

Minutes of the Planning Committee Meeting held on the 25<sup>th</sup> June 2015

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

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

**P80.15 PUBLIC QUESTION TIME**

None.

**P81.15 APOLOGIES AND REASONS FOR ABSENCE**

None.

**P82.15 CODE OF CONDUCT**

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

**P83.15 MINUTES 25<sup>th</sup> MAY 2015**

14/03245/FUL - mean amended to read meet

On a proposal by the Cllr. Simpson, it was RESOLVED to agree and sign the minutes of the meetings held on 25<sup>th</sup> May 2015; this was duly completed.

**P84.15 MATTERS ARISING NOT ALREADY COVERED BY THE AGENDA**

None.

**P85.15 PROTOCOL FOR DEALING WITH DEVELOPERS**

The title was amended to read with any planning application consultation.

On a proposal by the Chairman, it was RESOLVED to adopt the protocol for dealing with planning application consultation.

**P86.15 PLANNING APPLICATIONS**

15/00368/FUL - Case Officer: - Naomi Langford

Mr K Brown

Medmerry Park Stoney Lane Earnley

Overnight and daytime use of existing holiday accommodation at any time during the year.

On a proposal by the Chairman it was resolved to object for the following reasons:

1. Application did not comply with the Local Plan.
2. There were already 13 registered voters (electoral role number 237-249 on the electoral register) living at the site, in addition to the staff that were registered on the site.
3. Children who live on the site were registered at the local school.
4. It would be difficult to enforce occupancy and there was the potential to increase the number of people living on site permanently.

15/01562/DOM - Case Officer: - Caitlin Boddy  
Dragon Cottage Third Avenue Almodington Earnley  
Proposed garden store / workshop.  
On a proposal by the Chairman, it was RESOLVED to make no objection.

15/01599/TCA - Case Officer: - Henry Whitby  
Mr James Pretorius  
Sparrow Cottage Bell Lane Earnley  
Notification of intention to crown raise by up to 2.5m (above ground level) on 31 no. Crack Willow trees (A1), 1 no. Sycamore tree (B1), 1 no. Silver Birch tree (C1), 1 no. Grey Alder tree (D1) and 1 no. Beech tree (E1). Fell 1 no. Douglas Fir tree (F2), 2 no. Lawson Cypress tree (G2) and 1 no. Bay and Cypress hedge (H3).  
On a proposal by the Chairman, it was RESOLVED to make no objection.

15/01698/FUL - Case Officer: - Peter Kneen  
Mr Tim Thoup  
Cheraw Nursery 134 Almodington Lane Almodington  
Demolish existing house and replace with new two storey house.  
On a proposal by Cllr. Carey, it was RESOLVED to make no objection.

15/01508/FUL - Case Officer: - Peter Kneen  
Ms Julie Burton (Deputy For PW)  
Millfield Bell Lane Birdham  
Proposed demolition of existing dwelling and construction of a new dwelling  
On a proposal by Cllr. Simpson, it was RESOLVED to make no objection.

15/01671/DOM - Case Officer: - Caitlin Boddy  
Mr Shaun Perry  
Hawthorn Nursery Batchmere Road Almodington Earnley  
Retention of the Conservatory (shown on plans during planning application E/14/02454/DOM) and conversion of the existing garage to form ancillary accommodation.  
On a proposal by Cllr. Carey, it was RESOLVED to make no objection.

15/01594/TCA - Case Officer: - Henry Whitby  
Mrs Debbie Cook  
Mill House Bell Lane Earnley  
Notification of intention to fell 5 no. False Acacia trees (T3 and T7), 1 no. Bay tree (T5), 1 no. Silver Birch tree (T6) and 1 no. Elder bush (T8). Lift crown over garage by up to 6m (above ground level) and reduce height by 5m and widths by 3m on 2 no. Horse Chestnut trees (T1 and T2). Crown lift by up to 5m (above ground level) on 1 no. Field Maple tree (T4).  
On a proposal by Cllr. Simpson, it was RESOLVED to object make no objection

15/01864/TCA - Case Officer: - Henry Whitby

Mrs Shirley Rogers  
Millfield Bell Lane Birdham  
Notification of intention to fell 1no. Monterey Cypress tree (3). Reduce heights by 5m and widths by 1m on 2 no. Monterey Cypress trees (1 and 2).  
On a proposal by the Chairman, it was RESOLVED to make no objection.

