

## **EARNLEY PARISH COUNCIL**

### **MINUTES OF THE PLANNING COMMITTEE MEETING OF EARNLEY PARISH COUNCIL HELD ON THURSDAY 27<sup>th</sup> JUNE 2013.**

Present: Cllrs. Colin Field, Keith Martin and Sandy Simpson.

In attendance: Mrs. Louise Chater Clerk, District Cllr. Carol Purnell Cabinet Member for Housing and Planning, District Cllr. Peter Clementson, Cllr. Keith Martin Chairman West Wittering Parish Council, Cllr. Dermot Wright West Wittering Parish Council and one member of the public.

#### **P38.13 PUBLIC QUESTION TIME ON MATTERS ON THE AGENDA**

None.

#### **P39.13 ELECTION OF CHAIRMAN AND SIGNING OF DECLARATION OF OFFICE**

On a proposal by Cllr. Martin it was RESOLVED to elect Colin Field as Chairman of the Planning Committee. The Declaration of Acceptance of Office was duly completed.

#### **P40.13 CHANGES TO PLANNING PROCEDURES AT CHICHESTER DISTRICT COUNCIL**

District Cllr. Purnell reported that the District Council had resolved to replace the two development control committees with one planning committee which consisted of 18 members and meet every four weeks.

District Council Officers were current drafting the protocol for District Councillors to participate in pre-application discussions with developers; however, the District Councillors would not automatically be notified of applications within their wards. Developers were being encouraged to engage with the community prior to submitting planning applications. Cllr. Simpson asked if statics would be produced to show the number of developers that had engaged with the community and parish councils prior to submission. District Cllr. Purnell stated she would take this request back to the officers but could not promise that the District Council would be able to produce this data.

District Cllr. Purnell stated that the District Council proposed to commence consultation on planning applications by electronic format from April 2014; however, this would be supplemented with a hard copy for major applications if requested by the District Councillor on behalf of the Parish Council. Cllr. Martin expressed concern with

regard to the inability to open documents on the server. He had been advised to submit an email to request the documents and he would be sent a copy by email. District Cllr. Purnell responded the server was being replaced and the programme upgraded. Cllr. Martin expressed concern with regard to the broadband issue in the area. Cllr. Purnell advised there would be training for the Clerk and one other member prior to the implementation of the new procedure. It was advisable that the documents be downloaded prior to the meeting. The District Council had resolved to commence this procedure from 2014 to allow the parish council sufficient time to precept for the expenditure or equipment required. The District Council was considering help that could be given to small councils and parish meetings.

Cllr. Martin asked "What was the definition of a major application" District Cllr. Clementson responded that it would be different for each parish for example six houses in Earnley would be significant but for Selsey would not. District Cllr. Purnell advised that she always considered 10+ a major application.

District Cllr. Purnell said "DOM" (domestic) application were usually minor application for example conservatory and extensions. In the past year of the 42 applications objected to by Parish Council/Harbour Conservancy which went before the committee 40 of the applications approved were. The procedure for the determination of DOM applications was to change if the Parish Council objected to a DOM application, the application would no longer automatically go before the planning committee, and the Parish Council had to request the District Councillor for the area to "Red Card" the application to ensure the matter was heard by the planning committee. However, in future the case officer was expected to discuss the application with the parish council if the parish council objected. District Cllr. Clementson advised that he had to be convinced that the parish councils objection was based on good planning reasons to red card an application on behalf of the parish council.

Cllr. Keith Martin (West Wittering Parish Council) said "The District Council should have carried out proper consultation with the Parish Council, with the new planning regulations the number of "DOM" applications would reduce. The District Council should be helping the Parish Councils to make better decisions by providing training for parish councils, planning committee and the clerk, rather than removing the procedure where by a parish council objection the application automatically goes before the planning committee. This proposal was anti localism"

Cllr. Dermot Wright (West Wittering Parish Council) stated there should have been a full consultation with Parish Councils. District Cllr.

Clementson responded that although he agreed with the proposed changes, however, he did however consider that the matter had been handled badly.

Cllr. Wright, expressed concern that the District Council constitution was being considered at the full council meeting on 23<sup>rd</sup> July, though District Cllr. Purnell had stated that it is unnecessary to change the constitution to bring in these changes. District Cllr. Purnell responded that the constitution did require updating and is regularly reviewed; however, the constitution did not require amending to make the changes to the proposed planning changes.

District Cllr. Purnell stated that one of the benefit of an application going before committee was that parish councils had the right to address the planning committee and great many of the parish councils did not use this right.

Cllr. Keith Martin (West Wittering Parish Council) stated that he was uneasy that the planning officer involved in pre-application discussion was the same person making the decision.

Cllr. Keith Martin (Earnley Parish Council) stated that he considered the District Council were going in the wrong direction and the proposed changes were philosophically against localism, particularly as the proposed changes to the "DOM" application had no projected capital savings attached to the change.

District Cllr. Purnell stated the changes did not remove the Parish Council power to object to applications, the procedural changes would be reviewed after a year.

District Cllr. Carol Purnell, District Cllr. Peter Clementson, Cllr. Keith Martin Chairman West Wittering Parish Council, Cllr. Dermot Wright West Wittering Parish Council left the meeting.

