Westbourne
Parish Council

PO Box 143
Emsworth
PO10 9DX

07775654483
clerk@westbourne-pc.gov.uk

---

**Minutes of Westbourne Parish Council's Planning Committee which took place on Thursday 8 October 2026 at 6.15pm at Westbourne Community Hall, River Street, Westbourne.**

Present: Cllr Lade Barker, Cllr Nigel Ricketts, Cllr Peter Watterson and co-opted non-council members Mr Frank Campbell and Mr Kevan Pegley.

In attendance: Clare Kennett, Clerk to the Council
Karen Hassan, Assistant Clerk to the Council

Meeting chaired by Cllr Ricketts. Four members of the public and no members of the press were present.

10/26/57. Apologies for absence: There were no apologies.

10/26/58. Declaration of members interest:
a. There were no declarations of interest.
b. There were no requests for a dispensation.

10/26/59. Minutes of the meeting of 10 September 2026: Members **APPROVED** the minutes as a correct record which were signed by the Chairman.

10/26/60. Long Copse Lane, Emsworth: Members welcomed Patrick Barry, a resident of Emsworth who had submitted a representation to Havant Borough Council regarding its Local Plan and inclusion of the site north of Long Copse Lane, Emsworth. Patrick Barry said Long Copse Lane on the West Sussex side had not been considered as a key pedestrian route and that there were some alignments between his representation and the views of the Council, and he would like to work with the Council to ensure this issue was properly considered. Patrick Barry said the evidence provided in the highway survey was sound but the focus had been on traffic going west and not how Long Copse Lane going east into Westbourne would be used as a route to Chichester and the A3. It was discussed that West Sussex County Council had not objected to the planning application and that evidence needed to be provided to show pedestrian movements. It was discussed that including Long Copse Lane as a key pedestrian route in the revised Neighbourhood Plan would also provide that evidence.

10/26/61. Planning applications: Members **RESOLVED** to make the following decisions.

**26/01816/DOM**: Erection of 1 no. detached car port and ancillary store. Ivyside, Duffield Lane, Woodmancote. Members **AGREED** to have **NO OBJECTION.**

**26/02027/PLD**: Proposed lawful development - single storey rear extension to replace existing conservatory. Harwood, Cemetery Lane, Woodmancote. Members **AGREED** to have **NO OBJECTION.**

**26/01762/FUL**: 3 no. Gypsy and Traveller Pitches which includes 3 no. mobile homes and utility buildings. Racton View, Marlpit Lane, Hambrook. Members **AGREED** to **OBJECT**. (See Appendix 1).

**26/01935/TCA**: Notification of intention to reduce north-west sector by 3m and crown raise north-west sectors by up to 3m (over the river) on a clump of Willow trees (T12). Reduce west and north sectors by 3m (overhanging adjacent property and garden) on 1 no. Willow tree (T13). Reduce west sector by 3m (overhanging adjacent property garden) on 1 no. Alder tree (T14) and crown reduce by 1m (all round) on 1 no. Fig tree (T15). Mill House, River Street, Westbourne. Members **AGREED** to have **NO OBJECTION.**

10/26/62. Planning decisions made since the last meeting: Members **NOTED** the following local planning authority decisions.

**26/00957/FUL**: Lumley House, Old Farm Lane, Westbourne. Retrospective section 73a application for ground mounted photovoltaic array. PERMIT

**26/01000/DOM**: 16 Whitley Close, Westbourne. Rear extension and alterations to existing dwellinghouse. PERMIT

**26/01564/DOM & 26/01565/LBC**: Westbourne Cottage, Church Road, Westbourne. Proposed single storey rear extension, removal of lean-to and internal alterations. PERMIT

10/26/63. Planning responses submitted by the Clerk on behalf of the Council in consultation with members: Members **APPROVED** retrospectively the following submissions:

**26/01761/FUL**: Erection of building for use as reception, waiting area, refreshment area and storage in association with farm visitors and guests. Land west of Mill Meadows House, Mill Lane, Westbourne. NO OBJECTION.

**26/01934/TPA**: Coppice to previous points 1m above ground level on 1 no. Willow tree (T1) subject to 96/01066/TPO. Mill House, River Street, Westbourne. NO OBJECTION.

