

EARNLEY PARISH COUNCIL

Minutes of Earnley Parish Council Planning Committee Meeting held on the 24th September 2015

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

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

P107.15 PUBLIC QUESTION TIME

It was noted that residents had raised their concerns with officers at Chichester District Council with regard to the planning enforcement notice issued against Marsh Barn Farm. In addition they expressed concern with regard to the unenforced action on the field to the North which had not been included in the most recent enforcement action - the officer had stated that he would conduct a site visit. No further planning applications had been submitted following the withdrawal of the most recent invalid application.

The Chairman responded that the landowner had until October to lodge an appeal against the enforcement notice and if no appeal was lodge then they had six months to complete the work.

It was reported that one of the caravans had been dismantled today.

The Estate Director of Medmerry Park stated that the application submitted for 12 month usage had been changed due to the comments submitted by the Parish Council. The site owners did not want the site to become a full time residential site and currently take steps to prevent this; including ensuring that the residents have an alternative address when purchasing a bungalow, there are 308 bungalows on the site and the site management know the personal circumstances of all the leaseholders. The leaseholders were required to pay council tax individually and the council tax bills were sent to their alternative address. The site only allowed two agencies to sublet the units Any bungalows used in the winter are required to be winterized. The leases were currently for eight month, if the residents want to use the site for longer, they would have to apply for an extension.

Due to major work being carried out on the site residents have not been allowed to use the site in the winter for the approximately five years. Owners were allowed to access the site during the closed season however, the water and electricity to the bungalows is switched off and the gates were locked after 4pm.

The Chairman stated that the Council were pleased that the substitute application included a fixed closed period.

P108.15 APOLOGIES AND REASONS FOR ABSENCE

None.

P109.15 CODE OF CONDUCT

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

P110.15 MINUTES

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

P111.15 MATTERS ARISING NOT ALREADY COVERED BY THE AGENDA

None.

P112.15 PLANNING APPLICATIONS

15/02540/DOM - Case Officer: Natalie McKellar

Mr Andy Raffell

Blackthorn Clappers Lane Earnley

Replacement cladding on front elevation, new hipped roof over porch/car port.

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

15/02736/FUL - Case Officer: Natalie McKellar

Manorfield Care Homes

Manorfield Clappers Lane Earnley

Insertion of 2 no. new windows

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

15/02730/DOM - Case Officer: Caitlin Boddy

Mr J Moores

114 Second Avenue Batchmere

Single storey rear extension and rear first floor infill.

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

15/02727/FUL - Case Officer: Caitlin Boddy

Mr C Treagust

98 First Avenue Almodington

Agricultural general purpose building

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

P113.15 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES

None.

P114.15 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS

15/01644/FUL - Case Officer - Maria Tomlinson

Mr And Mrs Lowe

107 First Avenue Almodington Earnley

Retrospective application for extended hard standing to the north of the

glasshouse and change of use of land to south of glasshouse for the storage of caravans, boats and storage containers.

REFUSE

15/02008/TCA- Case Officer: Henry Whitby

Mr Gavin Watson

Church Cottages 3 Clappers Lane Earnley

Notification of intention to fell 1 no. Horse Chestnut tree (T2).

NOT TO PREPARE A TPO

15/02032/FUL - Case Officer: Natalie McKellar

Mr Marc Rand

Manorfield Clappers Lane Earnley

Single storey rear extension to provide an additional lounge and WC.

PERMIT

15/02141/DOM - Case Officer: - Caitlin Boddy

Mr N Paul

Batchmere Lodge 95 First Avenue Almodington Earnley

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

REFUSE

15/01992/FUL - Case Officer - Fjola Stevens

Mr C Sharpe

Bell Inn Bell Lane Birdham

Renovation and extension of existing public house to improve existing restaurant and bar areas including the provision of tourist accommodation.

Construction of 4 no. detached chalet bungalows and associated works within the grounds of the Bell Inn.

WITHDRAWN

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

Mr K Brown

Medmerry Park Stoney Lane Earnley

Proposed holiday use of Medmerry Chalet Park from the 1 March in any one year to the 6 January the following year

PENDING CONSIDERATION - The application has changed significantly and now complies with Policy 31 of the recently adopted Local Plan. On a proposal by Cllr. Carey, it was proposed the Parish Council withdrawn the objection to the application, subject to the caveat that the management continue to keep and update the register of permanent address for the leaseholders.

