St John's Church Centre, Southbourne on 18 October 2016.

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

### **Apologies for Absence**

99. Mr. Hicks.

### **Declarations of Interest**

100. None.

### **Minutes**

101. Resolved – that the minutes of the meeting held on 27 September 2016 be approved as a correct record.

### **Open Forum**

102. No matters were raised.

### **Planning Applications**

103. SB/16/02812/COU

Mr Raymond Green

Devonia Nursing Home 259 Main Road Southbourne Emsworth  
Change use of care home to private house (Class C3 Residential).

No objection

104. SB/16/03101/DOM and SB/16/03102/LBC

Ms Sinclair

Mill Cottage Lumley Road Southbourne PO10 8AQ  
Relocation of summer house and garage.

No objection

105. SB/16/03112/FUL

Mr Martin Barden

Marsh Farm Farm Lane Nutbourne PO18 8SA

Demolition of existing dwelling and construction of 1 no. dwelling.

106. SB/16/03066/DOM

Mr & Mrs Michael Saunders

Brenty Main Road Nutbourne PO18 8RT

Proposed single storey front and rear extensions and two storey side extension with loft conversion.

No objection

107. SB/16/03231/ELD

Mr And Mrs Davis

Hamcroft Main Road Nutbourne PO18 8RN

Existing lawful development for use of dwelling house in breach of condition 3 of planning permission 84/0090/SB.

Objection - The original permission was only given for agricultural purposes as it was outside the settlement area and this remained a valid reason.

Agricultural dwellings were important for agricultural workers and just because the current occupiers were not using it for agricultural purposes, there was no evidence that other people could not make it a going concern as an agricultural business.

There was no objection to the existing owners remaining as retired agricultural workers.

SDNPA/16/04679/CM  
Markwell's Wood Well Site  
South Holt Farm  
Dean Lane End

Forestsides Rowlands Castle West Sussex

Appraisal and production of oil incorporating the drilling of one side track well from the existing well (for appraisal), three new hydrocarbon wells and one water injection well, and to allow the production of hydrocarbons from all four wells for a 20 year period.

Objection

The application site is in a National Park. The duty of the SDNPA is

1. To conserve and enhance the natural beauty, wildlife and cultural heritage of the area
2. To promote opportunities for the understanding and enjoyment of the special qualities of the national park by the public

The Draft Local Plan seeks to protect, amongst other things, water supply, tranquillity, biodiversity, air quality and dark skies and these policies should be given great weight as they were developed and are in an advanced form after substantial public consultation.

It was essential that the technique of using hydrochloric acid to release hydrocarbons from the rock, which in itself was relatively new and unproven, was fully understood and proven to be safe before planning permission is granted. There was real concern that there could be possible damage to the South Downs aquifer which supplies water to such a wide area. The risks to the water supply were unlikely to be as negligible as the applicant asserted and further independent assessment should be provided before any application was approved. The Committee has noted Portsmouth Water's request for more information in this regard.

Traffic noise and disturbance to a small rural area was likely to be substantial and would destroy the tranquillity currently enjoyed. Hours of operation were 12 hours per day weekdays for heavy vehicles with the site operating 24/7 and this was considered unacceptable. The road system adjoining the site consisted of narrow lanes unsuitable for heavy vehicles.

Flaring of gas and on site lighting would be contrary to the dark sky policies and there was a danger that damage to the bunding within the site could also allow major pollution.

The applicant needed to demonstrate that alternative sites outside of the National Park were not available.

This development took no account of the impact on the National Park and should be refused.

Relevant Draft Policies are:-

Core Policies SD1, 2, 3 and 5 and Strategic Policies SD7, 8, 9, 12, 14, 15.

## **Planning Appeals**

108. None

## **Date of Next Meeting**

109. 8 November 2016. An additional meeting was agreed for 15 November 2016 if it was required.

Chairman

The meeting closed at 7.10 p.m.



**Planning Committee**

**8 November 2016**

**Planning Applications**

**Week 39**

1. 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.  
[https://publicaccess.chichester.gov.uk/online-  
applications/applicationDetails.do?activeTab=summary&keyVal=ODE9NHERK1G00](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ODE9NHERK1G00)

**Week 42**

2. SB/16/03299/FUL  
New Life Christian Church Trust  
New Life Christian Church Main Road Southbourne PO10 8HA  
Retention of entrance lobby/reception to existing meeting hall permitted under  
SB/06/05792/FUL.  
[https://publicaccess.chichester.gov.uk/online-  
applications/applicationDetails.do?activeTab=summary&keyVal=OEKMNAERKF200](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OEKMNAERKF200)

**Week 43**

None

**Week 44**

3. SB/16/03270/FUL  
Helen Yoward  
Southbourne Surgery 337 Main Road Southbourne Emsworth  
Siting of 1 no. shipping container for storage of surgery items.  
[https://publicaccess.chichester.gov.uk/online-  
applications/applicationDetails.do?activeTab=summary&keyVal=OEIGUTERKE500](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OEIGUTERKE500)