

## **Minutes of the Planning Committee Meeting held on the 28<sup>th</sup> May 2015**

**PRESENT:** Cllrs. Chris Charter (Chairman), Robert Carey, Keith Martin and Sandy Simpson.

**In attendance:** Louise Chater (Clerk), District Cllr. Susan Taylor and six members of the public.

### **P66.15 PUBLIC QUESTION TIME**

A resident expressed concern with regard to the underhand way the Marsh Barn application had converted from four residential caravans to a Gypsy and Travellers caravan site. In addition the various enforcement notices on this site had still not been complied with.

Cllr. Martin stated that the Design & Access Statement had been uploaded to the website today, however it had been dated to show it had been placed on the site on 28<sup>th</sup> November 2014. Concern was expressed that this is misrepresentation of the facts as a member of the public or a Planning Inspector would assume the information had been available from November.

In addition adjacent landowners had claimed that they own the land stated in the application as being owned by the applicant.

The Parish Council had requested the site be re-measured the Parish Council had yet again not received any notification of the results.

It was considered that the application should have been withdrawn and resubmitted.

District Cllr. Taylor stated that she was due to meet with District Cllr. Barrett and would follow up the matter with officers.

### **P67.15 ELECTION OF VICE CHAIR**

On a proposal by Cllr. Carey, it was RESOLVED to elect Sandy Simpson as Vice Chair of the planning committee. The Declaration of acceptance of office was duly completed.

### **P68.15 APOLOGIES AND REASONS FOR ABSENCE**

District Cllr. Ian Curbishley - work commitment  
PCSO Rosie Bainbridge - prior commitment

### **P69.15 CODE OF CONDUCT**

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

**P70.15 MINUTES 23<sup>rd</sup> APRIL 2015**

P61.15

14/01806/OUT

Amended to read:

1. Site exit to the western end of the site.

On a proposal by Cllr. Simpson it was RESOLVED to agree and sign the minutes of the meetings held on 23rd April 2015, this was duly completed.

**P71.15 MATTERS ARISING NOT ALREADY COVERED BY THE AGENDA**

None.

**P72.15 PLANNING APPLICATIONS**

15/01406/PA3Q (Part 3 Class Q application for prior approval) - Case Officer - Peter Kneen

Mr Stephen Jupp

Almodington Nurseries Batchmere Road Almodington

change of use of agricultural building from agriculture to 3 no. dwellings (C3 Use Class)

It was noted that Parish Councils are not consulted on this type of application and it was requested that District Cllr. Taylor raise this issue with the District Council.

Concern was expressed with regard to the location of the building in regard to the adjacent glasshouses and the narrow access would create potential access issues for the adjoining property who had a right of way over part of the track.

On a proposal by the Chairman it was RESOLVED to submit comment stating that although the Parish Council understood that it cannot object on material grounds, the parish council were concerned that the building remained in use as a packing shed and if the District Council were minded to permit the application that a caveat be put on the properties that they were subject to an agricultural tie.

It was requested the Clerk seek clarification on permitted development from the District Council and request the matter is placed on the peninsula forum agenda.

15/01318/TCA - Case Officer - Henry Whitby

Mrs Debbie Cook

Mill House Bell Lane Earnley  
Notification of intention to fell 1 no. Bay tree.  
On a proposal by the Chairman it was RESOLVED to make no comment.

15/01065/FUL - Case Officer: - Maria Tomlinson  
Mr M Romaniuk  
136 Almodington Lane Almodington  
Retrospective planning application for a seed store to the rear of existing greenhouses.  
On a proposal by the Chairman it was RESOLVED to make no comment.

#### **P73.15 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES**

15/01288/FUL - Case Officer - Peter Kneen  
Mr Bill Hughes  
Birdham Road Birdham  
Proposed single pitch site including the provision of a utility building for settled gypsy accommodation together with existing stables  
On a proposal by Cllr. Martin it was RESOLVED to object on grounds:  

1. Chichester District Council Policy 36
2. The site being with an Area of Outstanding Natural Beauty fails NPPF Paragraph 115
3. NPPF Policy E for travellers

15/01287/FUL - Case Officer - Peter Kneen  
Mr Joe Smith  
Birdham Road Birdham  
Proposed single pitch site including the provision of a utility building for settled gypsy accommodation together with existing stables.  
On a proposal by Cllr. Martin it was RESOLVED to object on grounds:  

1. Chichester District Council Policy 36
2. The site being with an Area of Outstanding Natural Beauty fails NPPF Paragraph 115
3. NPPF Policy E for travellers

#### **P74.15 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS**

15/01252/TCA - Case Officer - Henry Whitby  
Mrs Debbie Cook  
Mill House Bell Lane Earnley  
Notification of intention to fell 1 no. Eucalyptus tree (T1)  
**PERMIT- NOT TO PREPARE A TREE PRESERVATION ORDER**

