

Minutes



Westbourne

Parish Council

PO Box 143
Emsworth
PO10 9DX

07775654483

clerk@westbourne-pc.gov.uk

Minutes of Westbourne Parish Council's Planning Committee which took place on Thursday 11 February 2021 at 6.00pm. The meeting was held remotely using Zoom video conferencing.

Cllr Lade Barker, Cllr Richard Hitchcock, Cllr David Mack, Cllr Ann Pearcey, Mr Frank Campbell and Clare Kennett, Clerk to the Council.

Meeting chaired by Cllr Hitchcock. Nine members of the public were present.

1. Declarations of interest: None.

2. Apologies for absence: None.

3. Minutes of the meeting of 14 January 2021: The minutes were agreed to be a true record and were signed as such by the Chair.

4. Updates and issues from the minutes of 14 January 2021: It was noted that planning applications 20/02651/DOM (single storey rear extension following demolition of existing garage, 5 Monks Hill, Westbourne) and 20/03046/DOM (single storey side and rear extension, 22 Crockford Road, Westbourne) had been permitted by CDC.

5. Planning applications: Members made the following comments.

20/03146/OUT: Outline planning application some matters reserved except for access for the erection of 8 no. new dwellings consisting of 2, 3 & 4 bedroom units with integral garages and associated car parking along with new access off The Shires. Land adjacent to 15 The Shire, Long Copse Lane, Westbourne.

Members agreed to object to the planning application and the full comments are available at Appendix 1.

21/00051/FUL: Increase number of permitted caravans from 1 no. static and 1 no. tourer to 2 no. static and 2 no. tourers and retention of stable block. The Stables, Cemetery Lane, Woodmancote.

Members agreed to object to the planning application on the grounds that the Parish of Westbourne has the highest density of Gypsy/Traveller/Travelling Showpersons in the Chichester District. Increasing the number of available plots and pitches is considered to be unsatisfactory and adds pressure on services within the Parish and on the community on the grounds of social exclusion. There have been a number of on-going enforcement issues because of problems caused in the local community. The previous permission which was granted at appeal gave a condition that the site would be limited to one static caravan and this condition should stand.

Minutes

20/03121/FUL and 20/03122/LBC: Demolition of existing storage areas and erection of new storage areas including alterations to beer patio and awning. Stags Head, The Square, Westbourne.

Members agreed not to object to the planning application and submit the following comments. It was noted that when the existing buildings are removed, and before construction of the new buildings begins, there should be meaningful consultation with the owner of the neighbouring property with a view to agreeing any reasonable measures needed to protect, repair or strengthen the wall between the two properties.

21/00076/TPA: Crown reduce overall by 3m in height, 2-5m on laterals on 1 no. oak tree subject to 91/01058/TPO. 10 Old Rectory Close, Westbourne. Members had no objection.

6. Planning appeals: Members made the following comments.

19/03206/FUL APP/L3815/W/20/3255114: Change of use of site for B8 storage of privately owned and commercial vehicles, with ancillary offices and stores. (retrospective). Funnell & Howard, Unit 2, Ten Acres, Cemetery Lane, Woodmancote, Westbourne.

It was agreed that Mr Campbell would write a representation which continues to inform the Planning Inspectorate of the Parish Council's objection to be reviewed by members before it is submitted by 9 March 2021.

Enforcement case no: 13/00163/CONWST DCGL ref no: APP/L3185/C/18/3203193 – LEAD, APP/L3815/C/18/3203215, APP/L3815/C/18/3203219 and APP/L3815/C/18/3203222: The Old Army Camp Cemetery Lane Woodmancote Westbourne West Sussex Alleged Breach: Without planning permission, change of use of land and erection of fences (Notices (WE/40, WE/41, WE/42 and WE/43). Notification of enforcement appeal and public inquiry.

A further meeting with the highway and planning consultations was due to take place on 19 February. It was noted that the public inquiry is due to take place on 27 April although the date may need to change depending on the situation with coronavirus.

7. Chichester District Council Enforcement Reporting: Members noted the list of enforcement issues. The Clerk agreed to write to the Enforcement Team to remove the three issues that have now been closed and to request that the list provided on the website is ordered by parish, rather than by village.

8. Announcements and items for the next meeting: None.

9. Date of next meeting: The next meeting is scheduled to be held on Thursday 11 March 2021 at 6.15pm.

Meeting closed at 6.55pm.

Minutes

Appendix 1: Planning application comments

20/03146/OUT: Outline planning application some matters reserved except for access for the erection of 8 no. new dwellings consisting of 2, 3 & 4 bedroom units with integral garages and associated car parking along with new access off The Shires. Land adjacent to 15 The Shire, Long Copse Lane, Westbourne.

Members agreed to object to the planning application as the proposal is contrary to Chichester District Council's existing Local Plan and Westbourne Parish Council's emerging Neighbourhood Plan policy. The proposed site is in a countryside location and outside the settlement boundary of Westbourne. The development at the Shire was also outside the settlement boundary but was at least contiguous to it. This is not.

The site is not identified for development in Westbourne's Neighbourhood Plan which is likely to receive a Decision Statement from CDC Cabinet in April of this year. The Examiner's report of the NP states:

"5.144. To the extent that "the Paddock" might be allocated for development in the future would be a matter for the subsequent review of the CLPKP and, if made, the WNP. There appears to me to be no pressing need to release the Paddock, or other land in the Parish now for development in advance of allocated sites SS1 and SS3 being implemented, although I note that the site-specific policies envisage will occur in the period up to 2020. If sites SS1 and SS3 are not implemented in the near future, doubtless there may be pressure from landowners and developers to consider other housing parish housing opportunities in Westbourne, compatible with Policy 5 of the CLPKP".

"5.143. The proposed development north of Long Copse Lane in Havant will increase the need to maintain a separation between the two urban areas. Policy OA1 in the WNP, if the Plan is made, will assist in maintaining this important separation to preclude coalescence."

"7.6. Consequently, and subject to CDC issuing a decision statement containing a detailed intention to send the WNP to referendum, the Plan, incorporating the recommended modifications could then be given significant weight in decision-making, provided that the WNP is material to the planning application under consideration in the Neighbourhood Area".

There are also further considerations: It is clear that those who live in the Shire have not always been told the truth about the land but that is not a planning matter. Drainage of the site, adjacent flooding, and the backing up of toilets after heavy rain is, however, a planning issue. At the 2015 Appeal, the Inspector stated "proposed dwellings would overlook also the paddock which would reflect the character of the village from other approaches, where the frontage of properties are evident, with gardens behind. The proposal would extend built development into the rural countryside; however, this would only be by one dwelling past the existing development on Long Copse Lane and School Lane". The proposed development would most definitely extend development into the rural countryside. Moreover, the D&A Statement claims that "the site is formed by a vacant piece of land within an existing housing estate." It is not within the housing estate, it adjoins it. With regard to nitrates mitigation, the land is not currently grazed.