10/26/64. Planning appeals: There were no planning appeals relevant to the Parish.

10/26/65. Neighbourhood Plan review: Cllr Briscoe and Kevan Pegley had met the planning consultant and officers from Chichester District Council who were in agreement with the revised draft of the Neighbourhood Plan to date. Cllr Briscoe said that a Steering Group meeting would need to be arranged in the coming weeks to keep members up to date with progress.

10/26/66. Chichester District Council enforcement reporting: Members **NOTED** the list of enforcement issues.

10/26/67. Items to be included on the next agenda: There were no additional items.

10/26/68. Date of next meeting: The next meeting was scheduled to be held on Thursday 12 November 2026 at 6.15pm.

Meeting closed at 7.10pm.

## Appendix 1

**26/01762/FUL**: 3 no. Gypsy and Traveller Pitches which includes 3 no. mobile homes and utility buildings. Racton View, Marlpit Lane, Hambrook.

Note: Gypsies, Travellers and Travelling Showpeople are referred to herein as travellers, following the usage in the National Planning Policy Framework, August 2026 (NPPF)

The application for new Traveller sites has become a regular pattern in Westbourne Parish. The Parish Council is well aware of the argument used in all these applications, that the development of new sites should be permitted owing to the "evidenced unmet need"—the evidence being the fact that "the relevant local planning authority cannot demonstrate a five year supply of deliverable sites".

The Parish Council clearly is not responsible for this apparent lack of a five-year supply on the part of Chichester District Council. Our objections are based on the following national and local policies.

> NPPF NATIONAL DECISION-MAKING POLICIES
>
> S5: Principle of development outside settlements
>
> … certain forms of development should be approved outside settlements … unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.
>
> N2: Improving the natural environment
>
> 1. To contribute positively to the natural environment, and support nature's recovery, development proposals should:
>    a. Consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside …
>    …
>    d. Conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) …
>
> N6: Areas of particular importance for biodiversity and geodiversity
>
> 2. Irrespective of a site's status in nature conservation terms, development proposals which would entail the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused …

The Parish Council maintains that the proposed development will indeed produce unacceptable adverse effects relating to habitats, the natural beauty of the countryside, and the destruction of established trees. The illustration below shows the proposed site overlaid on a recent aerial photograph. It clearly shows that the

southerly two of the three proposed plots will be situated where there is currently solid tree cover.

CHICHESTER LOCAL PLAN 2021–2039

Chapter 5: Housing

5.60

… the council has also experienced considerable amounts of in-migration. Traveller pitches have tended to become clustered in particular parishes, namely Birdham, Funtington, Sidlesham and Westbourne (including a considerable number of unauthorised pitches). There are also two large public sites located within the plan area at Easthampnett and Westbourne.

5.74

… The high concentration of pitches and plots in some of these parishes has led to local concerns that there is a dominance of this type of development in certain areas, which is resulting in perceived unbalanced communities. The council wishes to ensure that the development of communities is mixed and sustainable.

5.75

Sites should not be identified for gypsy, traveller and travelling showpeople use in
locations that are inappropriate for bricks and mortar residential dwellings …

Policy H13: Accommodation for Gypsies, Travellers and Travelling Showpeople

1. … It must be demonstrated that the number of pitches proposed, considered in relation to both the individual proposal, and the cumulative impact in relation to other existing encampments in the area, will not dominate the local settled community;

…

3. The proposal (must) avoid unacceptable harm to the character of the local area …

The District Council explicitly acknowledges the problem of imbalance in Westbourne Parish. The Parish Council maintains that the continuing development of Traveller sites in the Parish exacerbates the problem. Cases such as this, where clearly the site is inappropriate for bricks and mortar houses, lead to ever-increasing feeling of uncontrolled domination on the part of the local settled community, along with piecemeal development.

The most recent application for this site was 24/02570/FUL, for two pitches. The Parish Council did not object but asked that a condition be placed on it to restrict any further development because of the countryside setting. No such condition was included in the permission and now they are asking for another three pitches giving the usual argument about unfulfilled need.


G&T development
Author:
Date: 26/08/2026
Parish