

Minutes



Westbourne

Parish Council

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Minutes of Westbourne Parish Council's Planning Committee which took place on Thursday 9 March 2023 at 6.15pm at The Meeting Place, North Street, Westbourne.

Present: Cllr Lade Barker, Cllr Kim Franks, Cllr Nigel Ricketts and Mr Kevan Pegley

In attendance: Clare Kennett, Clerk to the Council

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

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

93 Apologies for absence: Cllr Richard Hitchcock and Mr Frank Campbell.

94. Minutes of the meeting of 9 February 2023: Members **AGREED** to **APPROVE** the minutes as a correct record which were signed by the Chairman.

95. Updates and issues from the minutes of 9 February 2023: Members **NOTED** that planning officers at Chichester District Council had recommended that the Parish Council reconsidered its objection to planning application 22/02555/FUL, Little Hambrook Farm (agenda item 84.) as: "The principle of a dwelling on the site had been established by the prior approval: 20/01786/PA3Q. This prior approval represented a fall back position and established the principle of a dwelling being created on this site. The permission was extant and could therefore be lawfully implemented. The principle, therefore, of the current proposal had been established. The current application resembled the permitted class Q application in terms of its scale and design, with some differences in the external appearance. Given the fall back position and the planning history of the site, officers considered that there would be no planning reasons to refuse this application".

Members had discussed this via email with the majority in favour of maintaining the objection (four in favour and two against) and the response below had been submitted to the District Council by the Clerk: "Members considered that the overriding policy position for a new dwelling in this location is contrary to well established policy. Councillors regularly recommend refusal of applications in the countryside and they are normally then refused by the District Council. In this case, because of the permitted development regulations related to the conversion of barns to dwellings, the Class Q deemed consent can be applied and the applicant can therefore convert it to a dwelling. The point that concerns the Parish Council is that this particular barn is dilapidated, probably structurally incapable of renovation and has little architectural merit. If the argument of the applicant is accepted, a new dwelling would be created in a position where it would not normally be approved. This approach is a clear example of getting around the normal policies that the Parish Council has upheld for some years. The Parish Council considers that if the

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applicant wishes to convert the existing barn so be it and it can be done with Class Q consent. Members reject the fall back argument and continue to feel the application for the new dwelling should be refused. If the District Council wishes to grant permission that is their decision to make”.

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

23/00220/TCA: Notification of intention to fell 1 no. conifer tree (quoted as T3). Pollard down to 3m on 1 no. apple tree (quoted as T1). Crown reduce by 2.5m on 1 no. Bay tree (quoted as T2). Riverside House, 12 River Street. Westbourne. It was **AGREED** to have **NO OBJECTION** but to comment that if the conifer tree was a native variety it should not be felled.

23/00366/TCA: Notification of intention to crown lift to 3m (above ground level) on the western sector (roadside) and height reduce by 0.8m on 4 no. Yew trees (T1, T2, T3 & T4) and fell 1 no. Douglas fir tree (T5). The Medlars, Whitechimney Row, Westbourne. Members **AGREED** to consider the planning application, even though it had not been published on the agenda, so that the deadline could be met as extensions are not normally granted by the District Council for tree applications. Members **AGREED** to have **NO OBJECTION** and made the comment that there were five yew trees at the property, not four as outlined in the application.

97. Chichester Local Plan: Members considered the draft response prepared by Mr Campbell, which was circulated before the meeting and can be found in Appendix 1. Members **AGREED** to submit this to the consultation and thanked Mr Campbell with his help and support in preparing the response on behalf of the Committee.

98. NPPF consultation: Members retrospectively **APPROVED** the response submitted to West Sussex Association of Local Councils, who prepared a response with model answers on behalf of the sector. This was submitted on 1 March 2023 to meet the deadline, as below:

Westbourne Parish Council would like to support the submission prepared by WSALC on the NPPF consultation, and would like to thank you for your help in preparing this. Members would like to include an additional point that there needed to be improved support for Neighbourhood Plans and Community Led Housing. The suggestion that the policy for Community Led Housing be changed to allow schemes to proceed without the need to be a Registered Provider does not fully address the issue. There are benefits in a registration process which can ensure appropriate checks and governance is in place. However, the current process is extremely cumbersome and covers every kind of applicant from the smallest group to very large organisations and for both profit and non-profit organisations. We would suggest a simplified registration process for small non-profit community led organisations which would remove the burden of working through an overly complex process. There could be an upper limit of say 50 units of accommodation for such small organisations. The registration process for new registered providers is currently essential to secure government funding from Homes England regardless of any change in planning policy. It would be essential for any change in planning policy to be reflected in the requirements that Community Led organisations need to meet to secure funding. Without this link to the approach on government funding there

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would be no direct benefit from making this change in planning policy so it is essential for a joined-up approach.

