

EARNLEY PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING OF EARNLEY PARISH COUNCIL HELD ON THURSDAY 16th AUGUST 2012, WHICH COMMENCED AT 7.00pm, AT BRACKLESHAM BARN, BEECH AVENUE, BRACKLESHAM
PLANS WERE AVAILABLE FOR INSPECTION FROM 6.45pm

PRESENT: Cllrs. Colin Field (Chairman), Chris Bayley, Bob Norris and Keith Martin.

In attendance: Louise Chater (Clerk) and three members of the public.

P19.12 PUBLIC QUESTION TIME ON MATTERS ON THE AGENDA

There were no questions from the members of the public present.

P20.12 APOLOGIES AND REASONS FOR ABSENCE

Cllr. Simpson – work commitments.

P21.12 CODE OF CONDUCT

There were no declarations of interest on items included on the agenda.

P22.12 MINUTES

On a proposal by Cllr. Bayley, it was RESOLVED to agree and sign the minutes of the meeting held on 2nd July 2012; this was duly completed.

Cllr. Norris, requested the minutes of the meeting held on 19th July 2012 be amended: P14.12 amended to read 'On a proposal by Cllr. Norris, it was RESOLVED to **OBJECT** to the application due to the over intensive use of the site; associated highways issues of caravans entering and exiting due to the proximity of the entrance to the junction of Almodington Lane with Easton Lane; and the width of the highway at the location'.

P17.12 'IS' amended to read 'is' and 'anyway' amended to read 'any way'.

Following the amendments, on a proposal by Cllr. Bayley it was RESOLVED to agree and sign the minutes of the meeting held on 19th July 2012; this was duly completed.

P23.12 PLANNING APPLICATIONS

E/12/03173/PLD
Mr & Mrs I Lockwood
Somerley Green House Bell Lane Earnley
Rear extension to enlarge existing dining room.

On a proposal by Cllr. Norris, it was RESOLVED to raise **NO OBJECTION**. However, it was the Committee's view that inadequate background information had been provided with the application.

P24.12 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES

D/12/02664/FUL

Land At Southfields Close Stockbridge

100 dwellings including 40% affordable dwellings with associated access, landscaping and ancillary works

Cllr. Field read out the Selsey Town Council letter of objection.

Cllr. Norris referred to the possible building of the western relief road. However, concern was expressed as to the direct impact this road, if built, would have on the parish.

Cllr. Norris expressed concern with regard to short term and long term affect on the local primary school. It was considered that this level of detail was more appropriate for Donnington Parish Council, as the statutory consultee.

Cllr. Martin considered it appropriate that the Committee considered the production of a draft letter of objection to all large scale development on the peninsula. Concern was expressed that if the Committee used a standard letter it would be discounted, and that each application should be viewed individually.

On a proposal by Cllr. Field it was RESOLVED to OBJECT to the application on the ground of highways issues and the cumulative effect of unimplemented planning applications in the parish of Donnington.

P25.12 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS

E/12/02226/FUL

Mrs L Smith

107 First Avenue Batchmere

Demolition of existing dwelling and erection of 1 five bed replacement dwelling and separate double garage with garden store.

PENDING DECISION

E/12/02192/COU

Mr K Lock

Tomlins Almodington Lane Almodington

Proposed Touring Caravan and Tented Camping Site (Maximum 30 caravans).

PENDING CONSIDERATION

EWB/12/02461/FUL

Wates Development Ltd

Land North East Of Beech Avenue Bracklesham

Construction of 50 residential dwellings, new vehicular access, open space and other ancillary works.

PENDING CONSIDERATION

12/02335/PNO

Easton Farm Partnership

Land South East Of Thorney Farm House Almodington Lane Almodington

Irrigation Reservoirs required to replace those lost by the Medmerry Managed Realignment Scheme

PENDING CONSIDERATION

E/11/03255/FUL
LGM Developments
LGM Developments Greenacres Almodington Lane Almodington
Removal of timber framed building and 2 no. steel containers replace with a
brick and tiled building.
PENDING CONSIDERATION

P26.12 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS

E/11/08480/CONCOM – Land at Somerley Farm House, Almodington Lane,
Almodington
Enforcement Notice issued 18th April 2012, Ref E21

E/09/00494/CONSH - Game Lodge Batchmere Road Almodington Earnley
E/18 Erection of building without planning permission
E/19 Without planning permission change of use of the land and stable
buildings to use for leisure/clubhouse purposes

Appeal Ref: app/L3815/A/2160759/NWF
SI/10/04990/FUL
Madestein UK Ltd

Easton Farm, Easton Lane, Sidlesham, Chichester,
Glasshouse, office building and associated works

APPEAL DISMISSED on the ground of scale and impact on the area. Matters to
note from the Planning Inspectorates decision were:

- The Planning Inspectorate considered the building of lay-bys was appropriate for the area.
- The inspector considered the development was in association with glasshouses in an existing business in the Horticultural Development Area and as such was permissible. It was noted that Chichester District Council had always considered 'association' meaning physically adjacent to the business on the HDA.
- The inspector noted that the Almodington area was interspersed by horticultural glass house estates rather than the large scale glasshouses on the Runcton and Tangmere HDA's.

