

Minutes the Planning Committee Meeting held on the 27th November 2014

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

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

P108.14 PUBLIC QUESTION TIME

None.

P109.14 APOLOGIES AND REASONS FOR ABSENCE

District Cllr. Graeme Barrett - prior commitment
District Cllr. Peter Clementson - prior commitment

P110.14 CODE OF CONDUCT

1. Declarations of Interest on items included on the agenda -
14/03295/OUT - Cllr. Charter
14/0318/PLD - Cllr. Charter
2. Dispensation requests - none.

P111.14 MINUTES

On a proposal by Cllr. Simpson, it was RESOLVED to agree and sign the minutes of the meetings held on 23rd October 2014; this was duly completed.

P112.14 MATTERS ARISING NOT ALREADY COVERED BY THE AGENDA

None.

P113.14 PLANNING APPLICATIONS

E/14/03245/FUL - Case Officer - Fjola Stevens

Mr And Mrs Valler

Land At Marsh Farm Barn Drove Lane Earnley

Use of land as a residential caravan site consisting of 4 no. pitches and ancillary works

It was noted that the site had been permitted for mixed use by the appeal process in April 2014, however, subsequent to the permission being granted the landowners had sold the building and a portion of the land.

The landowners were now required to submit a new application to site the four caravans on the remaining land.

It was noted that the submitted plan meet with the requirements for the caravan site licence.

On a proposal by the Chairman it was RESOLVED to object on the following grounds:

1. Density of the whole site
2. In particular unit 3 which is likely to result in harm to the living conditions to the occupiers of Marsh Farm Cottage, contrary to LP Policy BE11

14/03295/OUT - Case Officer - Peter Kneen

Mr Tim Bloxham

Millside Bell Lane Earnley

Replacement of existing dwelling, timber chalet & mobile home with 2 no. detached dwellings

Following flooding of the property the mobile home and wooden chalet were both inhabited but neither of these was approved.

A similar application had been previously been submitted to which the Parish Council had objected, however, this application had been withdrawn. The landowners subsequently submitted an application for a single dwelling at raised height to prevent flooding (09/05076/FUL) the Parish Council had not objected to this application; this application was permitted.

On a proposal by Chairman, it was RESOLVED to object on the following grounds:

1. Division of site
2. Intensification of development in the Somerely Conservation Area
3. Vehicular movements generated by two properties detrimental to highway safety.

14/03618/PLD - Case Officer: Halima Chowdhury

Mr Giles Dixon

Millfield Bell Lane Earnley

Dwelling designated as a holiday let as a C3 use can lawfully be used and sold on the open market with no requirement for it to be used as a holiday let.

The building had permission to be converted to a holiday let (11/00918/FUL) to which the Parish Council had made no objection subject to a condition that the building should not become a separate dwelling house.

However, no work has taken place, the building is still undeveloped and has never been let or occupied.

On a proposal by Chairman it was RESOLVED to continue to support the original planning application to convert the building into a holiday let, which is advantageous to tourism on the Manhood. However the Parish Council object to the potential loss of this facility.

14/03545/TCA - Case Officer: Henry Whitby
Sparrow Cottage Bell Lane Earnley

Notification of intention to reduce height by 2m and width (northern sector) back to the boundary (overhangs adjacent property called Jasmine Cottage) on a Bay and Leyland Cypress hedge.

On a proposal by the Chairman it was RESOLVED to make no comment.

14/03663/DOM - Case Officer: Sophie Locke
Mr C Treagust

98 First Avenue Almodington Batchmere
Alterations and extensions to dwelling

On a proposal by the Chairman it was RESOLVED to make no objection.

14/03875/FUL - Case Officer: Peter Kneen
Mrs Georgina Aarons

Grange Farm Almodington Lane Almodington
Erection of cleft chestnut rail and oak post fencing

On a proposal by Cllr. Martin it was RESOLVED to make no objection.

P114.14 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES

14/03543/OUT - Case Officer: Jeremy Bushell
Mr Timothy Lawson

Land West Of Clappers Lane Bracklesham Lane Bracklesham
Outline application - 45 dwellings and associated access, parking, gardens, open space, footpath, cycle path and balancing/wildlife pond.

Good design and level of density suitable for the location, although concern was expressed that the proposed roundabout would not conform to road safety requirements.

Councillors fully concur with East Wittering and Bracklesham Parish Council letter of objection.

On a proposal by the Chairman it was RESOLVED to reluctantly object to the application due to the uncertainty relating to the new housing allocation for the area and the outstanding application concerning the

Clappers Lane site.

