

## **CHICHESTER HARBOUR CONSERVANCY**

### **PLANNING COMMITTEE**

Minutes of the meeting of the Planning Committee held on 2 March 2020, from 10.30am at Eames Farm, Thorney Road, Thorney Island.

**Present** Keith Martin (Chairman)

Chris Emery Alison Wakelin Ann Briggs Adrian Moss

Pieter Montyn

#### **Officers**

Richard Austin Richard Craven Steve Lawrence

David Rothery Rosie Chase

#### **1.0 WELCOME AND APOLOGIES**

1.1 Apologies for absence were received from Heather Baker, Ken Smith and Mark Inkster. Members were advised that Mark Inkster will be resigning from the Planning Committee with formal notice anticipated.

#### **2.0 DECLARTIONS OF INTEREST**

2.1 Adrian Moss declared an interest in the application 5e, Land at Bethwines Farm as the ward councillor and abstained from the vote.

#### **3.0 MINUTES**

3.1 Minutes of the Planning Committee meeting held on 20 January 2020 were agreed as a true record of the meeting and were signed by the Chairman subject to the following amendment.

- 7.5 Wording to be changed to change the word "undertaking" to "accepting."

#### **4.0 PLANNING PRINCIPLE HOUSEBOATS**

4.1 The AONB Manager introduced his report and draft planning principle to members. He said that the document will be legally checked and prepared for the July meeting of the Conservancy.

4.2 The Director & Harbour Master said that the current position of the Conservancy to refuse any houseboat application was no longer tenable in current conditions where marinas have 80% occupancy rates. He went on to say that any policy should be mindful of the sensitivity of the AONB and that any houseboats should be placed in locations such as Marinas rather than dotted around the harbour.

4.3 Members discussed the impact of houseboats on water quality and the Director & Harbour Master said that houseboats must be connected to mains water and sewerage systems. He went on to say that the definition of a houseboat was outlined in the 1971 Chichester Harbour Conservancy Act.

- 4.4 It was noted that houseboats in the canal predate the AONB and are therefore different to applications in other areas. A member suggested that conditions be placed on the size of the vessel and how many weeks of the year they can be occupied in the same way holiday homes are. Members discussed whether this would be enforceable or beneficial.
- 4.5 Members said the key issues were on the visual impact on the AONB and water quality (so that foul water is addressed by being connected to mains water or by a specific pump out facility), any additional recreational disturbance and the potential loss of recreational berths.
- 4.6 The Principal Planning Officer (SL) said that applying for a houseboat was a change of use of the mudland and that the applicant would be applying for a dwelling, making it difficult to enforce occupancy to a maximum of 50 weeks per year.
- 4.7 The AONB Manager will prepare a new draft of the principle considering the comments made at the meeting and this will be considered at the next meeting of the Committee.

## **5.0 DEVELOPMENT APPLICATIONS**

### **5a. SB/20/00032/FUL – Gosden Green Nursery, adj 112 Main Road, Hermitage, Southbourne, West Sussex.**

- 5.1 The Principal Planning Officer (DR) introduced his report to members, which was a proposal to erect an industrial estate of 9 buildings for light industrial business uses and warehousing and distribution uses with access, parking and landscaping following demolition and removal of commercial glasshouses and caravan storage.
- 5.2 A member asked for clarity about whether the site was suitable for housing. The Principal Planning Officer said that there have been four previous applications for residential developments which have all been refused. The current application is for what is essentially an industrial estate in the countryside. Members agreed that the current glasshouses were visually unattractive.
- 5.3 The Principal Planning Officer, said that there was no vehicle parking on site at present. The proposal is that there will be 81 spaces plus 22 in the overflow area. The submitted documentation shows that no additional employment would be created by the development.
- 5.4 Members accepted the officer recommendation that the development does not conserve and enhance the AONB. A member suggested that some additional conditions should be added should the LPA be minded to accept, as follows;
- That the new warehouses be set back to the same location as the current greenhouses
  - That the height of the buildings be limited to a maximum of 4 metres
  - That a plan be submitted for planting to screen the development
  - That the Conservancy's dark skies policy be applied.

The following was therefore added to the recommendation consultation response to the Local Planning Authority, should the LPA be mindful to grant planning permission, contrary to the Chichester Harbour AONB recommendation to object:

Further negotiation to obtain a new scheme to meet the following AONB concerns

- any and all buildings should be set back from the Main Road frontage by at least 57m (i.e. to the line of the rear garden boundary of the adjoining residential property at 112 Main Road dogleg return on the site)
- any and all building shall not exceed a final roof ridge height of 4m above natural ground level across the site,
- the frontage of the site (to the line extrapolated from the rear garden boundary of the adjoining residential property at 112 Main Road) shall be landscaped to retain an primarily open field character, with screening landscaping to the set back buildings on the site, subject to a full landscape specification and detailed plan,
- that the buildings and the open areas of the site shall comply with the Dark Skies policy approach provided in Planning Principle PP08 and Section 30 of the Chichester Harbour AONB Joint Supplementary Planning Document (16 May 2017) as adopted by the Council,
- schedule/samples of materials to be agreed prior to construction the external materials should be of a dark and muted colour treatment,
- the removal of industrial and commercial permitted development rights relating to additions, extensions, enlargements, or alterations affecting the external appearance of any and all proposed buildings,
- the retention of all boundary hedgerows along the west and east boundary of the red-line site together with suitable off-set from such hedgerow and tree belt of any building or hard surface treatment (including Grasscrete or similar surface) to ensure the long term retention of the boundary screening features, and the replacement of any part of the hedge or tree belt which is removed with a hedge and tree of a similar size and species.
- any and all roof lights of the building should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (dark skies policies)

**5b. BI/20/00353/FUL – Houseboat mooring berth 19, Chichester Marina, Birdham, West Sussex.**

5.5 The Principal Planning Officer (DR) introduced his report to members, which was for a replacement houseboat to the southern bank of the canal.

