

SOUTHBOURNE PARISH COUNCIL

The Village Hall
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Southbourne
Emsworth
PO10 8HN

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10 November 2016

Dear Member,

You are hereby summoned to a meeting of the Planning Committee on **Tuesday 15 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 8 November 2016 (attached).
4. **Open forum.**
5. [Planning Applications](#)

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

6. **Consultation** – Chichester District Council Planning Department has been consulted on a proposal from BT for the removal of a KX telephone kiosk at the junction of Hartland Close and Stein Road. Members' views are sought.
7. **Planning Appeals (if any)**
8. **Date of Next Meeting** – 29 November 2016.

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 8 November 2016.

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

2 members of the public.

Apologies for Absence

121. Mr. Gowlett.

Declarations of Disclosable Pecuniary Interest

122. None.

Minutes

123. Resolved – that the minutes of the meeting held on 18 October 2016 be approved as a correct record.

Open Forum

124. No matters were raised.

Planning Applications

125. 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.

No objection

126. 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.

Objection

The Parish Council is very concerned that despite considerable discussion with Seaward Properties Ltd in relation to this site, a number of the principles agreed and embodied in the approved outline planning application (14/ SB/02800/OUT) have not been incorporated in the current proposals. The previous outline application approved in April 2015 adhered closely to "Plan D : Concept Plan of Loveders Mobile Home Park site" set out on page 33 of the Neighbourhood plan, and was reflected in the "Design Concept Plan" submitted in the applicant's "Design and Access and Energy Statement" dated July 2014. It has been this scheme that has been publicised in good faith by the Parish Council at a number of public local meetings during the last year or so, and a copy was supplied by Seawards in September 2015 specifically for a public meeting held prior to the Referendum in November 2015.

The current detailed layout appears to have more in common with the scheme which was submitted by Seawards earlier in 2014, which the Parish Council considered unacceptable and which was withdrawn. No reason for this reversion is evident from the information submitted with the current application.

The differences are such that the current application is considered not to comply with Policies 2, 3 and 7 of the Southbourne Parish Neighbourhood Plan and the Parish Council raises objections as follows.

Policy 2(l) (a)

Access onto Inlands Road

Three accesses are now proposed onto Inlands Road. In principle, one vehicular emergency access and one separate pedestrian access is acceptable. The third uncontrolled vehicular access now proposed is not shown in the approved outline application, it is contrary to Policy 2 (l) (a) of the Neighbourhood Plan and it does not comply with condition 6 of the outline approval. This additional access is considered detrimental to highway safety and the local environment, and it is expected that Network Rail will object due to safety concerns relating to the nearby level crossing.

Policy 2(l) (b)

Public Open Space

While the overall amount of green area available to the public may be about the same as shown in the outline application, its configuration has been dissipated throughout the site and as a result its contribution to the Green Ring is largely lost. The green space in the centre now appears to be mainly a focal point for the larger dwellings. The occupants are likely to feel that access by the community as a whole is intrusive, and the public may find this configuration discouraging. This would be both unsatisfactory for the residents and contrary to the principle of the Green Ring.

Childrens Play Space

The children's play space should be clearly visible and secure. Instead, it has now been relegated to a separate site adjacent to the railway line, and this has been made worse by the proposal to screen the site with a hedge. The adjacent residential properties to the east are one or two bedroom flats, which are likely to be unoccupied during the day, and the dwellings to the immediate south present a blank wall. There is an adjacent area to the north which is screened by hedges and for which no obvious purpose is apparent. The play space should be incorporated into the central Green Ring area where it can be easily observed.

Policy 2(l) (c) and (d)

Land for the Footbridge and Footpath to the Railway Station

The land to be transferred to the Parish Council should be identified and annotated on the main layout plan (16007/C101) and the detailed plans. The layout plan only shows the footprint of the bridge and this is misleading. The community and prospective purchasers need to be aware of this integral part of the proposals.

Policy 2

Affordable Housing

It is understood that the affordable housing proposed does not comply with the development plan policies in relation to its type, and distribution within the site as

required in the last paragraph of the Neighbourhood Plan policy, and this needs to be amended.

Policy 3

The Green Ring

The "Green Ring" is central to the Neighbourhood Plan. It has received support from the local community and statutory bodies due to the opportunity it provides to improve local recreation facilities, enhance wildlife and the environment, and divert pressure on Chichester Harbour. One of the benefits in selecting this site in the Neighbourhood Plan is the opportunity it provides to achieve this policy.

Policy 3 para 2 requires "Development proposals that lie within the broad locations of the Green Ring will be required to align their public open space requirements with its objectives, so that they contribute to its successful formation and maintenance". The approved plans incorporated the concept of a broad sweep of open space creating a visual link across the site encouraging to users. The current layout has lost this and the proposed open space now appears as a small village green with some secondary public footpaths running behind the dwellings. This does not comply with the policy and is unacceptable.

Policy 7

Environment

It has been noted that some hedges have already been removed from the site. This is of concern, not only from a general environmental point of view but especially in relation to the protection of species, in particular reptiles, which may now be hibernating along the boundaries of the site.

127. SB/16/03270/FUL

Helen Yoward

Southbourne Surgery 337 Main Road Southbourne Emsworth

Siting of 1 no. shipping container for storage of surgery items.

Objection – the proposal is unsightly, not in keeping with the surrounding area and unneighbourly.

Planning Appeals

128. None

Date of Next Meeting

129. Members agreed that an additional meeting on 15 November 2016 was still needed. The meeting would start at 6.30 p.m.

Chairman

The meeting closed at 7.15 p.m.

Planning Committee

8 November 2016

Planning Applications

1. SB/16/00512/FUL

Retrospective planning application for the erection of a dwellinghouse (siting).
Thornham House Prinsted Lane Prinsted Southbourne PO10 8HS

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=O2DNWFERH3D00>

2. SB/16/03498/DOM

Mr Chris Norman

Meyrick 16 Frarydene Prinsted Southbourne
Proposed side and rear extensions.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OFJW62ERKPW00>

3. SB/16/03525/DOM

Ms Jane Smith

41 Thorney Road Southbourne PO10 8BL

Remove existing front garden wall, new crossover with dropped kerb and replace concrete paving in the front garden with pea gravel and create a parking space.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OFN7GIERKQZ00>