

**MINUTES OF THE MEETING OF EARNLEY PARISH COUNCIL PLANNING
COMMITTEE HELD ON 26th FEBRUARY 2015**

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

In attendance: Mrs Louise Chater (Clerk), County Cllr. Pieter Montyn, Paul White Genesis Planning and ten members of the public.

P27.15 PUBLIC QUESTION TIME

The Chairman invited Mr White to speak and to give members of the public the opportunity to ask him questions.

Mr White stated that everyone present would be aware that there had been an appeal at the same site which had been dismissed in December. The planning inspector for the appeal had objected to the layout of the site and the developers had now reviewed the layout of the site and had reduced the number of properties to 110.

Since the publication of the new illustrative site layout discussions had taken place with the Parish Council. The developers had agreed to install a traffic island opposite the site entrance which would prevent vehicles turning right and provide £20,000 towards traffic calming within the Earnley Conservation area.

Subsequently, concern had also been raised with regard to the new position of the exit which had been moved to accommodate the traffic island this had resulted in unintended consequences of raising further objections due to the new location.

Mr White said that there was insufficient time to review the layout at the current time as the application was due before Chichester District Council Planning Committee on 4th March 2015. He reiterated that the site layout was for illustrative purposes only and the developers were prepared to offer further design workshops with residents and the parish council if the outline planning permission was granted.

He said that the rumours that Wates were proposing to build up to 300 houses in Bracklesham were unfounded and that Wates only held land interest on the current application site.

Q. What is to stop the new residents from turning left and then turning right into the driveways of the existing houses and using them as a turning circle to enable them to travel west to Selsey?

A. Wates might be able to purchase a new access gate for you but this would be very difficult for the developer as this might be seen as bribery

to obtain planning permission. Therefore if this did become an issue Mr White recommended that the residents had new gates installed at their own cost.

Q. Why has the entrance moved from the far left of the site as in the original 220 properties application as this location would not have disturbed the current residents.

A. The new site layout has been worked out with the District Council and this has meant that the access has moved to the east.

Q. If the access is put opposite 'Blackthorn' then the hedgerow will have to be removed. There is already access to the field at the western end and therefore there would be no requirement to remove any hedgerow. If the site exist was moved to the western end of the site it would also have the benefit of connecting to the current footpath.

A. The hedgerow will only be cut for the access, however, there is a commitment to cut no further boundary hedgerow. Looking at Clappers Lane there appears to be sufficient visibility and the grass verge in Clappers Lane is highway land, therefore the location can be reviewed.

Q. The leaflet that you are proposing to give to members of the District Council planning committee does not mention road layout and means of access.

A. The application is an outline application with all matters in reserve with the exception of the access. Even if the members of the planning committee agree this particular access and layout it does not stop the developer holding the design workshops and submitting a further application to change the layout and entrance site.

A statement was made there was a severe lack of consultation and there was limited notification of the event that was held. As you can see the residents are interested in this development. Please ensure sufficient notice is provided in future.

Q. what was the previous number of bungalows?

A. I think it was 4/5 but this was on the larger site.

In an area populated with elderly residents, there is a large need for bungalows in the District.

Q. Where is the proposed traffic Calming being installed?

A. At this stage there is no design for the traffic calming all that has been agreed is the contribution through the section 106.

The Chairman thanked Paul White for attending

20.04pm Paul White, County Cllr. Montyn and nine members of the public

left the meeting.

P28.15 APOLOGIES AND REASONS FOR ABSENCE

District Cllr. Graeme Barrett - holiday
District Cllr. Peter Clementson - holiday

P29.15 CODE OF CONDUCT

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

P30.15 MINUTES

On a proposal by Cllr. Carey, it was RESOLVED to agree and sign the minutes of the meetings held on 22nd January 2015; this was duly completed.

P31.15 MATTERS ARISING NOT ALREADY COVERED BY THE AGENDA

Local Plan Consultation - The clerk confirmed that the agreed comments and the request for the opportunity to speak at the hearing had been submitted.