**Recommendation**

5.6 The Planning Committee resolved to raise no objection to the proposed development and that the following suggested considerations are applied :-

- schedule of materials to be in muted colours, stained as necessary to be unobtrusive in this rural location.
- installation taking place outside the bird breeding season
- the use of any outbuildings is to remain ancillary to the domestic use of the houseboat

**5c. BI/20/00353/FUL – Houseboat mooring berth 28, Chichester Marina, Birdham, West Sussex.**

- 5.7 The Principal Planning Officer (DR) introduced his report to members, which was for a replacement houseboat (canal boat / barge type pleasure boat -Aqualine 68 design) to the north side of the canal bank. The existing boat will be donated to the RNLi for restoration.

**Recommendation**

- 5.8 The Planning Committee resolved to raise no objection and requested that the following suggested considerations are applied :-

- schedule of materials to be in muted colours, stained as necessary to be unobtrusive in this rural location.
- installation taking place outside the bird breeding season.
- the use of any outbuildings is to remain ancillary to the domestic use of the houseboat.

**5d. 19/03046/FUL - 306 Main Road, Southbourne**

- 5.9 The Principal Planning Officer (SL) introduced his report to members, which was for the subdivision of the existing retail unit, construction of a single storey front extension and change of use of ground floor of the building to hot food takeaway. The applicant also proposes the demolition of the external staircase at the side of the building, alterations at first and second floor level and formation of a new second floor flat and construction of a bin and cycle store. He said he had asked for additional information on what plans there were for the remaining floor space on the site, with no answer provided at the time of the meeting.

- 5.10 A member asked if there had been any objections to the fast food outlet with late opening hours and delivery drivers operating. The Principal Planning Officer said that he had not seen objections of that nature.

- 5.11 A member said the community is keen that the unit remains used for retail, but feedback has been that marketing by the owner of the unit has not been as comprehensive as could have been.

**Recommendation**

- 5.12 The Planning Committee resolved to object to the proposed development

- That a comprehensive approach to the redevelopment of this site should be proposed as the proposals are considered to be contrary to the spirit and objectives of Policy 6 of the Southbourne Neighbourhood Plan (2015), in that the remaining shop floorspace not forming part of the application site is likely to prove unattractive to another retailer owing to the way the application has been made;
- That the lawful nature of a separate flat at first floor level is queried, albeit no objections in principle to a satisfactory mixed use scheme would be likely from the Conservancy.

But that if the council is minded to approve the proposals, it is suggested that -

- (i) the appropriate SDMP payment be sought as part of a S.106 obligation;
- (ii) the rooflight to the stairwell over the 2nd floor be deleted (unless this forms a means of escape under Building Regulations) and instead a gable end window forms part of the design solution. In a similar vein, that the two rooflights shown for the 2nd floor flat's bedroom be deleted and replaced by the insertion of a window to the other gable end of the building;
- (iii) the proposed flue be finished matt black; and,
- (iv) that consideration should be given to controlling the terminal operating hours to 23.00 on a daily basis.

**5e. FB/19/03141/FUL - Land at Bethwines Farm and South of Ivy Lodge Blackboy Lane Fishbourne.**

- 5.13 The Principal Planning Officer (SL) introduced his report to members, which was for the construction of 35 affordable residential dwellings for first - time buyers with associated access, parking, landscaping and associated infrastructure. The Ecologist said that the agricultural field has little value for biodiversity. The development is 600 metres from the boundary of the development.
- 5.14 A member said that there has been a high court case in respect of the land which is waiting on a ruling. There are over 200 objections to the development. These include the Environment Agency and Southern Water due to what they consider to be inadequate water treatment provision. He went on to say that 40% of the development has been proposed as three and four-bedroom properties which are arguably not aimed at first time buyers or by definition, are they affordable.
- 5.15 A member expressed concern that Portsmouth Water, the water supply company has also raised an objection due to contamination of water sources near to the proposed water treatment.

A member drew attention to Planning Principle 5 and the need to maintain water treatment plant in perpetuity or until the development is connected to the public sewer.

**Recommendation**

- 5.16 The Planning Committee raised an objection based on the objections and advice from Southern Water and the Environment Agency.
- 5.17 One member abstained from voting due to his declared interest.

**6.0 TABLE OF DELEGATED REPORTS FROM 20 JANUARY – 18 FEBRUARY 2020.**

- 6.1 The Principal Planning Officers presented the delegated report to members, highlighting those applications to which they objected.
- 6.2 Cut Mill House. The objection was made on the basis that the proposal was unnecessary development in the countryside and would have a detrimental impact on the AONB. An amended scheme has been submitted.
- 6.3 7 Gordon Road. The holding objection was raised due to the size and roof treatment of the dormer window, which would be oversized and visually dominant.

- 6.4 1 Elm Terrace. The objection was raised on several elements. The application has since been withdrawn.
- 6.5 20 Wittering Road. The objection was raised based on the disproportionate amount of glazing and glazed balustrade to the first floor. Vegetation had also been removed from the site with no plans for planting submitted.
- 6.6 Tournerbury Woods. Members heard that an enforcement notice relating to the unauthorised development has been served by the Council. Officers have not been notified of an appeal.

**7.0 DATE OF NEXT MEETING**

- 7.1 The next meeting will take place on Monday 20 April 2020, from 10.30am at Eames Farm, Thorney Road, Thorney Island.

The meeting closed at 12.50

Chairman

DRAFT - to be approved