

## EARNLEY PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING OF EARNLEY PARISH COUNCIL HELD ON THURSDAY 27<sup>th</sup> SEPTEMBER 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), Sandy Simpson (Vice Chair), Chris Bayley, Bob Norris and Keith Martin.

**In attendance:** Mrs Louise Chater (Clerk), District Cllr. Graeme Barrett, County Cllr. Pieter Montyn and four members of the public.

### **P29.12 PUBLIC QUESTION TIME ON MATTERS ON THE AGENDA**

There were no questions from the public.

### **P30.12 APOLOGIES AND REASONS FOR ABSENCE**

District Cllr Peter Clementson – prior commitment.

### **P31.12 CODE OF CONDUCT**

E/12/03579/TCA and E/12/03260/LBC Earnley Manor House – Cllrs. Norris and Martin declared a personal interest as the applicant is a neighbour.

### **P32.12 MINUTES**

On a proposal by Cllr. Bayley, it was RESOLVED to agree and sign the minutes of the meeting held on 16 August 2012; this was duly completed.

### **P33.12 MATTERS ARISING NOT ALREADY COVERED BY THE AGENDA**

P28.12 (1) It was AGREED to meet with Dr Wightman 8<sup>th</sup> November 2012.

P28.12 (2) It was noted that Cllr Karn had agreed to attend the Planning Committee Meeting on 25<sup>th</sup> October 2012.

### **P34.12 INTERIM REVIEW OF THE PROCEDURES IN PLACE FOR CONDUCT OF PLANNING COMMITTEE MEETINGS**

1. It was AGREED that the planning minutes were to record the outcome only with a standard statement referring members of the public to the Clerk should they require further information or clarification.
2. It was AGREED that unless the minutes were inaccurate or ambiguous the minutes would be adopted without further grammatical amendments.
3. It was AGREED that the Chair and Vice Chairman of the Planning Committee would in future review the minutes of the planning committee **CF/SS**
4. It was AGREED to suspend the planning meeting if the meeting was overrunning and recommence following the full council meeting.
5. It was AGREED to circulate the planning applications upon receipt for viewing purposes only.

### **P35.12 PLANNING POLICY**

1. Response to out of Parish applications – it was AGREED that the Planning Committee would only review an out of parish application if the Parish Council affected raised a concern with the Council directly.
2. Facilitating Appropriate Development (FAD) Policy – campaign to amend the policy. It had come to the attention of the Chair that CDC is currently reviewing this policy. This was confirmed by Cllr. Barrett (CDC). In the light of this information no further discussion relating to the present FAD policy took place.

**P36.12 PLANNING APPLICATIONS**

E/12/03579/TCA

Mr Jonathan Bosley

The Manor House Clappers Lane Earnley

Notification of intention to crown reduce by 25%-30% 1no. Poplar tree (T1), 2 no Willow trees (T10 and T11) and 1 no. Eucalyptus tree (T13). Fell 3no. Poplar trees (T2, T7 and T11) and 1 no False Acacia (T15). Pollard 4 no. Polar trees (T3 - T6). Crown reduce by 2m (all round) on 1no. Walnut tree (T8). Clear out lower canopy on 1no. Lime tree (T14).

**NO OBJECTION**

E/12/02772/FUL

Mr David Rees

138 Easton Lane Almodington

Erection of two chalet bungalows and garages and new access to Almodington Lane

**OBJECT** for the following reason:

- Contrary to a number of Chichester District Council retained policies relating to building in the countryside.
- Paragraph 55 of the National Planning Policy Framework states that isolated homes in the open countryside should be avoided unless special circumstances prevail.
- Site location precludes safe vehicular access to and from any additional properties onto the lanes at this point.

E/12/03252/FUL

Mr Tim Throup

134 Almodington Lane Earnley

Change of use to include car sales to use existing storage building for car storage involving no changes to building.

**OBJECT** for the following reasons:

- Inappropriate for this semi-rural setting.
- Over-intensive use of the site with corresponding increases in vehicles kept on site and vehicular movements to and from the site.
- The site is not too distant from a road bend which limits safe visibility especially for vehicles leaving the site.