P32.15 PLANNING APPLICATIONS

15/00237/DOM - Case Officer: - Maria Tomlinson
Mr Christopher Darling
Woodlands Batchmere Road Almodington
Demolish and replace existing outbuilding which will be used to store boats and equipment.

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

15/00438/DOM - Case Officer: - Anna Miller
Mr P Tredwell
Napier House First Avenue Almodington
Erection of detached garage with home office above.

On a proposal by Chairman, it was RESOLVED to object due to the close proximity of the gas cylinders and the height of the building in comparison to the existing barn conversion and the loss of the turning circle/

15/00473/ELD - Case Officer - Fjola Stevens
Mr & Mrs Durant
Dragon Nursery Third Avenue Almodington
Use of land & part of glasshouse to rear of Dragon Cottage for storage
On a proposal by Chairman it was RESOLVED to object as the Committee considered that there was no legal justification for issuing an existing

lawful development certificate for the storage of non-horticultural equipment and paraphernalia. Furthermore, if the application was permitted it would encourage further storage at the site. It was agreed the Clerk speak to the planning officer with regard to this type of application.

CLERK

P33.15 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES

EWB/15/00273/FUL - Case Officer: - Steve Harris
Mr Richard Stileman The Southern Co-Operative
Royal Oak Stocks Lane East Wittering Chichester
Demolition of existing buildings and erection of supermarket with associated car park, new access, hard and soft landscaping. Variation of Condition 12 of planning permission EWB/13/01483/FUL - such that construction of the vehicular access to the site is required prior to first occupation of the development.
On a proposal by Chairman, it was RESOLVED to make no comment.

P34.15 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS

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 Cllr. Simpson it was RESOLVED to make no comment on the substitute plans submitted by the applicant.

14/04143/DOM - Case Officer: - Sophie Locke
Mr And Mrs T Throup
134 Almodington Lane Almodington Earnley Chichester
Alterations and extension.
PERMIT

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
PERMIT

14/04221/DOM - Case Officer - Anna Miller
Mr Glenn Covill
Sandalwood Almodington Lane Almodington
Garage and games room / study extension
PERMIT

E/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.

The officer had written to the applicant requesting a time extension to make the decision and for amended or additional plans to be submitted to enable a decision to be made on the application.

E/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

REFUSE

14/03543/OUT - Case Officer: Jeremy Bushell

Mr Timothy Lawson

Land West Of Clappers Lane Bracklesham Lane Bracklesham

Outline application - 50 dwellings and associated access, parking, gardens, open space, footpath, cycle path and balancing/wildlife pond.

It was noted the site exit had been relocated and the number of properties had been increased from 45 to 50. On a proposal by the Chairman it was RESOLVED to make no comment.

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

PERMIT

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.

PENDING CONSIDERATION

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.

On a proposal by the Chairman, it was RESOLVED Cllr. Martin, attend Chichester District Council Planning Committee hearing on 4th March 2015

**CLERK/
KM**

and speak on behalf of the parish council covering the following points:

1. Tranquillity and safety of the country lanes
2. Installation of traffic calming in the conservation area and the traffic island located on Clappers Lane to prevent vehicles turning right when existing the site.
3. Relocation of the site exit to the west

P35.1 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

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

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 Hawkes

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

Enforcement Case Reference: awaited

Land south of 1 Bookers Lane

Storage of plant hire on site.

Case officer- awaited

P36.15 WESTERN MANHOOD CONSORTIUM

The consortium had submitted comments on local plan and requested the opportunity to speak at the hearing.

P37.15 EXTERNAL CORRESPONDENCE

None.

P38.15 REPORTS ON EXTERNAL MEETINGS

None.

P39.15 ITEMS FOR FUTURE AGENDAS

None.

The meeting closed at 8.45pm

Signed: _____ Chairman of Planning Committee

Dated: _____