15/01149/DOM - Case Officer - Caitlin Boddy  
Mr N Paul

95 First Avenue, Almodington

Two storey erection of ancillary domestic building comprising garage, workshop, gym, storage and home office

**PENDING CONSIDERATION**

15/01116/DOM - Case Officer - Catlin Boddy

Ms Sarah Cunningham-Reid

The Hermitage , Batchmere Road, Almodington

New garden room to side of existing property

**PENDING CONSIDERATION**

15/01117/LBC - Case Officer - Catlin Boddy

Ms Sarah Cunningham-Reid

The Hermitage , Batchmere Road, Almodington

New garden room to side of existing property

**PENDING CONSIDERATION**

15/00919/DOM - Case Officer - Maria Tomlinson

Mr James Pretorius

Sparrow Cottage , Bell Lane, Earnley

Replace existing timber panel fence on the rear northern boundary of the property with a new 1.8m traditional featheredge timber fence.

**PENDING CONSIDERATION**

It was noted that the Clerk had not had a response to her request on clarification; Clerk to follow up.

**CLERK**

**15/00992/DOM** - Case Officer Maria Tomlinson

Mr And Mrs C Holton

Nutwood Earnley Manor Close Earnley

New 2 storey replacement porch, single storey side and garage extensions.

**PERMIT**

15/00778/DOM - Case Officer: - Sophie Locke

Mr & Mrs Colin & Caroline Durant

Dragon Cottage Third Avenue Almodington Earnley

Detached garage / garden store with office.

**PERMIT**

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.  
**PERMIT WITH SECTION 106**

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

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  
**PERMIT**

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** - Chichester District Council Planning Committee 27<sup>th</sup> May 2015 application withdrawn from Committee by Officer although the Officer had recommend **PERMIT**

**Additional plan comments required by 11<sup>th</sup> June 2015**

On a proposal by the Chairman it was RESOLVED to object on policy grounds, in particular the application did not ~~mean~~ meet the District Council Local Plan Policy 36.

On a proposal by the Chairman it was RESOLVED to request an extension and the application be treated as a new application.

On a proposal by Cllr. Simpson it was RESOLVED to submit a formal complaint about the handling of the application..

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.  
**PENDING CONSIDERATION**

## **P75.15 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS**

APP/L3185/W/14/30000690  
14/01806/OUT

Land south of Clappers Lane Earnley  
The erection of 110 residential dwellings, new vehicular access, open space and other ancillary works.  
Letter to the Planning Inspector had been submitted.

Enforcement Case Reference: E/13/00337/CONCOU  
Rutherglen Third Avenue Dog Food Factory  
Case officer - Steve Pattie  
The landowner had confirmed relocation had taken place the officer was due to visit the site to confirm.

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 9<sup>th</sup> July 2014 and date for compliance is 9<sup>th</sup> October 2014. A further notice had been issued for work to be completed by 27<sup>th</sup> April 2015

Enforcement Case Ref: E/14/00118/CONCOU  
Marsh Farm Barn Drove Lane  
Case Officer- Reg Hawkes  
Formation of new planning unit -planning application 14/03245/FUL

Enforcement Case Reference: E/14/00120/CONHH  
Marsh Farm Barn Drove Lane  
Case Officer - Reg Hawkes  
Erection of outbuilding - planning application 14/03245/FUL

Enforcement Case Reference: 15/00070/CONBC  
Land south of 1 Bookers Lane  
Storage of plant hire on site.  
Case officer- Steve Pattie  
Agent had been contacted with regard to breach of condition 2 of planning application 14/03063/FUL

Enforcement Case Reference: /15/00125/CONMHC  
Land to rear of 94 First Avenue Almodington  
Placing of static home without planning permission  
Case officer - Wade Sowman  
A site visit had been conducted and further information had been requested.

**P76.15 WESTERN MANHOOD CONSORTIUM**

Cllr. Martin reported that the consortium had been formed to enable the Rule 6 Status at the appeal. It was considered that the consortium was

unable to provide any fresh evidence at the appeal for 110 properties at Clappers Lane. Cllr. Martin had written stating that East Wittering & Bracklesham Parish Council should lead the consortium, however, they had subsequently withdrawn from the consortium.

It was noted that if the consortium were to continue it would need to be formally constituted and funded.

**P77.15 EXTERNAL CORRESPONDENCE**

1. Email from Mr Paul Collins Phoenix Planning Consultancy SY/14/02186/OUTEIA Selsey - it was noted that Chichester District Council Planning Committee had permitted the application.

**P78.15 REPORTS ON EXTERNAL MEETINGS**

None.

**P79.15 ITEMS FOR FUTURE AGENDAS**

None.

The meeting closed at 8.15pm

Signed: \_\_\_\_\_

Chairman Earnley Parish Council Planning Committee

Dated: \_\_\_\_\_