

## 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 9 February 2023 at 6.15pm at The Meeting Place, North Street, Westbourne.

Present: Cllr Kim Franks, Cllr Nigel Ricketts, Mr Frank Campbell and Mr Kevan Pegley.

In attendance: Clare Kennett, Clerk to the Parish Council.

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

1. Declarations of interest: There were no declarations of interest.

2. Apologies for absence: Cllr Lade Barker and Cllr Richard Hitchcock.

3. Minutes of the meeting of 12 January 2023: Members **AGREED** to **APPROVE** the minutes as a correct record which were signed as such by the Chairman.

4. Updates and issues from the minutes of 12 January 2023: There were no updates

5. Planning applications: Members **RESOLVED** to make the following decisions.

**22/02670/DOM:** 2 no. extensions to the existing dwelling. Varr Cottage, Woodmancote Lane, Woodmancote. Members had **NO OBJECTION**.

**22/02673/DOM:** Single storey rear extension with a flat roof. Joanes House, The Square, Westbourne. Members had **NO OBJECTION**.

**22/03204/DOM:** Single storey rear extension. 38 Mill Road, Westbourne. Members had **NO OBJECTION**.

6. 22/02555/FUL, Little Hambrook Farm: Luke Austin, Senior Planner at Whaleback Planning and Design, attended the meeting to ask for clarification on the Parish Council's objection to the planning application.

Members **AGREED** not to withdraw the objection that was made at the meeting on 12 January. It was discussed that the overriding policy position for a new dwelling in this location was that it was contrary to well established policy of applications in the countryside. In this case, because of the permitted development regulations related to the conversion of barns to dwellings, the Class Q deemed consent could be applied. It was discussed that this particular barn was dilapidated and probably structurally incapable of renovation, and had little architectural merit. If the argument of the applicant was accepted, a new dwelling would be built in a position where it would not normally be approved. Members agreed that this was a decision for the District Council to make.

## Minutes

7. Chichester Local Plan: It was agreed to hold an informal meeting to consider a response to the consultation <https://www.chichester.gov.uk/viewandcommentonthelocalplan>. The Clerk would circulate a meeting invitation to members to take place before the next committee meeting.

8. Planning appeal decision APP/L3815/C/18/3203215, Old Army Camp, PO10 8RR: Members **NOTED** the Planning Inspectorate's decision to refuse the appeal with no costs awarded to the Parish Council. It was discussed that the Council had employed a planning consultant to support with putting a case together so that its views were represented at the public inquiry in addition to those given by Chichester District Council. It also employed a highways consultant to provide evidence. This cost just over £9,500 between 2021-2023. Members thanked those that had been involved in the appeal, especially Frank Campbell. Members were pleased that the Planning Inspectorate had upheld the Council's arguments and that there was frequent mention of local knowledge and strength of public opinion in the decision notice.

9. Planning appeal decision APP/L3815/C/21/3280877, land south of Raction View, Marlpit Lane, Westbourne: Members **NOTED** the Planning Inspectorate's decision to dismiss the appeals and to uphold the enforcement notices.

10. Planning appeals: Members **NOTED** an email received from Shona Archer, Enforcement Manager at CDC, regarding a proposed Article 4 on land in Newbarn Lane, Lordington, Stoughton regarding the removal of permitted development rights. It was agreed that the Clerk would contact District Councillor Roy Briscoe to find out more information about this consultation as the Parish Council was not familiar with the background and whether it needed to respond.

11. Chichester District Council Enforcement Reporting: Members **NOTED** the list of enforcement issues.

12. Announcements and items for the next meeting: There were no announcements.

13. Date of next meeting: The next meeting was scheduled to be held on Thursday 9 March 2023 at 6.15pm.

Meeting closed at 7.10pm.