**P87.15 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES**

None.

**P88.15 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS**

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

**REFUSE**

It was noted that the Highways Agency had commented on the access to the site using the issues that we had raised with regard to Marsh Lane which was encouraging.

District Cllr. Taylor stated the District Council had successfully applied for a court order on the site to prevent further work being carried out and Article 4 direction had also been placed on the site.

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.

**REFUSE**

15/01406/PA3Q - Case Officer - Peter Keen

Mr Stephen Jupp

Almodington Nurseries Batchmere Road Almodington

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

**PENDING CONSIDERATION**

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.

**PERMIT**

15/01318/TCA - Case Officer - Henry Whitby

Mrs Debbie Cook

Mill House Bell Lane Earnley  
Notification of intention to fell 1 no. Bay tree.  
**NOT TO PREPARE A TREE PRESERVATION ORDER**

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)  
**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  
**REFUSE**

**15/01116/DOM** - Case Officer - Catlin Boddy  
Ms Sarah Cunningham-Reid  
The Hermitage , Batchmere Road, Almodington  
New garden room to side of existing property  
**PERMIT**

**E/15/01117/LBC** - Case Officer - Catlin Boddy  
Ms Sarah Cunningham-Reid  
The Hermitage , Batchmere Road, Almodington  
New garden room to side of existing property  
**PERMIT**

**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.  
**PERMIT**

E/14/03245/FUL - Case Officer: - Fjola Stevens  
Mr And Mrs Valler  
Land At Marsh Farm Barn Drove Lane Earnley Chichester  
Description had been amended Use of land as caravan site consisting of 4  
gypsy and travellers pitches and ancillary works  
Substitute Plan and amending letter dated 10 June 2015; On a proposal by  
Chairman, it was RESOLVED in the light of Mr Holleran evidence of  
landownership, and the Parish Councils understanding that the land edged  
in blue adjacent to the existing ditch was owned by Medmerry Park; The  
Parish Council considered the plan did not accurately reflects the claim of  
ownership of this land and the applicants ability to access the site from  
this new access road. The Parish Council formally request that the officer

produced a new report prior to this application being considered by the District Council Planning Committee.

It was noted that a resident had raised the issues associated with this planning application with Andrew Tyrie MP who had responded stating that he had written to Andrew Frost and would respond when his questions been addressed.

It was agreed to request a meeting with officers to understand the validity of the land registry plans and the deadline for continuous resubmission of amended plans.

**CLERK**

#### **PENDING CONSIDERATION**

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 DECISION**

#### **P89.15 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.  
Appeal date 8<sup>th</sup> December 2015 for three days to be held at East Pallant House Chichester  
It was noted that in the appeal submission by West Sussex County Council had included the Traffic Regulation Order, the exit conditions and splitter island.

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.

**P90.15 WESTERN MANHOOD CONSORTIUM**

No further update - matter closed.

**P91.15 EXTERNAL CORRESPONDENCE**

1. Chichester District Councils response to formal complaint with regard to planning application 14/03245/FUL submitted to the Chief Executive on 8<sup>th</sup> June 2015 - an email acknowledgement had been received on 9<sup>th</sup> June 2015 the complaint had been passed to Tony Whitty, Development Management Manager, a full response was due within 10 working days (23<sup>rd</sup> June) to date no response had been received. Confirmation had been received that a full response would be received by 3<sup>rd</sup> July 2015.

**P92.15 REPORTS ON EXTERNAL MEETINGS**

None.

**P93.15 ITEMS FOR FUTURE AGENDAS**

None.

The meeting closed at 20.12pm

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

Chairman Earnley Parish Council Planning Committee

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