

## EARNLEY PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE MEETING OF EARNLEY PARISH COUNCIL HELD ON THURSDAY 18 JULY 2013

Present: Cllrs. Colin Field (Chairman), Sandy Simpson (Vice Chairman) Keith Martin, and Chris Charter.

In attendance: Mrs. Louise Chater (Clerk), District Cllr. Peter Clementson, District Cllr. Graeme Barrett and four member of the public.

#### **P56.13 PUBLIC QUESTION TIME ON MATTERS ON THE AGENDA**

None.

#### **P57.13 APOLOGIES AND REASONS FOR ABSENCE**

County Cllr. Pieter Montyn.

#### **P58.13 CODE OF CONDUCT**

1. Declarations of Interest on items included on the agenda - Cllr. Charter planning application E/13/01993/TCA
2. Dispensation requests - none.

#### **P59.13 MINUTES**

On a proposal by Cllr. Simpson, it was RESOLVED to agree and sign the minutes of the meeting held on 27<sup>th</sup> June 2013; this was duly completed.

#### **P60.13 MATTERS ARISING NOT ALREADY COVERED BY THE AGENDA**

P40.13 - It was noted that Chichester District Council were due to discuss the proposed changes to the District Council Constitution to reflect the changes "Dom" applications procedure on 23<sup>rd</sup> July 2013.

#### **P61.13 PLANNING APPLICATIONS**

E/13/01993/TCA

Mr C Charter

Earnley Mill Bell Lane Earnley

Notification of intention to crown reduce by 2 metres (all round) on 1 no. Horse Chestnut tree (1) and 1 no. Box Elder Maple tree (2). Reduce height by 4.5 m on 7 no. Poplar trees (3).

On a proposal by the Chairman it was resolved to make **NO OBJECTION**.

E/13/01935/ELD

Mr & Mrs R Clowes

132 Almodington Lane Almodington

Use of northern part of building as a separate dwelling house.

On a proposal by Cllr. Charter it was resolved to **OBJECT**:

1. Did not satisfies the criteria to form a separate dwelling was merely an attached annexe
2. The applicant should submit a full planning application.

E/13/01942/FUL

Mrs Caroline Durant

Dragon Cottage Third Avenue Batchmere

Erection of self-build family home.

On a proposal by Cllr. Simpson it was resolved to **OBJECT**

1. Contrary to retained policies RE1, RE11A and BE11
2. Contrary to paragraph 14 and 55 of National Planning Policy Framework.

However, were the applicants to agree to the demolition of the current property upon occupation of the proposed self-build family home the Parish Council would withdraw its objection.

#### **P62.13 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES AND ITS ACCUMULATIVE EFFECTS**

EWB/13/01493/FUL

Royal Oak Stocks Lane East Wittering

Demolition of existing buildings, erection of supermarket with associated, car park, new access, hard and soft landscaping.

On a proposal by Cllr. Charter it was resolved to make **NO COMMENT**.

#### **P63.13 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS**

E/13/00820/FUL

Mr And Mrs A FitzGerald

Lidney Croft Batchmere Road Almodington Earnley

Two storey family dwelling and boat house together with the renovation and conversion of the existing dwelling into a garage.

**REFUSE**

E/13/01611/FUL

Miss Leesa Barrett

Land To The South Of 101 First Avenue Almodington Batchmere

To replace existing wooden glasshouse with more modern aluminium/steel glasshouse and increase floor area.

**PENDING CONSIDERATION**

E/13/01623/PLD

Mr B Male

Tykes Farm Somerley Lane Earnley

Creation of a gravel or stone chippings (permeable) drive and parking area.

**PERMIT**

E/13/01548/COU

Mr & Mrs A Pidden

Tawgarney 99 First Avenue Almodington Batchmere

Change of use from light industrial unit manufacturing small metal parts to wood furniture restoration.

**PERMIT**

E/13/01643/DOM

Mr B Male

Tykes Farm Somerley Lane Earnley

Remodelling, alteration and extension of existing house

**PENDING CONSIDERATION**

SY/13/01115/FUL

Pye Homes Ltd

Land North West of Park Road Selsey

Residential development for 100 dwellings, new vehicular access off Drift Road, open space, landscaping and associated infrastructure

**REFUSE**

E/13/01034/FUL

Mr David Rusbridge

First Chichester Storage Marsh Farm Drove Lane Earnley

Permanent change of use from agriculture to self storage facility (previous temporary permissions expired or soon to expire) and provision of additional storage units.

