

SOUTHBOURNE PARISH COUNCIL

MINUTES of the meeting of the **Planning Committee** held at the St John's Church Centre on 13th May 2014.

Present: Mr J Brown, Mr C Bulbeck, Mrs M Bulbeck , Mr M Everson, Mr A Feltham, Mr J Jennings, Mr R Rolfe.
Five members of public.

Apologies: None.

Declarations of personal or prejudicial interests by Members

193. Mr Feltham in application SB/14/00747/FUL and Mr Jennings in SB/14/01140/FUL.

Minutes

194. The minutes of the meeting held on 8th April 2014 were approved and signed by the Chairman.

Open Forum

195. The meeting was temporarily closed for public comments.
The applicant of SB/14/01140/FUL gave information about the application.
Residents comments regarding application SB/14/00747/FUL were noted by the Committee.

Correspondence

196. Correspondence from the following residents was noted.
Mr & Mrs Claydon – SB/14/00661/OUT.
Rev D A Hilder – SB/14/00661/OUT.
Mr N Barker – SB/14/00661/OUT.
P Robinson & G Gamble – proposed development Penny Lane.
Mr R Seabrook – building under construction Brookside Fruit Farm.

Planning Applications

197. Planning applications notified by the District Council on lists 15 – 19.

SB/14/00661/OUT

Seaward Properties Ltd

Land On The South Side Of Cooks Lane Southbourne Hampshire

Development of the site by the erection of 112 dwellings with associated access onto and widening of Cooks Lane, parking, open space and landscaping.

Objection: The application was contrary to the emerging Southbourne Parish Neighbourhood Plan.

The making of this application at this time compromised local accountability.

The proposal was against the 'Green Ring' concept, as contained in the Neighbourhood Plan.

The proposed development would generate a large amount of traffic North of the level crossing leading to traffic congestion of an unacceptable level in Cooks Lane, Stein Road and Inlands Road.

The development would increase traffic congestion at the Stein Road level crossing.

Cooks Lane and Inlands Road were used frequently as an alternative route to the A259 Main Road when the railway crossing in Stein Road was closed. The Eastern end of Cooks Lane and parts of Inlands Road were very narrow and any increase in traffic would be detrimental to highway safety. The junction of Cooks Lane and Priors Leaze Lane was difficult with narrow roads and poor visibility.

The new accesses to the development would require some removal of hedgerows. The Parish Council had been made aware a local resident believed the application was not valid which the Local Planning Authority would need to consider and be satisfied the application could go forward as submitted.

SB/14/00662/OUT

Seaward Properties Ltd

Land North Of Main Road And West Of Inland Road Southbourne Emsworth Hampshire
Development of the site by the erection of 127 dwellings with associated access from Main Road, parking, open space and landscaping.

Objection: The Parish Council was disappointed at this premature planning application in advance of the Southbourne Parish Neighbourhood Plan.

The Council supported development of this site in principle but not the submitted plans.

The application did not allocate open space for the 'Green Ring' concept as proposed in the Neighbourhood Plan.

The application did not make provision for pedestrian access to the railway station or pedestrian footbridge.

SB/14/00663/OUT I

Seaward Properties Ltd

Loveders Camping And Caravan Site Inlands Road Nutbourne Chichester

Development of the site by the erection of 30 dwellings, with associated access from Inlands Road, parking, open space and landscaping.

Objection: The Council was disappointed at this premature planning application in advance of the Southbourne Parish Neighbourhood Plan.

The Council supported development of this site in principle but not the submitted plans.

The access onto Inlands Road was objected to because any additional traffic onto this narrow road would be detrimental to highway safety.

SB/14/00747/FUL

FPC (Southbourne) LLP

Southbourne Service Station 261 Main Road Southbourne Emsworth

Erection of retail unit and four flats together with associated parking, cycle and refuse storage, following demolition of petrol filling station/car sales and car repairs building.

Objection: The proposed development was considered too large and un-neighbourly.

The height of the building was too high and would result in overlooking of neighbouring dwellings.

The shop and flats would generate considerable demand for parking of vehicles which could lead to off-site parking in The Drive, which was a narrow roadway unsuitable to accommodate vehicle parking, with a narrow junction onto the A259 Main Road.

There was concern possible opening hours for a convenience store until late at night, with an off licence, could lead to unwelcome anti-social behaviour.

It was believed pre-application local consultation with the Parish Council and residents could have resulted in a more acceptable scheme for the site.

SB/14/00909/DOM

Mr Thomas Webb

6 Inlands Road Nutbourne Chichester PO18 8RJ

Double storey side extension to semi detached dwelling

No objection..

SB/14/00992/DOM

Mr Nigel Stone

Chichester Camping 345 Main Road Emsworth Hampshire
Conversion of existing integral garage to form a living room.

No objection.

SB/14/01029/ELD

Mr & Mrs J Pitts

Kia Ora Nursery Main Road Nutbourne Chichester

Use of land for the year-round storage of touring caravans.

Objection: This was a retrospective application.

The Council considered this an undesirable use of land in the Harbour AONB.

The caravans would be visible from the Chichester Harbour and be detrimental to the Harbour scene.

SB/14/01048/DOM

Mr Dave Shooter

The Dray Main Road Nutbourne Chichester

Two storey rear extension, internal alterations to existing dwelling & associated landscaping.

No objection.

SB/14/01071/TPA

Mrs G Doyle

Linwood House Main Road Nutbourne Chichester

Crown reduce by 3m (all round) back to previous pruning points on 1 no. Oak tree (T1)
subject to SB/94/00898/TPO.

Objection: The Council considered the proposed pruning of this tree too severe and harmful to the appearance of the tree.

SB/14/00895/ELD

Mr Frank Hopkins

Paceways Thornham Lane Emsworth Hampshire

Lawful development certificate in relation to:

1. The unit of accommodation on site having ceased to be a static caravan on the basis of having exceeded maximum caravan dimensions and had sufficient characteristics of permanency to be considered a building operation / a dwelling for in excess of 10 years.

2. The attached barn at the site having been used as a domestic storage area, in breach of its permitted conditions, for in excess of 10 years.

Objection: Undesirable development in the Harbour AONB which should be resisted.

SB/14/00875/DOM

Mr Richard Kerwood

Epworth House 97 Main Road Southbourne Emsworth

Create access from highway to front of house and close off existing access at rear. Install 4 no. velux roof windows to utility room.

No objection.

SB/14/01140/FUL - Case Officer: Peter Kneen

Miss M Sheen

32 Main Road Emsworth Hampshire PO10 8AU

New build single storey dwelling and associated landscaping.

No objection.

Planning Appeals

198. None notified.

Parish Representation at District Planning Committee

199. Next meeting 28th May. No volunteer came forward to attend.
Mr Brown commented he might be able to attend, depending on the importance of the application/s going to the meeting.

CHAIRMAN.....

DATE.....