

Minutes



Westbourne

Parish Council

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Minutes of Westbourne Parish Council's Planning Committee which took place on Thursday 11 April 2019 at 6.15pm at The Meeting Place, North Street, Westbourne.

Present: Cllr Richard Hitchcock, Cllr Val Owen, Mr Frank Campbell, Mr Piers Mason and Clare Kennett, Clerk to the Parish Council.

One member of the public was present. Meeting Chaired by Mr Campbell.

1. Declarations of interest: None.

2. Apologies for absence: Cllr Roy Briscoe and Cllr Nigel Ricketts.

3. Minutes of the meeting on 14 March 2019: Members agreed the minutes as a true record and were signed as such by the Chair.

4. Updates and issues from the minutes of 14 March 2019: The Parish Council has been approached to change its objection to 19/00253/FUL (retrospective change of use of the land and building to builders yard (B8) and siting of a timber-clad portacabin for ancillary office use. Aldsworth Manor Farm Sheepwash Lane Aldsworth). Members agreed not to change its objection as concerns remain about the unsuitable location for a commercial activity. It was, however, agreed to recommend a long period of compliance for the business to find a new location.

5. Planning applications: Members made the following comments:

WE/19/00606/FUL: Temporary siting of 2 x mobile units as agricultural workers dwellings on an agricultural smallholding. Land north of The Grange, Woodmancote Lane, Woodmancote.

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

- The planning application is considered to be premature as there is an appeal pending for 17/03428/FUL (construction of 1 agricultural barn, 1 poly tunnel and 2 fish tanks). If permission is not granted, there will be no requirement for two mobile residential units at this site.
- There is no evidence that a site of 4 ha in size is a viable agricultural unit and justifies the requirement for the operator of the small holding to live on site. The operation should establish itself, and prove its viability, before any application for temporary living accommodation is made. At present, the applicants have already moved to the site without any agricultural activities taking place.
- The planning statement states that the circumstances for this proposal are essential need for rural workers to live permanently at or near their place of work in the countryside. How is this to be reconciled with the 'temporary siting' as stated in the application? Also, the application is not only for two people, but to also provide accommodation for their two children.

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- The application is in the middle of the countryside where there are no buildings nearby which is a breach of Policy 45 of the Chichester Local Plan, Development in the Countryside. If this residential unit is approved, it could lead to further similar application on small parcels of land and much of the open countryside around Westbourne and Woodmancote could become a series of fragmented small holdings with various kinds of temporary living accommodation.
- The location is far from suitable and is not a sustainable site. It is over 2km from the settlement boundary with Westbourne (therefore the Planning Statement is misleading) and the only considered transport to a sustainable location must be by vehicle. Woodmancote, although 500m away, is not considered sustainable. These buildings do not relate well to any existing buildings. The site is some distance from Common Road where it is claimed the entrance will be. What is proposed in relation to the formation of an access route?
- The site has a high-water table and springs appear after rainfall. Water runs down towards Woodmancote Lane which has experienced worse than usual flooding again this winter. This could may be caused by the shipping container on the site which has directed drainage downhill.
- The planning application is next to the public footpath. The planning application detracts from the overall enjoyment of the view of the South Downs National Park and the amenity value of walking out into open fields. A resident has recently commented to the Parish Council of the applicants dogs running up to the fence and barking which gave some cause for concern. The applicant is alleged to have said that the walkers should not be there and do not have any rights, even though it is a public footpath.
- The Grange is referred to as a listed building and the planning application would detract from its setting by the open fields.
- Further information is required by CDC's Senior Environmental Protection Officer. There are also comments regarding bats from the Environment Officer and concerns about the impact on wildlife in the area from other consultees which must be respected in reaching a decision.

WE/19/00801/DOM: 2 storey side and single storey rear extensions. Glenwood, Covington Road, Westbourne. The Parish Council has no objection. The Parish Council would like to note that an old application form has been used and validated by Chichester District Council and would ask that only current forms be accepted as valid.

WE/19/00566/FUL: Change of use of land to Equestrian use. Construction of private stables incorporating hay feed storage and tack room. Address: Chapel Meadow, Westbourne Road, Westbourne. The Parish Council has no objection.

