



**Westbourne**

Parish Council

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**Minutes of an extraordinary meeting of Westbourne Parish Council's Planning Committee which took place on Thursday 27 August 2020 at 6.15pm. The meeting was held remotely using Zoom video conferencing.**

Present: Cllr Lade Barker, Cllr Richard Hitchcock, Mr Frank Campbell and Clare Kennett, Clerk to the Council.

Meeting chaired by Cllr Hitchcock. One member of the public was present.

1. Declarations of interest: None.

2. Apologies for absence: Cllr David Mack and Cllr Ann Pearcey.

3. Planning application:

20/01569/FUL: Erection of 1 no. dwelling and associated landscaping. Land South Of Foxbury Lane, Foxbury Lane, Westbourne.

The Parish Council agreed to object to the planning application. The objection is set out in full in Appendix 1.

4. Date of next meeting: The next meeting is scheduled to be held on Thursday 10 September 2020 at 6.15pm.

Meeting closed at 7pm.

## Appendix 1

Westbourne Parish Council objects to the planning application, having reviewed the application documents and giving particular attention to the Design and Access Statement, the Design Review Panel Statement and the Energy and Innovation Report.

The site is located in an open countryside setting and would be contrary to the long established policies of resisting such development in the Chichester District Local Plan, in particular Policy 45. It is also contrary the Westbourne Village Design Statement and to Policy QA1 of the Westbourne Neighbourhood Plan which seeks to prevent development outside the established settlement boundary.

The development is not in keeping with the local area and would be an unacceptable intrusion into the attractive pattern of fields and woodland that surround the village of Westbourne and help to define its local distinctiveness. As such it would be contrary to the Westbourne Neighbourhood Plan policies LD1 and LD2 and could encourage further similar intrusions that would be difficult to resist and would erode the qualities that the Neighbourhood Plan seeks to protect.

The proposal does not satisfy the stringent tests of the National Planning Policy Framework (NPPF) paragraph 79 which allows for exceptions into the normal policy of restricting development in open countryside outside settlement boundaries. It is unrelated to the village of Westbourne, the design is neither truly outstanding nor innovative, it does not enhance its surroundings and it is not sensitive to the defining characteristics of the local area as described in the Westbourne Neighbourhood Plan.

The only basis upon which the scheme could be considered favourably is if it were to comply with paragraph 79 of the National Planning Policy Framework (NPPF) which can be used to justify new isolated dwellings in the countryside if one or more of a list of criteria apply. Of the five criteria only one is relevant in this case and that is (e). This requires the scheme to be truly outstanding or innovative and reflecting the highest standards of architecture and that it would help raise the standards of design more generally in rural areas.

The extent to which any scheme is truly outstanding or innovative is a matter of judgement and opinion and even the views of experts in design will differ.

It is accepted that the design has been well considered and developed but that does not necessarily make it truly outstanding or innovative - the bar is set very high to achieve either of these criteria. The section of the Design and Access Statement dealing with how this scheme satisfies criteria (e) states that the proposal is both truly outstanding and innovative even though it only needs to be one or the other to meet the test.

The submission includes the views of the design panel to substantiate that it meets both criteria but there is nothing specific to demonstrate why it is truly outstanding and nothing specific to demonstrate that it is innovative. The Design and Access Statement identifies the energy system as being innovative but on reading the submitted energy and innovation report the system relies on:

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- Fabric first principles
- Passive solar gain
- Photo voltaic power generation
- Wood burning stove
- Seasonal energy storage
- Tesla power wall

All of these principles and technologies are not new. The claim for innovation is that they are integrated into the energy solution of a single dwelling which it is claimed has not been done before.

As for the final element of the paragraph 79 requirement that it will help raise the standards of rural design this is a questionable issue. It is a largely private scheme that will not be visible from the outside site and its design solution is very specific to its surroundings.

Therefore, the Parish Council does not agree that it satisfies the test set by paragraph 79(e) of the NPPF.

### **Other considerations**

The Parish Council is concerned about the impact of the proposed development on surface water drainage issues on Woodmancote Lane. This particular area has a high water table in the winter months and the road is often flooded after any period of rainfall. The applicant has outlined proposals to mitigate the risk of flooding but the Parish Council does not consider these to be adequate.

The access to the site is located at the junction of Foxbury Lane and Woodmancote Lane and is immediately adjacent to a section of Foxbury Lane (to the north east) that is narrow with embankments on each side, has limited forward visibility and no verges. As such the use of this access point would create serious danger to other road users.

Additionally, the Parish Council is concerned about the potential for an access point for the development being created at an existing agricultural gate that gives access to the site from the junction of Foxbury Lane and Common Road. If the District Council is minded to grant permission for the development proposed, it is requested that a condition be imposed requiring the access gate to be permanently closed and not used for any purposes associated with the proposed development.

Furthermore, the Parish Council considers the location of the proposed development is unsustainable given its distance from the existing settlement of Westbourne.

The Parish Council seeks to represent the views of the local community and it notes that to date there are 11 letters of objection from residents of Woodmancote who would be most affected were planning permission to be granted. Of the 14 letters of support, none live in Woodmancote and five do not even live in the Parish of Westbourne.