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**Minutes of Westbourne Parish Council’s Planning Committee which took place on Thursday 23 May 2019 at 6.30pm at The Meeting Place, North Street, Westbourne.**

Present: Cllr Richard Hitchcock, Cllr Ann Pearcey, Mr Frank Campbell and Mr Piers Mason.

The meeting was opened by Cllr Roy Briscoe who has decided to step down from the committee due to his recent election as District Councillor. The rest of the meeting was chaired by Cllr Hitchcock who was elected as Chair. One member of the public was present.

**1. Election of the Chair of the Committee**: Mr Mason proposed Cllr Hitchcock, seconded by Mr Campbell and all in agreement. Cllr Hitchcock was elected as Chair.

**2. Apologies for absence**: Cllr Nigel Ricketts

**3. Election of the Vice Chair of the Committee**: This item was deferred until the next meeting.

**4. Co-option of non-councillor members**: The committee co-opted Mr Campbell and Mr Mason to the committee as non-councillor members.

**5. Declarations of interest:** Mr Mason declared an interest in planning application 18/03013/FUL as the owner of the neighbouring property. Mr Mason left the table to sit in the public gallery and did not take part in any discussions relating to the planning application.

**6. Minutes of the meeting on 11 April 2019**: The minutes were agreed as a true record and were signed as such by the Chair.

**7. Updates and issues from the minutes of 11 April 2019**: Cllr Hitchcock commented that planning application 19/00882/LBC has been granted permission by CDC.

**8. Planning applications:** Members made the following comments:

**19/01052/FUL**: Change of use to paddock to the keeping of horses for domestic pleasure and the erection of a new stable block. 15 The Shire, North Street, Westbourne.

Members objected to the planning application as there is insufficient information to be able to provide a comment. It appears that the planning application has been validated by Chichester District Council despite the applicant not completing an application form. It is recommended that the District Council defers a decision until all of the required information is provided.

Members would also like to inform the District Council of local knowledge which indicates that the land included in the blue line on the plans is not wholly within the ownership of the applicant, and does not match the plans of the original approved layout of the access road.

Members also agreed that the land was previously classified as agricultural land and was used as a horse field, and therefore are unclear as to why a change of use is required.

**19/01082/DOM**: Erection of two storey side extension with alterations and additions to fenestration. 5 Whitley Close, Westbourne. Members have no objection.

**19/01102/DOM**: Erection of detached garage and internal driveway re-alignment. Monks Farmhouse, Monks Hill, Westbourne. Members have no objection.

**18/03013/FUL**: New boundary walls and gates; reconfiguration of and additional hardstanding; land level changes; revised drainage scheme. (Amendments to approved landscape and drainage schemes). Woodbury House, Whitechimney Row, Westbourne.

The Parish Council objects to this retrospective planning application. The construction works that have been carried out are in contravention with the originally approved plans. The Parish Council recognises that the unauthorised nature of the work is not in itself justification for the refusal of the application but would insist that there are sound planning reasons to refuse the current retrospective application. When the Parish Council noticed that the works on site were at variance with the planning permission the District Council was notified and concern was expressed about the following points.

1. The building / roofline is higher than the originally approved scheme.
2. The ground levels have been raised in several locations around the site causing surface water to run off the site onto adjoining land to the detriment of neighbouring property.
3. The original traditional flint wall at the front of the site, which should have been retained, has been demolished and replaced by a new flint wall that is not in character with the traditional style of the village.

These concerns are especially valid in the context of the impact that the development has on the adjoining listed building a former farmhouse which faces over the site. The original scheme was carefully designed in order to ensure that the scale, height and massing of the proposal was subservient to the setting of the listed building. In relation to the drainage concerns the original proposals incorporated a comprehensive drainage scheme to collect surface water in the rear garden area of the site. This drainage scheme not been installed and the area in which it was proposed has been covered in surplus concrete from the construction work and then covered over.  Despite the applicants newly submitted supporting information on ground permeability it is evident that the raised levels of the land across the site will in wet weather cause surface water to run off the site on to adjoining land. There are no alternative drainage proposals to collect this water at the boundary and channel it to an internal drainage system or reservoir. The Parish Council is not persuaded that the detailed supporting information now submitted addresses its key concerns on drainage satisfactorily.

In respect of the flint wall it should be noted that the original wall was nominated as a non-designated heritage asset within the Neighbourhood Plan and the Village Design Statement, resulting from a written appraisal issued by Ms Heather Hall, CDC Historic Buildings Advisor. The original style and character was very much part of the local vernacular for Westbourne. The applicant has removed this wall despite it being clearly specified for retention and repair on the originally approved plans and design statement. Contrary to both the NPPF and the CLPKP, the replacement wall, although in flint and brick materials, is completely out of character with the vernacular style for Westbourne and has a detrimental visual impact not only on the adjacent listed building but also on the setting of this gateway location to the village.

For the above reasons the Parish Council strenuously objects to the application now submitted and to the blatant disregard for compliance with the originally approved plans, and would urge the District Council to refuse the application and take appropriate enforcement action.

**19/01857/FUL**: Sindles Farm, Sheepwash Lane, Aldsworth. Change of use of agricultural land to seasonal tourist accommodation with five mobile shepherd's huts with ancillary WC/Shower building and associated works. Members support the planning application. It is recommended that a condition is put in place to limit occupation to a seasonal basis only.

**19/01230/TCA**: Notification of intention to crown reduce in height by 2.5 m on 1 no. Kentucky coffee tree. Oak Croft, East Street, Westbourne. Members have no objection.

**9. Planning appeals**:There were no further updates on appeals relevant to the Parish.

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

**11. Emsworth Neighbourhood Plan**: Members agreed the following response:

The Parish Council supports the Emsworth Neighbourhood Plan, particularly in response to the following policies:

* Importance of Policy CS relating to local green spaces. The Emsworth Valley Corridor, space no. 11, is an important policy as it impacts upon Westbourne. There is increasing evidence of bio-diversity and the value of local habitat and wildlife along the corridor. There is a strong argument for protecting this space. Also supported by the South Downs National Park Authority. Salmon parr have been found in the River Ems and the movement of bats.
* It is recommended that tranquillity should be included as a criterion for The Emsworth Valley Corridor.
* Support Hampshire Farm Meadows as a designated green space. Relates with policy L5: Avoiding Settlement Coalescence.
* Needs to harmonise with Westbourne’s Neighbourhood Plan, as a neighbouring village on the West Sussex boarder, which has been considered by an independent examiner.
* Policy W3 – change of Use Applications, which is designed to ensure the retention of current services. Emsworth is a service centre for Westbourne.

**12. Announcements and items for the next meeting**: None.

**13. Date of next meeting**: The next meeting is scheduled to be held on Thursday 13 June 2019 at 6.30pm.

Meeting closed at 7.55pm.