**PENDING CONSIDERATION**

E/13/01023/FUL

Mr R Valler

Marsh Farm Barn Drove Lane Earnley

Proposed extension and alteration to curtilage of permitted caravan site along with re-organisation of units in order to meet site licence requirements and to facilitate siting of replacement twin units on concrete hard standings.

**PENDING DECISION**

E/13/01032/ELD

Orchid Answer

113 Second Avenue Batchmere

Use of part of building as a single dwelling house

**PENDING CONSIDERATION**

BI/13/00284/FUL

Mr John Matuszewski (Martin Grant Homes) Rowan Nursery Bell Lane Birdham Demolition of existing 2 bungalows and construction of 27 dwellings (including 10 affordable units), access road and associated landscaping. Provision also of an alternative recreational area to the south, accessed via a footpath link.

**PERMIT SUBJECT TO S106 AGREEMENT**

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**

E/13/00769/FUL

Mr R Clowes

132 Almodington Lane Almodington

Provision of 10 no. tents on lawful 5 pitch certified caravan touring caravan site. Resubmission of E/12/04149/COU.

**REFUSE**

ESISY/13/01425/FUL

Amendments to the permitted Medmerry Managed Realignment Scheme (ESISY/10/03546/FUL) including revised layout for flood storage areas, wildlife habitat areas, rock armour extensions and new landscape mounds and banks.

Land East Of Sussex Beach Holiday Village Earnley, West Of Bunn Leisure Selsey And South Of Easton Lane Sidlesham West Sussex

**PERMIT**

**P64.13 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS**

E/13/00215/CONCOU - 132 Almodington Lane Almodington Earnley - sale of cars from curtilage.

E/11/00286/CONDWE - Building at 113 Second Avenue, Almodington  
Enforcement Notice issued 16<sup>th</sup> April 2013, Ref E22 - date for compliance 28<sup>th</sup> November 2013.

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 - Pending prosecution for non-compliance with enforcement notices. Enforcement Notices E16/18 and 19 had been complied with and the cases had been closed.

Appeal Ref : APP/L3815/A/13/2192900

Wates Development Ltd

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

**APPEAL IN PROGRESS.** The Chairman reported he and Cllr. Martin had attended the appeal. Concern was expressed that the developer had significant contact with the planning officer prior to submission and had not consulted with the Parish Council. Cllr. Field stated he thought the planning inspectorate was required to consider the site in isolation; however, the appellant barrister had raised recent appeals that had been permitted. The hearing had closed.

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** - it was noted the property had recently been sold  
the Clerk had written to Chichester District Council to request clarification  
on the appeal process.

Appeal Ref: app/L3815/D/13/2200951

Mr And Mrs Durrant

Dragon Cottage, Third Avenue, Batchmere, Chichester

Single storey rear extension, velux window in north elevation and dormer  
window in south elevation.

**APPEAL IN PROGRESS**

7.40pm Cllr. Peter Clementson left the meeting.

**P65.13 PLANNING CORRESPONDENCE**

Petition for amendment of the national planning policy frame work - it was  
agreed to sign the petition.

**CLERK**

**P66.13 NON CONSTRUCTION OF RESERVOIR AND ITS IMPACT ON  
FLOODING**

The Clerk reported that a letter had been received from Chris Need,  
Production and Operations Manager, Roundstones Nurseries dated 28<sup>th</sup> June  
2013. He had confirmed that the reservoir had not been extended due to  
the installation of a boom irrigation system which reduced the water  
requirements on the site. He stated the water management system worked  
during the flooding in June 2013 and had no intention to change the system.  
He considered the main cause of the flooding in the area was due to the  
piping of the waterways adjacent to Third Avenue and had offered his  
assistance to address the situation. It was agreed to accept Mr Needs  
offer of help and pass on his contact details to the Earnley and Birdham  
Flood Prevention Group.

**CLERK**

**P67.13 CHARACTER APPRAISAL & MANAGEMENT PROPOSALS FOR EARNLEY  
AND SOMERLEY CONSERVATION AREAS - review documents and decide  
the way forward.**

It was agreed to request the exact rules of the building requirements within  
conservation area with regard to "significant properties" before  
consideration was given to progressing to initiating Article Four in the  
conservation area.

**AGENDA**

Cllr. Martin reported Cllr. Charter and Martin were due to meeting West  
Sussex County Council Highways Officers on 22<sup>nd</sup> May to discuss the  
proposals for highway improvements to reduce the speed through the  
conservation area.

**P68.13 REPORTS ON EXTERNAL MEETINGS**

None.

**P69.13 ITEMS FOR FUTURE AGENDAS**

None.

The meeting closed at 8.55pm

Signed \_\_\_\_\_ Chairman of Earnley Parish Council Planning Committee

Dated \_\_\_\_\_