

## Minutes



**Westbourne**  
Parish Council

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**Minutes of Westbourne Parish Council's Planning Committee which took place on Thursday 16 April 2020 at 6pm. The meeting was held using Zoom video conferencing and a recording of the meeting is available at [www.westbourne-pc.gov.uk](http://www.westbourne-pc.gov.uk).**

Present: Cllr Lade Barker, Cllr Richard Hitchcock, Cllr Ann Pearcey and Mr Frank Campbell, and Clare Kennett, Clerk to the Council.

Two members of the public were present. Meeting was chaired by Cllr Hitchcock.

1. Declarations of interest: None.

2. Apologies for absence: None. Mr Piers Mason has stepped down from the Planning Committee. Members thanked Piers for his help and support to the committee which has been much appreciated and valued in recent years.

3. Minutes of the meeting of 12 March 2020: The minutes were agreed to be a true record and were signed as such by the Chair.

4. Updates and issues from the minutes of 12 March 2020:

### **5. Planning applications:**

**20/00375/ADV:** Roadside sign to signal entrance to approved use - concealed entrance, signs needed. Land South Of Old Farm Lane, Old Farm Lane, Westbourne. The Parish Council recommends that the existing sign is refused permission. The Parish Council has no objection to the sign in principle but considers that a more traditional sign – both in its design and the materials used – that reflects the rural setting at the entrance to the village of Westbourne would be appropriate.

**20/00782/DOM and 20/00783/LBC:** Replacement conservation style roof lights, internal alterations and associated landscaping. Alterations to existing annexe, including new bi-fold doors and internal alterations. Devon Cottage, East Street, Westbourne. The Parish Council has no objection.

**20/00366/FUL:** Erection of a 1 no. 3 bedroom dwelling. Woodmancote Meadow, Woodmancote Lane, Westbourne. The Parish Council objects to the planning application as it does not consider that the design is innovative or outstanding enough, in terms of design, materials used and ecological features, to warrant the proposed development being constructed in this location. The test set in planning guidance NPPF for developments in open countryside is for a truly exceptional quality of design of national significance, not just local, with the highest standards of architecture.

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**20/00047/FUL:** Change use of land to a single private gypsy pitch with associated hardstanding and day room. Hopedene, Common Road, Hambrook. The Parish Council objects to the planning application and the full objection is outlined in Appendix 1.

**20/00785/FUL:** Change of use of land for use as extension to Gypsy caravan site for the stationing of 6 additional caravans, including 3 pitches, each pitch consisting of 1 no. mobile home, 1 no. touring caravan and a utility building together with laying of hardstanding. Meadow View Stables, Monks Hill, Westbourne. The Parish Council objects to the planning application and full objection is outlined in Appendix 2.

**20/00749/DOM:** Proposed (part) garage conversion. 53 Ellesmere Orchard, Westbourne. The Parish Council has no objection.

**20/00682/DOM:** Side and rear extension to open the kitchen and dining area space, downstairs WC and boot room. 22 Crockford Road, Westbourne. The Parish Council has no objection.

**20/00237/FUL:** Erection of a polytunnel to house fish tanks for a hydroponic / aquaponic fish farm. Land north of the Grange, Woodmancote Lane, Woodmancote. The Parish Council objects to the planning application as it does not consider that there is a bona fide agricultural need for the development. The application is not properly supported and seems to be confused, mixing both hydroponics and aquaponics together when there is a clear difference. The application does not provide sufficient information with no details of where the water supply would come from, no explanation of having a hatchery for baby fish, and no indication of the scale of the project or what standards would be applied.

**20/00822/PA1A:** Single storey extension to rear a) rear extension 5.20m b) maximum height 3.50m and c) height of eaves 3.00m. Willowood, Covington Road, Westbourne. The Parish Council is unable to comment on the planning application as the documentation is incomplete with no application form available. The Parish Council will be able to provide a response when this is available.

**20/00964/TPO:** Fell 3 no. Ash trees (T37, T40 and T43) all subject to WB/88/01056/TPO. Land north east of the Great Hall, Sheepwash Lane, Aldsworth. The Parish Council has no objection.

**6. Planning appeals:** To discuss appeals relevant to the Parish.

**Enforcement case no: 13/00163/CONWST DCGL ref no:**

**APP/L3185/C/18/3203193 – LEAD, APP/L3815/C/18/3203215,**

**APP/L3815/C/18/3203219 and APP/L3815/C/18/3203222:** The Old Army Camp Cemetery Lane Woodmancote Westbourne West Sussex Alleged Breach: Without planning permission, change of use of land and erection of fences (Notices (WE/40, WE/41, WE/42 and WE/43). Notification of enforcement appeal and public inquiry.

Mr Campbell gave an update on the above public inquiry. The Planning Inspectorate has granted rule 6 status to the Parish Council which can now see the documents that have been submitted as evidence. A statement has been prepared by Phillippa Jarvis, planning consultant, on behalf of the Parish Council. This has been circulated

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to members who unanimously agreed to endorse it for submission to the Planning Inspectorate.

