

## Minutes



**Westbourne**

Parish Council

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**Minutes of Westbourne Parish Council's Planning Committee which took place on Thursday 10 March 2022 at 6.15pm at The Meeting Place, North Street, Westbourne.**

Present: Cllr Lade Barker, Cllr Kim Franks, Cllr Richard Hitchcock, Cllr David Mack, Cllr Nigel Ricketts, Mr Frank Campbell, and Clare Kennett, Clerk to the Council.

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

1. Declarations of interest: Cllr Barker declared an interest in planning application 22/00287/DOM as a friend of the applicant.

2. Apologies for absence: None.

3. Minutes of the meeting of 10 February 2022: 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 10 February 2022: None.

5. The Piggery: Members heard from Mr Alex Elms who explained that he is looking for a new tenant and would be interested to hear of any suggestions for possible use of the land. Mr Elms said that he was either looking for a new tenant with livestock or a possible change of use of the land, although this was not his preferred option as it could take time to obtain planning permission. Members agreed to contact Mr Elms if they had any viable ideas and suggestions and Mr Elms agreed to keep the Council informed as his plans develop.

6. Planning applications: Members made the following comments.

**22/00287/DOM:** Single storey side extension. Cupressus, Woodmancote Lane, Woodmancote. Members had no objection.

**22/00212/PA1A:** Single storey extension to the rear (a) rear extension - 4.10m (b) maximum height - 3.76m (c) height of eaves - 2.50m. 11 Lark Way, Westbourne. Members noted the planning notification.

**22/00157/REM:** Reserved Matters Application pursuant to outline planning application (reference SB/18/03145/OUT) for 199 dwellings and associated development for all matters appearance, landscaping, layout and scale except access. Land north of Cooks Lane, Southbourne.

It was agreed to write to CDC to restate the Council's concern about new housing development north of the railway line in Southbourne. Without an alternative crossing being available, there would be increased traffic travelling through Westbourne along Old Farm Lane and Whitechimney Row to avoid lengthy queues at the crossing.

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**Havant Borough Council: APP/21/00991.** Construction of 7 no. eco-friendly detached dwellings. Land adjacent to Southdown View, Long Copse Lane, Emsworth.

It was agreed to object to the planning application. It was noted by members that the documents seemed to be incomplete and did not provide the detail required to fully understand the proposed development. There was no design and access statement, no drainage assessment and no bio-diversity report. It was also noted that the houses claimed to be eco-homes yet they did not include information about how they would meet the high standard of design needed to achieve this rating. However, it was agreed that irrespective of this, the application amounted to new residential development on the north side of Long Copse Lane which should be opposed. The development would extend the urban edge of North Emsworth into an area of open countryside, filling the important gap between Emsworth and Westbourne on both sides of the county boundary between Hampshire and West Sussex. There had been no previous allocation of the land in the Havant Local Plan and the proposed development would contribute to the urbanisation of Long Copse Lane and would be contrary to the countryside policy of the Havant Borough Local Plan. The land was in a prominent and high position which would clearly be seen from the South Downs National Park which needed to be avoided. The appearance and characteristic of Long Copse Lane is that it is a rural country lane and the development would affect the setting of the village of Westbourne and erode its distinctive nature. The development would contribute to more traffic using Long Copse Lane, particularly the eastern section of Long Copse Lane close to Westbourne, which is narrow, making it difficult for vehicles to pass, and has poor forward visibility with blind bends and high rural hedges. There are no footpaths or street lights and the narrow lane, which cannot accommodate any more traffic, is used by a growing number of horse riders, cyclists and pedestrians all using Hampshire Farm Meadows and local bridle paths. The junction onto North Street in Westbourne is a particularly congested part of the village with significant amounts of on-street parking. Residents are likely to use Long Copse Lane to access local services and facilities, and to travel to Chichester and beyond. The site is adjacent to the northern end of the Emsworth/Westbourne wildlife corridor. As such, it would constitute a major incursion and barrier to wildlife connections between Hollybank Woods, Southleigh Forest, the Solent Coast and the South Downs National Park. It is increasingly acknowledged that habitat should not be preserved in disconnected islands and that there should be buffer zones around them to minimise disturbance. There would be a loss of habitat for wildlife and 12 species of bats, including one of the largest colonies of rare Bechstein's bats in the UK. The Parish Council understands there is insufficient capacity at Thornham Wastewater Treatment Works for any new housing within its catchment area. The proposed development utilises Thornham sewage works, which has only 120 houses capacity remaining (Chichester District Council (CDC) calculations, Feb 2022). Beyond this limit Thornham works will not be able to accommodate any more new housing until remedial work is done by Southern Water at the plant. With no new Ofwat funding for improvements until April 2023. this work is not likely to be implemented before 2027/28. In addition, HBC plans 350 new houses to be connected to Thornham in its Local Plan for Emsworth, and CDC plans 1,580 new houses between Southbourne, Westbourne, Hambrook and Nutbourne. This capacity limitation is underpinned by a CDC Position Statement issued Dec 2021 that HBC will need to respond to under its Duty to Cooperate, and HBC should issue

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its own version of this Position Statement to reflect these sewage capacity constraints. Pollution into Chichester Harbour and the Area of Outstanding Natural Beauty should be avoided at all costs.

7. Planning appeals: Members made the following comments:

**APP/L3815/W/21/3285137, SB/20/02987/OUT:** Four Acre Nursery, Cooks Lane, Southbourne. 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. The appeal will be dealt with by way of an inquiry. Representations to be received by 1 April 2022. It was agreed to restate the Parish Council objection.

**APP/L3815/C/22/3292115, WE/21/00169/CONDWE:** Land South West of Racton View, Marlpit Lane, Hambrook. Appeal against creation of a dwelling house and two annex buildings subject to Enforcement Notices WE/57, WE/58 and WE/59. Representations to be received by 18 March 2022. It was agreed to submit the representation below.

Westbourne Parish Council is extremely concerned about the creation of a dwelling house and two annex buildings on land to the south west of Racton View, Marlpit Lane, Hambrook. Not only did this involve the destruction of woodland but it would seem that no planning permission was obtained for these structures. Indeed, it is highly likely that the person responsible for their erection was completely aware that he or she was circumventing planning law. These buildings have been lived in for quite some time and it is clear that a business is operating out of them. The Parish Council urges CDC to pursue enforcement with urgency, to ensure that these buildings are removed and the land restored to its former state. Only by doing so can the planning system work and be seen to work. Not to do so would bring the planning system into disrepute and encourage others to take the law into their own hands.

8. Chichester District Council Enforcement Reporting: Members noted the list of enforcement issues.

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

10. Date of next meeting: The next meeting is scheduled to be held on Thursday 14 April 2022 at 6.15pm.

Meeting closed at 6.50pm.