

Minutes



Westbourne

Parish Council

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

Present: 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. Three members of the public were present.

1. Declarations of interest: Cllr Barker declared an interest in planning applications 20/03164/FUL and 21/00349/FUL as the agent, Manorwood Ltd, is known personally by her family and acts for her business.

2. Apologies for absence: None.

3. Minutes of the meeting of 11 February 2021: The minutes were agreed to be a correct record (with a minor amendment to item 6 as noted on the hard copy) and were signed as such by the Chair.

4. Updates and issues from the minutes of 11 February 2021: It was noted that a revised response for planning application 21/00051/FUL had been submitted to the District Council.

5. Planning applications: Members agreed to submit the following comments to the District Council.

20/03164/FUL: Change of use of land to 1 no. private gypsy and traveller caravan site consisting of 1 no. mobile home, 1 no. touring caravan, 1 no. utility dayroom and associated development. Land east of Monk Hill, Monks Hill, Westbourne. The Parish Council agreed to object. See the full response at Appendix 1.

21/00349/FUL: Retrospective erection of open sided canopy structure, ancillary to the existing commercial use of the site. FG Speed Cabins, Cemetery Lane, Woodmancote, Westbourne.

The Parish Council agreed to object to the planning application as the site is subject to enforcement notices to be considered at appeal and the proposed structure would facilitate the unauthorised activities on the site under cover. The applicant, whose business deals with the storage and sales of containers and portable cabins, does not have planning permission to operate from the site. The Parish Council recommends that the District Council takes appropriate enforcement action. In addition, the site is inappropriate for the uses involved as it is in a countryside setting and not in-keeping with the surrounding landscape. Cemetery Lane has unsatisfactory access and is substandard in relation to the HGVs (low loaders and trailers with 2-3 cabins on board) that are used to bring containers to the site, which

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has become an industrial estate. The current operations have caused much unnecessary traffic through the rural and historic narrow roads of the village of Westbourne.

21/00426/TCA: Notification to intention to fell 2 no. fir trees and prune by 3m on 1 no. plum tree. Sparrows, North Street, Westbourne. The Parish Council had no objection.

6. Land at Westbourne Mill, River Street, Westbourne: Kerry Simmons from Smith Simmons and Partners attended the meeting to present future proposals for the land to the committee. It was agreed that Smith Simmons would liaise with the Parish Council as proposals were developed.

7. Planning application in neighbouring parish: Members agreed to submit the following comments to CDC.

20/02987/OUT: Outline application for 40 dwellings with all matters reserved apart from access, layout and scale with associated new access roads, parking and turning areas, erection of a wastewater pumping station, the provision of surface water drainage features, amendment to the existing site access and works to Cooks Lane including the provision of a new footway on the northern side. Four Acre Nursery Cooks Lane Southbourne PO10 8LQ.

The Parish Council agreed to object to the planning application as it is considered to be premature in relation to a review of Southbourne Parish Council's Neighbourhood Plan. It is also considered that the proposal does not comply with the requirements of the Green Ring that forms part of the emerging Neighbourhood Plan provisions. The site, which is north of the railway line, has the potential to generate traffic on the local road network that would impact on Westbourne, with its narrow, historic and already congested roads. The allocation of significant development in Southbourne and north of the railway line, is considered to be unacceptable unless a comprehensive master planning approach is taken that includes the provision of a new bridge over the railway line to connect the development more effectively to the heart of Southbourne and the A259, and avoid traffic infiltration through Westbourne. The Parish Council supports the comments submitted by Southbourne Parish Council.

8. Planning appeals: To discuss appeals relevant to the Parish.

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. It was noted that the public inquiry would now take place in public and had been delayed until September 2021.

9. Chichester District Council Enforcement Reporting: Members considered the list of enforcement issues.

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

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11. Date of next meeting: Thursday 8 April 2021 at 6.15pm.

Meeting closed at 7pm.

Appendix 1: Planning application comments

20/03164/FUL: Change of use of land to 1 no. private gypsy and traveller caravan site consisting of 1 no. mobile home, 1 no. touring caravan, 1 no. utility dayroom and associated development. Land east of Monk Hill, Monks Hill, Westbourne.

The Parish Council objects to the planning application on the grounds that the Parish of Westbourne has one of the highest densities of Gypsy/Traveller/Travelling Showpersons pitches and plots in the Chichester District. Were the number of G&T residential pitches to grow disproportionately to the size of the local community, it would put pressure on the capacity of local services such as schools, nurseries and GP surgeries. This could, in turn, affect the quality of those services that the settled community can reasonably expect or had been receiving. Furthermore, were the number of G&T residential pitches to grow disproportionately to the size of the local community it may also affect the character and structure of that community. For example, given the transient nature of the G&T lifestyle, it may lead to a lack of community stability, identity and social cohesion and also result in tensions between the settled community and the G&T community. These concerns are set out clearly in the emerging Westbourne Neighbourhood Plan as follows:

“OA4-2 GTTPS PLOTS/PITCHES: Applications for additional Gypsies, Travellers and Travelling Showpeople pitches/plots within the Neighbourhood Plan area will be resisted, as the supply for the identified need for this type of accommodation has already been exceeded for the plan period within the District, which has been disproportionately met by provision within Westbourne Parish. This is to ensure that the current balance between the various sectors of the local community will be retained; any further provision of GTTSP plots or pitches would erode the current mix and balance of tenures and would not be acceptable to the community.”

The Parish has already identified sufficient G&T pitches to fulfil the allocation of such units in accordance with the need previously identified and the subsequent allocations in the Local Plan. There are existing plots not yet occupied that have been provided in other locations in the Parish, and to allow additional units to be formed would lead to an oversupply of such provision that would be contrary to Local Plan requirements and the emerging policy in the Neighbourhood Plan.

Access to the site, on a bend, to and from a road with a national speed limit of 60mph, clearly represents a significant danger. WSCC Highways stated: “Access and visibility: The applicant proposes to utilise the existing vehicular access on Monk’s Hill.” Whilst it is acknowledged that visibility at the access does not meet DMRB guidance, the highways authority does not anticipate that the proposed change of use would give rise to a significant material intensification of vehicular movements to or from the site. The Parish Council disputes this. If planning permission was granted, there would be people living on the site which, up until now, has not been the case. This would bring with it intensification of vehicular movements to or from the site.

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The proposed development is within a countryside location and outside of the settlement boundary, as evidenced by the aerial photograph of Westbourne Common included with the objection. The proposed site is surrounded by a Local Wildlife Site (formerly called a Site of Nature Conservation Interest, please see the map submitted with the objection). Although the horse field is not part of this designation, the report from the Sussex Botanical Recording Society from 12 June 2019 (included as part of the objection) states that: "The Cricket Pitch is part of the old Westbourne Common and is surrounded by other fields of botanical interest. The horse fields are grazed moderately and retain a range of good plants, with many of those shared with the cricket pitch." Rare plants thrive in the Local Wildlife Site, such as the Green Wing Orchid, the Lady's-Tresses Orchid and a Chamomile which are found in only a few places in Sussex. This is because the land has not been developed or intensively used and careful management is in place.

The Parish Council's recreation ground has been subject to flooding this winter to the extent that it has had to close its children's playground which is situated in the north-west corner. The waterlogged ground caused damage to the safety surface and it was considered not to be safe enough to allow children to play on the equipment. The source of the flooding is yet unknown but it is possible that ground water running down the hill and through the fields may have been displaced due to the development on the north boundary line of the recreation ground. The Parish Council is concerned that the proposed development may cause further flooding along the north boundary of the recreation ground which could prevent local residents from enjoying the much valued community facility.