7. Chichester District Council Enforcement Reporting: Members noted the list of enforcement issues in the Parish, available at <https://publicaccess.chichester.gov.uk/online-applications/search.do?action=simple&searchType=Application>

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

9. Date of next meeting: The next meeting is scheduled to be held on Thursday May 14 2020 at 6.15pm.

Meeting closed at 7.15 pm.

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### **Appendix 1. 20/00047/FUL: Change use of land to a single private gypsy pitch with associated hardstanding and day room. Hopedene, Common Road, Hambrook.**

Westbourne Parish Council strongly objects to the planning application on the grounds of an already high concentration of such units in the Parish. The proposed development is considered to be contrary to emerging and current local planning policy and Westbourne's Neighbourhood Plan.

The number of Gypsy, Traveller and Travelling Showman pitches and plots has greatly increased in the Parish in recent years. There is already a high concentration of Gypsy, Traveller and Travelling Showman pitches and plots in the Parish of Westbourne and neighbouring Parish of Funtington. This is the highest local concentration of such uses in the county area of West Sussex. This has a disproportionate and adverse impact on the local communities of Hambrook, Westbourne and Woodmancote, which will disrupt social cohesion. This current application will exacerbate these issues, increase social tensions and create pressure for local services and schools. This detrimental impact on the local settled community is a real concern and the increased pressure on local infrastructure, especially schools and services will seriously reduce the quality and effectiveness of those services, which are already at capacity and will be unable to cope with increased demand.

Furthermore, the Parish of Westbourne has already provided the required number of Gypsy and Traveller pitches as identified in the Local Plan and taking into account the real concerns raised above, there is no justification to allow an increased number of pitches. The Parish Council is aware that some of the pitches/plots that have been approved in the past remain vacant, which is an indication that additional units are not required. Westbourne's Neighbourhood Plan has a policy which also recognises this issue. The Neighbourhood Plan has been considered by an Examiner and is awaiting receipt of the final version to go forward for approval by the District Council and consideration in a local referendum. Given its advanced stage, it therefore carries significant weight as planning policy even if it is not finally adopted.

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### **Appendix 2. 20/00785/FUL: Change of use of land for use as extension to Gypsy caravan site for the stationing of 6 additional caravans, including 3 pitches, each pitch consisting of 1 no. mobile home, 1 no. touring caravan and a utility building together with laying of hardstanding. Meadow View Stables, Monks Hill, Westbourne.**

Westbourne Parish Council strongly objects to the planning application on the grounds of an already high concentration of such units in the Parish. The proposed development is considered to be contrary to emerging and current local planning policy and Westbourne's Neighbourhood Plan.

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Furthermore, the Parish of Westbourne has already provided the required number of Gypsy and Traveller pitches as identified in the Local Plan and taking into account the concerns raised above, there is no justification to allow an increased number of pitches. The Parish Council is aware that some of the pitches/plots in the Parish that have been granted planning permission in the past remain vacant and some are not occupied by Gypsy/Travellers. This is an indication that additional pitches/plots are not required. Westbourne's Neighbourhood Plan has a policy which also recognises the issue. The Neighbourhood Plan has been considered by an Examiner and is awaiting receipt of the final version to go forward for approval by the District Council and consideration in a local referendum. Given its advanced stage, it therefore carries significant weight as planning policy even if it is not finally adopted.

The existing site was granted permission by the Planning Inspectorate which the Parish Council considers to be a mistake and should not be compounded by the addition of a further six caravans and utility buildings. Many in the village already find the current site unacceptable and that it has an impact on the residential amenity of neighbouring dwellings. The nearby property of Monk's Hill Farm House is a grade II listed building and enjoys a peaceful and rural environment. The proposed development is roughly five meters from its boundary, which until the current plot/pitch was approved, was open countryside and outside of the village envelope.

The Parish Council's recreation ground at Monk's Hill, directly adjacent to the proposed development, is held in charitable status (charity number 265105). The land was originally awarded in 1859 to Admiral Sir Provo William Percy Wallis of Funtington and bought by the Parish Council in 1948. The land is subject to the following condition which continues to be followed to the present day: "To be at all

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times used as a place for exercise and recreation for the inhabitants of the Parish of Westbourne and neighbourhood.” The land was put into charitable status in 1948 to protect it, and this part of the village, from unwanted and inappropriate development. Monk’s Hill is the highest point in Westbourne and at present there are unobstructed views across the South Downs National Park and the historic monument of Racton Ruin. If this development was to be approved, the valuable view would be lost to the whole community who enjoy the peaceful and tranquil environment that the recreation ground currently offers.

One of the original conditions of the planning consent granted by Planning Inspectorate set out that no business operations should take place from the site. However, this was latterly approved by a subsequent planning application by the District Council. This commercial activity has created a visual impact by the sale of Christmas trees annually on the site including advertising signs which are placed across the Parish and neighbouring villages.

The Parish Council is aware of complaints from members of the public about incidents of anti-social behaviour from the current site. There are kennels on the site and the barking dogs can be heard at all times of the day from some distance. The Parish Council has been informed that loud and obscene language is often used by the occupiers of the site which has prevented some from using the children’s playground. There are also reports of the use of quad bikes and motorbikes.

The Parish Council considers that any intensification would set a dangerous precedent for further expansion of this site.