99. Planning appeal decision APP/L3815/W/21/3267477 Meadow View Stables, Monk's Hill, Westbourne: Members **NOTED** the decision of the Planning Inspectorate to allow the change of use of land for use as extension to Gypsy caravan site for the stationing of six additional caravans, including no more than three static caravans/mobile homes, together with laying of hardstanding and erection of three no. amenity buildings, subject to the conditions set put in the schedule.

100. Rowlands Castle Parish Council Neighbourhood Plan Review: Members **AGREED** to look at this individually and to send any comments to the Clerk who would submit a response on behalf of the Committee. [Rowlands Castle neighbourhood plan | East Hampshire District Council \(easthants.gov.uk\)](#)

101. Planning appeals: There were no further appeals to discuss.

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

103. Announcements and items for the next meeting: It was **AGREED** that Mr Pegley would draft a response to the South Downs National Park Authority Local Plan Review and the Clerk would ask for an extension to the deadline. Members thanked Mr Pegley for his help with this.

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

Meeting closed at 7.10pm

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Appendix 1:

Comments on the Chichester District Council Local Plan 2021-2039 consultation

The Parish Council supports the vision and overall strategic objectives of the Local Plan 2021-2039.

Spatial strategy:

Westbourne is identified as a Service Village and there is a given allocation for new development of 30 dwellings. In general terms this seems like a reasonable level of new growth that can be accommodated. However, the plan recognises that in the general area the scope for new development between the National Park boundary and the A27 is limited outside of Southbourne due to physical and environmental constraints. Given these limited opportunities to find land for new development around the village, which was confirmed in the Neighbourhood Planning process recently completed, the scope for Westbourne to take further development is very limited. The Parish Council would urge the District Council to see this quantity of 30 as a maximum target. We would ask the District Council to confirm that it would not suggest a new strategic development being brought forward in the allocations plan for Westbourne as the constraints of the National Park setting and other countryside policies severely limit the scope for further development.

Policy H4, affordable housing policy:

The existing policy only requires on-site provision of affordable housing for 10 or more dwellings. The proposed changes to require commuted sum payments in defined rural areas on sites for between six to nine dwellings is supported. However, this as drafted currently excludes Westbourne. Westbourne Parish Council would urge the District Council to ensure that this policy applies to Westbourne as it has limited opportunity for larger sites which makes it difficult to bring forward affordable housing and there is a clear need for more affordable housing in the Parish.

Policies H12 and H13:

The Plan indicates that there is a high level of unmet need generally for Gypsy's Travellers and Show People. The high levels of existing and unauthorised pitches in Westbourne is also mentioned in the Plan. The neighbouring parish of Southbourne is also mentioned as a location with high levels of pitches and unmet need. The relevant extract on the approach to meeting this need is as follows. *"the council has had to utilise a wide range of options for meeting this need. This entails providing pitches on the strategic housing allocation sites, **supporting increases in the density of pitches on existing authorised sites which have been assessed as being acceptable in principle for additional pitches**, and allowing pitches to come forward on a case-by-case basis. The council will also consider allocating additional pitches via the forthcoming Allocations DPD."*

Westbourne Parish Council is concerned to avoid intensification of the authorised and unauthorised Gypsy and Traveller and Showman's Pitches located within the

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Parish. Westbourne already has one of the highest concentrations of such uses anywhere in the District and further intensification will have an adverse impact on the balanced and cohesive community that we seek to protect. We would argue that other locations with lower intensities of such use should be sought to meet this need.

The site in Cemetery Lane at Greenacre is identified as a location for an additional four pitches. There have been many enforcement issues in this area with unauthorised pitches and unauthorised industrial and commercial development, and further increases in the quantity of pitches will exacerbate the situation to the detriment of the balanced and cohesive community that the Parish Council seeks to protect and enhance.