P115.14 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS

E/14/03416/TCA

Mrs Shirley Rogers

Chapel Cottage Bookers Lane Earnley

Notification of intention to fell 1 no. Monterey Cypress (*Glauca*) tree.

NOT TO PREPARE A TREE PRESERVATION ORDER

14/03545/TCA - Case Officer: Henry Whitby

Sparrow Cottage Bell Lane Earnley

Notification of intention to reduce height by 2m and width (northern sector) back to the boundary (overhangs adjacent property called Jasmine Cottage) on a Bay and Leyland Cypress hedge.

NOT TO PREPARE TREE PRESERVATION ORDER

14/03063/FUL- Case Officer: Natalie McKellar

Mr K Jenkins

Land South Of 1 Bookers Lane Earnley

Erection of timber farm buildings

PENDING CONSIDERATION

14/03228/DOM - Case Officer: Catlin Boddy

Mr Stephen Jupp

110 Batchmere Road Batchmere

Erection of garage, store with games room over and new vehicular access.

WITHDRAWN

EWB/14/01806/OUT - Case Officer: Jeremy Bushell

Mrs M Baker

Land East of Barton Way Clappers Lane Earnley

Erection of 110 residential dwellings, new vehicular access, open spaces and other ancillary works.

PENDING CONSIDERATION

P116.14 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS

Appeal Ref: app/L31815/A/14/2219554

14/00028/NONDET

Wates Development Ltd

Land South Of Clappers Lane Bracklesham

Erection of 160 residential dwellings, new vehicular access, open space, and other ancillary works.

APPEAL IN PROGRESS - update on progress made by Western Manhood

Peninsula Consortium

Thanks was given to Robert Carey, Julia Bowering and Keith Martin for the work carried out. The Inspector commented that he had been never presented with better Rule 6 documentary evidence in any other case.

The Planning Inspector had agreed that if the appeal was upheld to impose a condition to prevent vehicles turning right when existing the site.

The Inspector was aware of the 110 application and had been made aware of the new application for 45.

The Inspector had delayed his decision until the District Council had reviewed the Local Plan numbers. He had made provision for all parties to submit further comments by 5pm on 10th December.

Enforcement Case Reference: E/13/00337/CONCOU

Rutherglen Third Avenue Dog Food Factory

Case officer - Steve Pattie

A further site visit had taken place and the unit was due for relocation in September/October 2014 a further compliance inspection was due in October 2014.

Enforcement Case Reference: E/13/00277/CONMHC

Land North of Marsh Farm Barn Drove Lane

Case Officer - Reg Hawks

Enforcement notice (E/23) notice takes effect on 9th July 2014 and date for compliance is 9th October 2014.

Enforcement Case Ref: E/14/00118/CONCOU

Marsh Farm Barn Drove Lane

Case Officer- Reg Hawkes

Formation of new planning unit - request for planning application to submitted E/14/03245/FUL

Enforcement Case Reference: E/14/00120/CONHH

Marsh Farm Barn Drove Lane

Case Officer - Reg Hawkes

Erection of outbuilding - planning application submitted awaiting validation

Enforcement Case Reference: E/11/00567/CONENG

Land at Marsh Farm Barn, Drove Lane.

Culverting of watercourse

Enforcement notice (E/24) notice takes effect from 12th November and date for compliance is 12th February 2015

Enforcement Case Reference: awaited
Marsh Farm Cottage Driveway works
Case Officer - awaited

A meeting had been held with Chichester District Council Enforcement Officers with regard to the various enforcement issues at Marsh Farm Barn Drove Lane. The Councillors now fully understood the complexities of the site and it was noted that the Officers continued to review and monitor the progress being made by the landowners. It was noted that the case had been assigned as a medium priority.

P117.14 EXTERNAL CORRESPONDENCE

None.

P118.14 REPORTS ON EXTERNAL MEETINGS

1. East Wittering & Bracklesham Neighbourhood Plan - stakeholders meeting. Cllr Simpson reported two draft documents had been produced. The meeting looked at policy planning issues around the plan. Cllr. Simpson asked what employment provision were being made in the plan? The response was that no further provision had been made as there were already empty units in the business park. The question was asked why would you want to put a business down here.

P119.14 ITEMS FOR FUTURE AGENDAS

None.

Meeting closed 19.50pm

Signed: _____ Chairman Earnley Parish Council Planning Committee
Meeting.

Dated: _____