

Minutes



Westbourne

Parish Council

53 Skylark Avenue
Emsworth
PO10 7GB

07775654483
westbournepc@outlook.com

Minutes of Westbourne Parish Council's Planning Committee which took place on Thursday 14 March 2019 at 6.30pm at The Meeting Place, North Street, Westbourne.

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

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

1. Declarations of interest: Mr Mason declared an interest in Item 8: Enforcement reporting and abstained from all discussions relating to this item. Mr Mason explained his property features in the enforcement report and his neighbour has alleged he has, without prior permission, converted his garage block into a separate dwelling. Mr Mason believes the allegation is without foundation and has been supporting CDC in their investigation to conclude the matter.

2. Apologies for absence: None.

3. Co-option: Piers Mason would like to join the Planning Committee as member of the public and a non-councillor committee member. The committee considered his application, all were in favour, and he was invited to join the committee.

4. Minutes of the meeting on 14 February 2019: Members approved the minutes as a correct record which were signed as such by the Chair.

5. Updates and issues from the minutes of 14 February 2019: None.

6. Planning applications: Members made the following comments:

19/00512/DOM: Two storey extension to eastern elevation. East View, Woodmancote Lane, Woodmancote. The Parish Council has no objection. The Parish Council understand that there has been a revision to the application but is unable to comment as the latest documents are not available on the Planning Portal.

19/00592/LBC: Replace outbuilding roofing and fenestration. Internal decoration and new flooring. 2 Whitechimney Row, Westbourne. The Parish Council supports the planning application.

19/00563/DOM: Single storey rear extension, change of use of loft to habitable accommodation and extension to roof to provide additional habitable accommodation. Millthorpe, Monks Hill, Westbourne. The Parish Council has no objection. However, it is concerned that there may be privacy issues with neighbouring properties, and would like the Planning Officer to ensure that the design is in keeping with the street scene.

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19/00423/FUL: Retention of 3 no. identical timber storage sheds. Land South West Of Racton View, Marlpit Lane, Hambrook. The Parish Council objects to the planning application. The Council is concerned, given the history of the sites in the area and from the pictures that have been provided, that this is more than just log sheds. There are kerb stones and large areas of drive that have been built, and large gates and 6ft high close boarding fencing. Previously a 12msq concrete plinth was refused as there was concern for water run-off to the public footpath nearby. The site is in fact 1.5 hectare in size not nearly three as stated in the application. The site plan is incorrect, which considering the number of trees removed is anywhere near that for management purposes. This is a TPO area and numerous trees will have had to be removed to accommodate these trees, sheds and roads. The whole area was woodland covered by a TPO when it was bought and now many have been removed not simply thinned to accommodate the roadway and sheds, it is not the woodland track that was originally described by Enforcement and now with buildings now on site. It seems that the sheds are not only to be used for storing wood from the site, as the application states that the applicant not only is thinning his woodland, he also works for free managing other nearby woodland and receives, for his time, any wood that is usable as logs. It seems this is being turned into an industrial complex which the TPO sought to prevent. The site plan provided for this application is incorrect, it doesn't go as far north as it indicates - it only goes about half the way that can be seen from where he has finished his fencing. The whole area is being changed from woodland and is development in the countryside, which is contrary to Policy 45 of the CDC Local Plan. The applicant claims that there is no reasonable likelihood of protected and priority species, designated sites, important habitats or other biodiversity features, or features of geological conservation and importance being affected adversely. The Council would like to see evidence of this claim. It is likely there is an abundance of wildlife considering the setting, including bats. The Council would like the Planning Officer to consider the following:

- Is the site subject to a TPO, if so why is felling being accepted as an integral part of the application?
- Are there any other non-forestry activities taking place, if so this is unacceptable
- As the site is only 1.5ha, this would undermine the concept of needing the activity of processing to be kept on site in structures of this kind. In fact there is no need for the structures in the countryside as the wood has to be brought in. Where is the woodland he manages? It isn't any adjoining this small site.

19/00402/DOM: Erection of detached garage with habitable accommodation on first floor. Barley End House, Woodmancote Lane, Woodmancote. The Parish Council has no objection.

APP/19/00164: Retention of open sided lean-to located to rear (south) of stable building. Southdown View, Long Copse Lane, Emsworth. The Parish Council objects to the planning application. From the number and types of vehicles seen parked at the property, including highway maintenance vehicles, it seems that it is being run as part of their family business and the site may not be being used as a Gypsy pitch. There appears to be sufficient storage on the site for the everyday needs and horse welfare without the requirement for an additional lean-to. This development was originally allowed outside the settlement area because of the status of the occupier. This seems to be being developed into a business site where he lives permanently.

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7. Planning appeals: There was no further update.

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

9. Havant Borough Council's Local Plan consultation: Cllr Briscoe and Mr Campbell have submitted detailed representations in response to the consultation on the Pre-Submission Plan. Members thanked them for their excellent work in representing the Parish.

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

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

Meeting closed at 7.15pm.