

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 13 November 2025 at 6.15pm at The Meeting Place, North Street, Westbourne.

Present: Cllr Lade Barker, Cllr Roy Briscoe, Cllr Nigel Ricketts, Cllr Peter Watterson and co-opted non-council members Mr Frank Campbell and Mr Kevan Pegley.

In attendance: Clare Kennett, Clerk to the Council

Meeting chaired by Cllr Ricketts. No members of the public or press were present.

11/25/56. Apologies for absence: Cllr Jennie Scott.

11/25/57. Declaration of members interest:

- a. Cllr Barker declared an interest in agenda item 11/25/61. Planning appeals as a resident on Mill Road and did not take part in the discussion or decision.
- b. There were no requests for dispensations.

11/25/58. Minutes of the meeting of 16 October 2025: Members **AGREED** to **APPROVE** the minutes as a correct record which were signed by the Chairman.

11/25/59. Planning decisions made since the last meeting: Members **NOTED** the following local planning authority decisions.

25/02013/DOM: Meadow View, Woodmancote Lane, Woodmancote. First floor rear/side extension, replace 1 no. window with door on front elevation, detached double carport and new boundary wall along the eastern boundary. **WITHDRAWN.** (Chichester District Council)

25/02237/TCA: Westbourne House, North Street, Westbourne. Notification of intention to reduce height by 1m and reduce widths by 1.5m on magnolia tree (T1). **NOT TO PREPARE A TREE PRESERVATION ORDER.** (Chichester District Council).

25/02160/TCA: Homelands Whitechimney Row Westbourne. Notification of intention to fell 1 no. Eucalyptus tree (quoted as T1). **NOT TO PREPARE A TREE PRESERVATION ORDER.** (Chichester District Council)

11/25/60. Planning applications: Members **RESOLVED** to make the following decisions:

25/02358/PA3Q: Prior approval is sought for the conversion of an existing agricultural barn to a dwelling. Please see planning statement for further details. Monk's Barn, Land west end of track, Monk's Hill, Westbourne.

Minutes

Members discussed that they had concerns about the proposal and **AGREED** to submit the comment that they considered that a full planning application was required in light of the following considerations:

1. The planning statement demonstrated at length that the development was "in accordance with the relevant provisions of Class Q, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (GPDO) as updated in May 2024". However, no attempt had been made to address the Chichester Local Plan policy regarding protection of the countryside. Policy NE11 states that proposals for alterations and change of use of existing buildings in the countryside will be permitted where it can be demonstrated that they support rural sustainability, and residential uses only permitted if economic and community uses are shown to be inappropriate. Furthermore, development that would create new isolated homes in the countryside should be avoided unless there are special circumstances.
2. In relation to Westbourne's Neighbourhood Plan, this proposal would result in a new dwelling—albeit a small one—outside the settlement boundary. As such it should show that the benefits to the Parish demonstrably outweigh the harm, or that it is a rural exception site to meet local need. Rural exception sites are defined in the Local Plan as "small sites used for affordable housing in perpetuity where sites would not normally be used for housing. (They) seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection."

(SDNPA) 25/03984/FUL: Change of use of a former agricultural silage clamp into a self-service storage compound (B8 use), comprising 32 storage containers, associated car parking and landscaping. Sindles Farm, Sheepwash Lane, Aldsworth, Westbourne. Members had **NO OBJECTION**.

11/25/61. Planning appeals: Members considered the following appeal.

Erection of 1 no. dwelling. Land east of no. 4 Brook Cottages, Mill Lane, Westbourne. Application no. 25/01511/FUL and DCLG reference no. 6001073. Written representation deadline 9 December 2025.

Members **RESOLVED** to restate the Council's objection as follows:

- a. It lies outside the settlement boundary with no exceptional justification or affordable housing provision, contrary to Westbourne Neighbourhood Plan, policy OA1.
- b. It lies within a designated strategic wildlife corridor, with no evidence to pass the necessary tests, and stands to impair habitat integrity. This is in direct conflict with Local Plan policy NE4. Any incremental development erodes the value of the wildlife corridor.
- c. It fails the stringent tests for residential development in the countryside contained in the NPPF (paragraph 84) and does not align with sustainable development principles (NPPF paragraph 11).

11/25/62. Chichester District Council enforcement reporting: Members **NOTED** the enforcement list.

11/25/63. Items to be included on the next agenda: There were no additional items.

Minutes

11/25/64. Date of next meeting: The next meeting was scheduled to be held on Thursday 11 December 2025 at 6.15pm.

Meeting closed at 7.10pm.