The Parish Council give a vote of thanks to the Almodington Association for their campaign in successfully fighting this appeal.

Appeal Ref: app/L3815/C/12/2169349
E/10/00501/CONSRV – Land south of Sparrow Cottage Bell Lane Earnley
Without planning permission, change of use of the land to the storage of boats,
motor vehicles, a trailer and a metal tank.
Appeal in progress

Appeal Ref: app/L3815/C/12/2175334
E/11/00480/CONCOM – Somerley Farm House Almodington Lane Almodington
Without planning permission, erection of a single dwelling house.
Appeal in progress

Appeal Ref: app/L3815/A/12/2176758/nwf
E/11/05394/FUL – Marsh Farm Barn Drove Lane Earnley

Engineering works to ditches at Marsh Farm Barn, construction of a new vehicle access and track and retention of hardstand.

Appeal in progress

P27.12 PLANNING CORRESPONDENCE

1. Local Distinctiveness Guidelines: Invitation to Comment deadline for comments extended to 21 September 2012

- In the statement headed 'The overall character of coastal plain' Councillors were concerned with the sentence: 'The fertile soils in this character area have given rise to a dense pattern of large productive arable fields and a predominance of glass houses set around expanding settlements which enjoy the benign climate'. The statement was considered inaccurate as large glass house developments were to the north (Runcton and Tangmere) of the character area, whereas in the south the area was interspersed by small horticultural glasshouse estates. It was considered appropriate to request that the indicative sketch be amended to reflect the difference between the two areas, the area currently labelled 'glasshouses' be amended to read 'glasshouse estates' and the large glass houses be added to the sketch.

Concern was also expressed with regard to the statement 'The large elm trees which were once common features in the landscape have now been lost to Dutch Elm disease'. It was considered appropriate that 'The' should be deleted as it gave the impression that all the elm trees had been lost.

- In the statement headed 'Maintain, protect and enhance where possible' Councillor's considered it appropriate to request that the penultimate bullet point be amended to read 'Green gaps between coastal towns and villages'.

In Response to Questions:

- *Is it fit for purpose?* No. It was considered the document was too general. Additionally, the experience locally was that the current character documents were not being adhered to by County Council officers, in particular the Highways Department who, for example, raised no objection to the proposed installation of passing places on Almodington Lane in conjunction with the Madestein UK application for glasshouses (SI/10/04990/FUL).
- *Could the layout/format be improved?* If the document was to be produced in A4 the format was too cramped and the text too small. Additionally, the contrast between the sea and the text on the indicative sketch made it difficult to read.
- *Is it easy to read?* No, due to the size of the font
- *How would you use them? In what circumstances?* Earnley Parish Council would use the guidelines in conjunction with planning applications and if the Council opted to produce a neighbourhood plan.
- *Are there any other stakeholders that you feel we have missed?* No

On a proposal by the Chairman it was RESOLVED the Clerk draft a response and forward it to the Chairman for approval before submission.

CLERK/CF

2. Notification of intention to issue a questionnaire: Local Development Framework (expected date of issue 24th August): Housing Strategy Consultation deadline for comments 28th September 2012 – it was noted that the Parish Council were due to meet the day before the deadline for submissions. It was agreed the Clerk circulate the questionnaire when received, pending a decision on whether an extra-ordinary meeting would be required. **CLERK**

P28.12 ITEMS FOR REPORTING AND INCLUSION ON FUTURE AGENDAS

1. Earnley & Somerley Conservation Area Character Appraisals – it was agreed the Clerk advise Dr Wightman that all Councillors and Michael Karn, if he was agreeable, were interested in attending. **CLERK**
2. The Chairman requested the Clerk invite Michael Karn to attend the planning committee meeting on 25th October to explain various planning issues, in particular documents referred to in the Planning Inspectorate decision APP/L3815/A/11/2160759/NWF **CLERK**
3. Cllr. Bayley reported that he and Cllr. Field had attended East Wittering and Bracklesham Parish Council meeting where that Parish Council resolved to object to EWB/12/02461/FUL, Wates Development Ltd, Land North East of Beech Avenue Bracklesham. The Clerk advised a copy of East Wittering and Bracklesham Parish Council's letter was included in the current circulation file.

Circulation File

1. Copy of East Wittering and Bracklesham Parish Council's letter of objection to EWB/12/02461/FUL
2. Copy of Planning Inspectorate decision letter APP/L3815/A/11/2160759/NWF
3. E/12/02061/FUL Land to rear of Dragon Cottage – Refusal Notice

The meeting closed at 8.17pm

Signed _____ Chairman to Earnley Parish Council Planning Committee

Dated 27th September 2012