#### **P41.13 ELECTION OF VICE CHAIRMAN**

On a proposal by the Chairman, it was RESOLVED to elect Sandy Simpson as Vice Chairman of the Planning Committee.

#### **P42.13 APOLOGIES AND REASONS FOR ABSENCE**

District Cllr. Graeme Barrett - holiday

#### **P43.13 CODE OF CONDUCT**

1. Declarations of Interest on items included on the agenda -

none.

2. Dispensation request - none.

**P44.13 MINUTES**

On a proposal by Cllr. Martin it was RESOLVED to agree and sign the minutes of the meeting held on 23<sup>rd</sup> May 2013; this was duly completed.

**P45.13 MATTERS ARISING NOT ALREADY COVERED BY THE AGENDA**

None.

**P46.13 PLANNING APPLICATIONS**

E/13/01623/PLD

Mr B Male

Tykes Farm Somerley Lane Earnley East Wittering

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

**NO OBJECTION**

E/13/01382/DOM

Mr Paul Tredwell

Napier House First Avenue Batchmere Chichester

Erection of a carport and workshop with home office above, ancillary to Napier House.

**WITHDRAWN**

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.

**NO OBJECTION**

E/13/01643/DOM

Mr B Male

Tykes Farm Somerley Lane Earnley East Wittering

Remodelling, alteration and extension of existing house.

**NO OBJECTION**

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.

**NO OBJECTION** however PC is concerned that there is a history of flooding in the Almodington area and requested clarification of the applicants flood prevention measures.

**P47.13 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES AND ITS ACCUMULATIVE EFFECTS**

None.

**P48.13 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS**

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

**PENDING CONSIDERATION**

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/13/01304/FUL

Mr & Mrs Lowe

107 First Avenue Batchmere

Demolition of the existing dwelling and erection of 1 no. replacement dwelling and separate double garage and garden store. Alternative scheme to planning permission 12/02226/FUL.

**PERMIT**

E/13/01450/TCA

Mr Douglas MacDonald

The Old Coach House Bell Lane Earnley

Notification of intention to crown reduce (back to old wound points) on 1 no. Oak tree.

**NOT TO PREPARE A TREE PRESERVATION ORDER**

E/13/00724/LBC

Mr D Dudleyke

Hedgehog Hall Bell Lane Earnley

Repairing/replacing of an existing internal/external walls, and the replacement of french doors.

**PERMIT**

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 hardstandings.

**PENDING DECISION**

E/13/01068/TCA

Mrs Shirley Rogers

Chapel Cottage Bookers Lane Earnley

Notification of intention to fell 1 no. Monterey Cypress tree.

**NOT TO PREPARE TREE PRESERVATION ORDER**

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.

**WENT BEFORE CHICHESTER DISTRICT COUNCIL PLANNING COMMITTEE ON 26 JUNE 2013**

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**

**P49.13 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT  
MATTERS**

E/11/00286/CONDWE - Building at 113 Second Avenue, Almodington  
Enforcement Notice issued 16<sup>th</sup> April 2013, Ref E22 - enforcement  
due to commence on 28<sup>th</sup> May if no appeal is received.

E/11/08480/CONCOM - Land at Somerley Farm House, Almodington  
Lane, Almodington Enforcement Notice issued 18<sup>th</sup> April 2012, Ref  
E21 - Enforcement notice complied with matter closed.

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. Property under new **CLERK**  
ownership it was agreed the Clerk contact the enforcement officer.

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**

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** - Property under new ownership it was **CLERK**  
agreed the Clerk contact the enforcement officer.

**P50.13 PLANNING CORRESPONDENCE**

Changes to planning procedure at Chichester District Council. -  
Matter closed.

8.45 Member of public left the meeting.

**P51.13 NON CONSTRUCTION OF RESERVOIR AND ITS IMPACT ON**

## **FLOODING**

The Clerk stated she had written to Roundstone Nursery on 16 June 2013 - response awaited.

### **P52.13 CHARACTER APPRAISAL & MANAGEMENT PROPOSALS FOR EARNLEY AND SOMERLEY CONSERVATION AREAS - review documents and decide the way forward.**

Cllr. Martin stated the conservation area in Earnley had been increased to the east and further views had been protected.

There had been several recommendations in the report. On a proposal by Cllr. Martin, it was RESOLVED to form a working party consisting of Cllrs. Martin and Charter to progress the recommendations.

On a proposal by the Chairman it was RESOLVED Cllrs. Martin and Charter enter into negotiations with West Sussex County Council with regard to traffic management in Bookers Lane, Somerley, and Earnley Conservation Area.

**KM/CC**

### **P53.13 LAND SETTLEMENT ASSOCIATION PROPERTIES AND POSSIBLE LISTING**

It was considered that there was no architectural value to the buildings. Concern was expressed that the proposal would be detrimental to the owner and the housing stock in the area. It was decided not to take any further action.

### **P54.13 REPORTS ON EXTERNAL MEETINGS**

None.

### **P55.13 ITEMS FOR FUTURE AGENDAS**

None.

Meeting closed 9.00pm

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

Dated \_\_\_\_\_