



**Westbourne**

Parish Council

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**Minutes of Westbourne Parish Council's Planning Committee which took place on Thursday 10 January 2019 at 6.15pm at The Meeting Place, North Street, Westbourne.**

Present: Cllr Roy Briscoe, Cllr Richard Hitchcock, Cllr Piers Mason, Cllr Val Owen, Cllr Nigel Ricketts and Mr Frank Campbell.

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

1. Declarations of interest: Cllr Mason declared an interest in planning application 18/03013/FUL as a neighbour and did not take part in discussions or a decision.

2. Apologies for absence: None.

3. Minutes of the meeting on 13 December 2018: Members approved the minutes as a correct record of the meeting which were signed as such by the Chair.

4. Updates and issues from the minutes of 13 December 2019: Item 6: The Clerk confirmed that £1k had been put aside in the 2019/20 budget to cover the cost of a traffic consultant which Mr Campbell considered to be enough.

5. Planning applications: Members made the following comments.

**18/03013/FUL:** Amendments to the approved external landscape details of application ref: WE/16/00721/FUL approved: 16.12.2018. Woodbury House, Whitechimney Row, Westbourne, PO10 8RS

The Parish Council objects to the planning application for the following reasons:

- The originally approved drainage proposals have not been implemented and the deposit of surplus concrete or similar hard materials on land at the rear would prevent excavation and preparation of effective internal drainage pits. These deviations from the originally approved drainage proposals would lead to surface water run-off affecting adjoining properties.
- The raised levels of the ground adjacent to the boundaries is also at variance with the originally approved proposals and would add to the problems of surface water drainage referred to above.
- As a result of the increase in garden levels, the house has been build higher than those in the approved plans.
- A drainage ditch along the boundaries and running into a new soak-away, or the one supposed to be at the rear, may help with the surface water draining issues and prevent flooding to adjoining properties.
- A new wall has been constructed on the frontage to replace a heritage wall that was closely linked to the adjoining listed building and was probably part of the original curtilage of that property. Again this is at variance with the original

approval which showed retention of this wall with some repairs and minor additions to form the vehicular entrance point. The new wall, although constructed in flint, is radically different in style to the original and not consistent with the vernacular style of the original. The house is in a conservation area so the wall is an important feature.

- There are other unauthorised elements of the revised application, including the location of the binstore which the Parish Council strongly considers should be located as originally outlined in the garage and not near the driveway of the neighbouring property.

The Parish Council urges the District Council to take the appropriate enforcement action to deal with the above issues given the overall lack of compliance with the original consent given.

**18/03443/DOM:** Single storey rear and side extensions. 4 Mill Road, Westbourne, Emsworth, West Sussex, PO10 8TH. The Parish Council has no objection to the planning application but recommends that a pitched roof is considered. The Council would also like to alert the validating officer to the lack of front elevation plans associated with the planning application.

**18/03145/OUT:** Outline application with all matters reserved except Access for the erection of 199 dwellings and associated development. Land North Of Cooks Lane, Southbourne.

The Parish Council objects to the planning application. The Parish Council considers the application is premature - being in breach of the current Southbourne Neighbourhood Plan and current Chichester Local Plan – and Southbourne should be given the opportunity to decide where they want the next allocation of houses in the revised Local Plan are to be developed.

Westbourne Parish Council has previously commented on Local Plan proposals within Southbourne taking the view that any development north of the railway line would lead to significant traffic generation back through the village of Westbourne to avoid the level crossing. The proposal has serious implications for Westbourne and would add additional traffic to its already busy village centre and roads as people chose to avoid the level crossing at Southbourne and travel via Westbourne. This would have a detrimental impact on our village and its community, as well as businesses who would find it more difficult to take deliveries on the busy road through the centre of the village. The traffic impact on Westbourne could only be avoided by a new bridged access road across the railway line which it is understood is being considered. Until such a link can be provided, any significant development north of the railway line should be resisted in principle.

The Parish Council considers the proposal of a single access to this size of development is unsuitable, especially one so close to a level crossing. If the planning appeal for housing at Breach Avenue, currently at Judicial Review, is approved there is a possibility that the planning application may be revised to allow for a second access road. An access road at Breach Avenue, which is further north on Stein Road, is more likely to impact upon Westbourne due to its closer location. Breach Avenue is a narrow residential road and is unsuitable to be used as an access road.

If the proposal was approved, Westbourne Parish Council would like to receive the resultant developer contributions and S106 monies allocated for the project to compensate for and help alleviate the congestion and increased pressure of Westbourne's infrastructure.

**6. Planning appeals:** Members agreed to submit a representation to the planning appeal for APP/L3815/W/18/3206618: Construction of 1 no. agricultural barn, 1 no. poly tunnel and 2 no. fish tanks. Land north of The Grange, Woodmancote Lane, Woodmancote. Written representation to be submitted by 15 January 2019. The representation is as follows:

The Parish Council objects to this application on the grounds that the development proposed is in open countryside and adjacent to a footpath and such a large building will have a detrimental effect on the amenity of the users of the footpath and the land. The size, scale and bulk of the proposed barn is out of character with the area which is within 150m of the South Downs National Park (SDNP). The application mentions lighting which will have a negative impact on wildlife and the SDNP dark skies policy. The application is unclear in a number of areas such as how power is to be brought to the site and how foul water and surface water drainage will be dealt with. There is high ground water in the field and the surface water run-off from a building over 150 m sq will have consequences for the properties downhill. Woodmancote Lane regularly floods in this area with run-off from the field. The proposal is in breach of Policy 45 of the Chichester Local Plan in that it is not near any building or group of buildings, farmstead or established settlement and will have a detrimental impact on the landscape and rural character of the area.

7. Chichester District Council Enforcement Reporting: Members looked at each of the enforcement items and noted the updates provided by CDC.

8. Chichester Local Plan Review: Members agreed to arrange an extraordinary meeting of the Planning Committee to discuss the Plan in detail. This will be held on Thursday 24 January at 7pm at The Meeting Place, North Street, Westbourne and all members of the Parish Council will be invited to attend if they are interested in this. Cllr Briscoe and Mr Campbell attended a meeting with representatives at CDC in December to discuss the Plan with reference to Westbourne which was considered to be a positive meeting overall.

9. Application to the Office of the Traffic Commissioner by VXO Vehicle Crossings Ltd for a goods vehicle licence at Ten Acres Compound, Cemetery Lane, Westbourne. An objection was submitted in December as outlined in Appendix 1.

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

11. Date of next meeting: The next meeting is scheduled to be held on Thursday 14 February 2019 at 6.30pm.

Meeting closed at 7.05pm.

**Appendix 1:** The document below is the objection outlined in item 9.