RC/CLERK

It was requested that the Clerk raise the issue with regard to the number of registered electors listed on the site that are not employed within Medmerry Park.

CLERK

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.
PERMIT

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
PERMIT

15/01406/PA3Q (Part 3 Class Q application for prior approval) - 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)
APPROVAL GIVEN WITH S106 REQUIREMENT

14/03245/FUL - Case Officer: - Fjola Stevens
Mr And Mrs Valler
Land At Marsh Farm Barn Drove Lane Earnley Chichester
Use of land as caravan site consisting of 4 gypsy and travellers pitches and
ancillary works
WITHDRAWN

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

P115.15 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 8th December 2015 for three days to be held at East Pallant
House Chichester. Chichester District Council's Statement of Case had
been submitted. It was noted the appellant's statement of case had been
submitted.

APP/L3815/D15/3129387
15/01149/DOM

95 First Avenue

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

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. A further notice had been issued for work to be completed by 27th April 2015. It was agreed that the Clerk write and request an update and how this interacts with the newest enforcement notice. **CLERK**

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

(application withdrawn) Enforcement Notice E/26 issued on 14th

September 2015 and takes effect on 26th October 2015, unless an appeal is made beforehand. Compliance - six months

Requirements of notice:

1. Discontinue the use of the land for the stationing of caravans for the purpose of human habitation
2. Remove the said caravans from the land
3. Remove the associated domestic storage sheds from the land
4. Remove the gas bottles from the land
5. Break up the access track and remove all the resulting debris from the land.

Enforcement Case Reference: E/14/00120/CONHH

Marsh Farm Barn Drove Lane

Case Officer - Reg Hawkes

Erection of outbuilding - planning application 14/03245/FUL (application withdrawn)

Enforcement Case Reference: 15/00070/CONBC

Land south of 1 Bookers Lane

Storage of plant hire on site.

Case officer- Steve Pattie

No further update from Chichester District Council however, it was noted that Cllr. Carey had contacted the landowner who had stated that they would remove the roof which had blown over the road. Cllr Carey was due to meet with Portsmouth Water with regard to closing up the hedgerow row.

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

Wade had advised that the mobile home was currently occupied by the manager of the nursery and his wife (who is also employed full time at the site). The site owners have stated that mobile home is stationed on site as temporary seasonal workers accommodation. This is therefore permitted development under Part 5 of the General Permitted Development Order. The mobile home is therefore not in breach of planning control at this time, but must be removed at the end of the season. It was agreed to request clarification on the season.

CLERK

P116.15 EXTERNAL CORRESPONDENCE

1. East Wittering & Bracklesham Parish Council Neighbourhood Plan- Potential Sites - Site 16 Land West of Medmerry. East Wittering and Bracklesham Parish Council have noted our concerns and have stated that the site had been discounted.
2. Land Registry Searches - Field 1 and Field 2 Land adjacent to Clappers Lane
Field 1 (which footpath 2 runs through) is registered to David Wallace Brunning and Roland George Heath of Earnley Place, Chichester, West Sussex. The Clerk had written to the trust requesting that clearance work take place to ensure that footpath 2 was accessible. It was noted that Cllr. Martin had taken photos of the path and forwarded these to the Footpath officer.

Field 2 (which is the field between field 1 and the Wates Site) which is listed as parcel 2471 and is listed within title number WSX158571 under the ownership of David Mark Charles Rushbridge of Beacon House, 26 Marine Drive, West Wittering, Parcel 2471 is included as a conveyance which gives Charles Rushbridge and Andreas Rendtorff access to the site.

3. SALC - Planning Event 8th October 2015 - Lodge Hill Pulborough - no councillors were available to attend this event.
4. Licensing Act 2003 Consultation - on a proposal by the Chairman, it was RESOLVED to make no comment.

P117.15 REPORTS ON EXTERNAL MEETINGS

None.

P118.15 ITEMS FOR FUTURE AGENDAS

None.

Meeting closed at 19.30pm

Signed: _____ Chairman of Earnley Parish Council Planning Committee

Dated: _____