WE/19/00727/FUL: Change of use of ground floor shop area to 1 no. one bedroom flat. Manchester House, North Street, Westbourne. The Parish Council has no objection. However, it would like a condition put in place that the front façade of the building is retained.

WE/19/00888/DOM and WE/19/00889/LBC: To demolish rear conservatory and replace with new timber conservatory. Yew Tree Cottage, North Street, Westbourne. Westbourne Parish Council supports the planning application. A new conservatory/garden would provide additional living space without being detrimental to the listed building.

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WE/19/00882/LBC: Erection of replacement frontage garden walls and gates with various alterations including the realignment of the front gate. Smugglers Cottage, Church Road, Westbourne. The Parish Council supports the planning application.

WE/19/00943/DOM and WE/19/00944/LBC: Proposed single storey extension and proposed first floor bay window to North East elevation. Address: Norman House, North Street, Westbourne. The Parish Council has no objection to the planning application.

WE/18/03132/FUL: Change of use of land to a private gypsy and traveller caravan pitch consisting of 1 no. mobile home, 1 no. touring caravan and 1 no. utility/day room with associated works. Address: Racton View, Marlpit Lane, Hambrook. The Parish Council objects to the planning application. There is no need to increase the quantity of such units in the Parish of Westbourne which has already taken its fair share of Gypsy/Traveller allocations within the District and met the current allocations for the Parish based upon the assessment of need for the Local Plan. Whilst the applicant may well be of Gypsy and Traveller heritage, this in itself is not a reason to provide more units of accommodation than are actually required or needed within the Parish. The proposed application is also contrary to the Parish Council's emerging Neighbourhood Plan.

6. Planning appeals: A notification of an Enforcement Appeal has been received for 17/ 00403/CONENG: land south west of Racton View, Marlpit Lane, Hambrook. Without planning permission, the erection of fencing and entrance gates, wing walls and piers and raised gravel banks contained by wooden sleepers. Members agreed to submit a representation based on the Parish Council's previous objections to the development which is outlined in Appendix 1.

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

8. Announcements and items for the next meeting: The Clerk confirmed that the Parish Council will appoint members to the Committee at the first meeting of the Council on 16 May 2019. It was agreed to co-opt non-council members to the committee again to ensure that correct procedures are followed.

9. Date of next meeting: The next meeting is scheduled to be held on Thursday 23 May 2019 at 6.30pm.

Meeting closed at 7pm.

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Appendix 1

Enforcement Case No: 17/00403/CONENG

DCGL Ref No: APP/L3815/C/18/3211162

Westbourne Parish Council objects to the appeal against the above named Enforcement Notice. The Parish Council would like to support the reasons given by Chichester District Council for issuing the Enforcement Notice, as detailed below.

The development constitutes a prominent and uncharacteristically urban feature which detracts from the rural character of the area by the creation of a formalised and suburban entrance in the street scene. The development does not require a countryside location and does not meet any essential need. The size, height and form of the means of enclosure is considered to have a significant impact on the landscape and rural character of the area and as such the development conflicts with Policy 45 (Development in the Countryside) of the Chichester District Council Local Plan Key Policies (2014-2029) and paragraphs 14, 17, and 58 of the NPPF.

The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

Westbourne Parish Council has worked closely with Chichester District Council to ensure that enforcement action was taken to remove the works that have been carried out without planning permission and to return the area to its former condition, a rural setting.

The Parish Council considers that failure to remove these inappropriate features in a countryside setting would result in follow on unauthorised development on the land to the rear. Within this part of the Parish there has been a pattern of “creeping” unauthorised activity with attempts to consolidate either inappropriate commercial/industrial use or residential use in caravans and mobile homes. The countryside setting and general appearance of the Parish has been detrimentally affected by a series of similar unauthorised developments in the general vicinity of this site and also at nearby Cemetery Lane. Only a robust approach to enforcement can halt the decline and maintain the attractive appearance and countryside setting of the village which is located at the edge of the South Downs National Park.

The means of enclosure has resulted in unauthorised development within the ‘created’ compound which ordinarily would have required planning permission. This was concealed by the fencing and gates and has created further issues with trees in a tree preservation order area being removed and the structures being built. This is not what is expected in a rural and wooded setting and is more in keeping with an urban development.