E/12/03352/TCA

Mrs Rogers

Chapel Cottage Bookers Lane Earnley

Notification of intention to fell 1 no. Birch tree (T1), 1 no. Chamacyparis (T2) and 1 no. Hawthorn (T7). Reduce back branches by 2.5 - 3 m on 1 no. Ash tree (T3). Reduce back branches (all round) by 3-4 m on 1 no, Weeping Willow tree (T4). Remove limb at 2m (above ground level) on 1 no. Salix Fragilis (T5). Remove horizontal limb at 3m (above ground level) on 1 no. Salix Fragilis (T6).

**NO OBJECTION**

E/12/03260/LBC

Mr S Bosely

The Manor House Clappers Lane Earnley

Proposed for external renovations to the existing Manor House and external renovations and internal adaptations to ancillary.

**NO OBJECTION**

E/12/03202/FUL

Ms Sandy Oxley

Marsh Farm Cottage Drove Lane Earnley

Construction of agricultural barn.

**NO OBJECTION**

E/12/03105/DOM  
Mrs Pat MacDonald  
The Old Coach House Bell Lane Earnley  
Kitchen extension.  
**NO OBJECTION**

E/12/03067/LBC  
Mr Timothy Kinross  
Poplars Farm House Batchmere Road Almodington  
Alterations to existing ancillary building to enhance its existing use but not for living accommodation  
On a proposal by Cllr Simpson it was resolved to ratify the decision to make **NO OBJECTION** to this application.

E/12/03091/FUL  
Mr & Mrs A Pidden  
99 First Avenue Batchmere  
Demolition of existing Class B1 workshop and replacement with furniture restoration workshop with art studio and store in loft space.  
On a proposal by Cllr. Simpson, it was resolved to ratify the decision to make **NO OBJECTION** to this application.

#### **SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES**

HN/12/02692/FUL  
Gleeson Developments Limited  
Northmark Outram Way Hunston  
Erection of 18 dwellings (including 7 affordable dwellings)  
On a proposal by Cllr. Simpson, it was RESOLVED to ratify the decision to make an **OBJECTION** to this application for the following reasons:

- Traffic issues affecting the whole peninsula.
- Overdevelopment of the whole peninsula.
- The unknown factor of the large number of unimplemented planning applications on the peninsula.
- Infrastructure limitations including drainage and sewage.

#### **P37.12 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS**

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

E/12/02226/FUL  
Mrs L Smith  
107 First Avenue Batchmere  
Demolition of existing dwelling and erection of 1 no. five bed replacement dwelling and separate double garage with garden store.  
**PERMIT**

E/12/02192/COU  
Mr K Lock  
Tomlins Almodington Lane Almodington  
Proposed Touring Caravan and Tented Camping Site (Maximum 30 caravans).  
**REFUSE**

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**

E/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**

**P38.12 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS**

E/11/08480/CONCOM – Land at Somerley Farm House, Almodington Lane, Almodington  
Enforcement Notice issued 18<sup>th</sup> 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. The Clerk reported that Chichester District Council had stated that they had received no response from the landowners and further investigations were taking place.

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 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 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 Ref: APP/L3815/A/12/2179299/NWF  
E/12/02061/FUL – Land to rear of Dragon Cottage, Third Avenue, Batchmere  
Erection of self-build family home

**P39.12 PLANNING CORRESPONDENCE**

1. It was noted that an appeal had been lodged with the planning inspectorate with regard to planning application S/11/04954/OUT Park Farm, Chichester Road, Selsey. No further action.
2. Development on West Manhood – invitation to meeting by Bracklesham Parish Council. On a proposal by Cllr Bayley, it was RESOLVED Cllrs. Simpson and Field would attend the meeting on 17<sup>th</sup> October 2012.

**P40.12 ITEMS FOR REPORTING AND INCLUSION ON FUTURE AGENDAS**

There were no further matters raised.

**Circulation File**

1. E/12/02192/COU – refusal certificate
2. E/12/02226/FUL – permission notice
3. E/12/03173/PLD copy of letter submitted to CDC
4. D/12/02664/FUL – copy of objection letter submitted to CDC
5. Copy of email from East Wittering and Bracklesham Parish Council dated 13 September 2012
6. Airst- Neighbourhood Planning on the Manhood Peninsula
7. Donnington Parish Council – letter of objection to 12/02664/FUL
8. South East Plan for Sussex Coast – copy of email from East Wittering & Bracklesham Parish Council dated 26<sup>th</sup> September 2012

Signed: C. Field Chairman to Earnley Parish Council Planning Committee

Dated 25<sup>th</sup> October 2012