

Minutes of the Planning Committee Meeting held on the 22nd January 2015

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

In attendance: Mrs Louise Chater (Clerk), District Cllr. Graeme Barrett and two members of the public.

P01.15 PUBLIC QUESTION TIME

None.

P02.15 APOLOGIES AND REASONS FOR ABSENCE

Cllr. Sandy Simpson - prior engagement.

County Cllr. Pieter Montyn - holiday.

P03.15 CODE OF CONDUCT

1. Declarations of Interest on items included on the agenda - none.
2. Dispensation requests - none.

P04.15 MINUTES

On a proposal by Cllr. Charter, it was RESOLVED to agree and sign the minutes of the meetings held on 27th November 2014; this was duly completed.

P05.15 MATTERS ARISING NOT ALREADY COVERED BY THE AGENDA

None.

P06.15 PLANNING APPLICATIONS

14/04297/FUL - Case Officer - Sophie Locke

Mr N Paul

95 First Avenue Almodington

Change of use of strip of land to garden land and erection of tractor store and workshop following removal of agricultural building

On a proposal by the Chairman it was RESOLVED to make no objection, subject to a condition the weatherboarding would be wooden and finished with a stain of black or brown.

14/04143/DOM - Case Officer: - Sophie Locke

Mr And Mrs T Throup

134 Almodington Lane Almodington Earnley Chichester

Alterations and extension.

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

14/04089/DOM - Case Officer: - Natalie McKellar

Almodington Nurseries Ltd

110 Batchmere Road Batchmere

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

Resubmission of 14/03228/DOM

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

- proposed garage/games room continues to resemble a large dwelling house.
- size and dominance of the building as it remains a similar size to the current dwelling house.

14/04230/DOM - Case Officer - Anna Miller

Mr & Mrs Colin Painter

Stable Cottage Almodington Lane Almodington

Erection of single story double garage of wooden construction under a tiled roof

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

14/04221/DOM - Case Officer - Anna Miller

Mr Glenn Covill

Sandalwood Almodington Lane Almodington

Garage and games room / study extension

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

P07.15 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES

14/02662/OUT - Case Officer - Joanna Bell

Mr And Mrs Paul Knappett

Koolbergen And Ramsay Bell Lane Birdham

Outline application for the erection of 81 houses, B1 floor space, retail and open space with the retention of 1 dwelling.

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

- numbers are well in excess of those allocated in the local plan even taking account of the revised numbers,
- The application is completely contrary to the Birdham Neighbourhood Plan now submitted to Chichester District Council for approval,
- Bellfield Nursery (Mr & Mrs Buttress) have no wish to sell for housing development at present,
- Kelly's Nursery is a valuable & viable facility inclusive of its café and is much used local amenity,
- The development would form ribbon development along Bell Lane

totally altering the character of the village and coming within close proximity of the Somerley Conservation Area,

- The present flooding issues in the area remain unresolved,
- The accumulative effect of the number of proposed development in the local area will put excessive pressure on the local facilities, for example, schools and doctors,
- A development of this size would contribute to the congestion experienced at the junction of A286/B2201 and A286/A27.

P08.15 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS

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

Mr And Mrs Valler

Land At Marsh Farm Barn Drove Lane Earnley Chichester

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

PENDING CONSIDERATION

14/04089/DOM - Case Officer: - Natalie McKellar

Almodington Nurseries Ltd

110 Batchmere Road Batchmere

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

Resubmission of 14/03228/DOM

PENDING CONSIDERATION

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.

PENDING CONSIDERATION

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

PENDING DECISION - On a proposal by Cllr. Martin, it was RESOLVED a representative would speak at the District Council Planning Committee on 4th February 2015.

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.

REFUSE

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 A TREE PRESERVATION ORDER

14/03663/DOM - Case Officer: Sophie Locke

Mr C Treagust

98 First Avenue Almodington Batchmere

Alterations and extensions to dwelling

PERMIT

14/03063/FUL- Case Officer: Natalie McKellar

Mr K Jenkins

Land South Of 1 Bookers Lane Earnley

Erection of timber farm buildings

PERMIT

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 DECISION

PO9.15 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 DISMISSED on layout and cramped design

Appeal Ref: app/L3815/W/14/3000690

14/01806/NONDET

Wates Development Ltd

Land East of Clappers Lane Bracklesham

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

APPEAL LODGED

It was noted the Parish Council had objected to the application and had previously requested planning conditions included if the development were permitted include:

- Contribution to progressing Traffic Regulation Order at junction of site access/Clappers Lane to ban right turn,
- Mitigating measures to provide traffic calming in Earnley Conservation Area,
- Site exist to be designed along lines of Bellamy Roberts Traffic Consultant appendix 9 in proof of evidence for dismissed appeal on same site,

Following the recent dismissal for 160 properties on the same site concern was raised:

1. That there was no detailed layout of the design,
2. Following recent publication of the housing register figures for the East Wittering & Bracklesham Parish Council the proposed affordable housing figures would exceed the local requirement,
3. The local plan has not been resolved and the increase in the number of plan made the situation unclear,
4. During the appeal hearing CDC officers had stated in the appeal hearing that the District Council would be likely to approve this application,
5. Lack of screening on southern boundary.

On a proposal by the Chairman it was resolved to write to submit a further **CLERK** letter of objection to Chichester District Council:

- Quote appeal decision page paragraph 40 page 13.
- request the layout conform with NPPF high design standards criteria.
- Increase the screening

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 regularise the site has been sent.

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

Land south of 1 Bookers Lane.

Concern was expressed that plant hire was being stored on site which was **CLERK** contrary to planning consent 14/03063/FUL.

P10.15 EXTERNAL CORRESPONDENCE

None.

P11.15 REPORTS ON EXTERNAL MEETINGS

Western Manhood Consortium - the next meeting was scheduled for 27th January to discuss all the large applications within the Manhood Peninsula and the Local Plan hearing. It was noted the Consortium had objected to application 14/02662/OUT.

P12.15 ITEMS FOR FUTURE AGENDAS

Consortium Report.

P13.15 MEETING CALENDAR AND TIMING

26th February, 26th March, 23rd April, 28th May, 25th June, 23rd July, 24th September, 22nd October and 26th November. All commencing at 6.45pm.

Meeting closed 19.40pm

Signed: _____ Chairman of Earnley Parish Council Planning Committee

Dated: _____