

Minutes of the Planning Committee Meeting held on the 26<sup>th</sup> May 2016

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

**In attendance:** Mrs. Louise Chater (Clerk), District Cllr. Susan Taylor and County Cllr. Pieter Montyn.

**P27.16 PUBLIC QUESTION TIME**

None.

**P28.16 APOLOGIES AND REASONS FOR ABSENCE**

None.

**P29.16 CODE OF CONDUCT**

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

**P30.16 MINUTES**

On a proposal by Cllr. Carey, it was RESOLVED to agree and sign the minutes of the meetings 20<sup>th</sup> April 2016; this was duly completed.

**P31.16 MATTERS ARISING NOT ALREADY COVERED BY THE AGENDA**

None.

**P32.16 PLANNING APPLICATIONS**

16/01412/DOM - Case Officer - Maria Tomlinson

Mrs Melissa Smith

Ashridge House Clappers Lane Earnley Chichester West Sussex PO20 7JJ

Replacement of garage with single storey side and rear extension.

Remodelling of dwelling

On a proposal by the Chairman, it was RESOLVED to ratify the no objection comments submitted 11<sup>th</sup> May 2016.

16/01459/FUL - Case Officer - Chris Bartlett

Mr & Mrs C Durant

Dragon Nursery Third Avenue Almodington Earnley PO20 7LB

Erection of 1 no. custom/self build dwelling - Alternative to dwelling

permitted by virtue of Class P Prior Approval for Change of Use from Class B8 (Storage) to Class C3 (Dwelling house) under E/15/04244/PA3P

On a proposal by the Chairman, it was RESOLVED to object on the following grounds:

1. Out of character and scale
2. Urbanization of rural setting
3. Overcrowding of site
4. Contrary to the Chichester District Council Local Plan.

16/01055/DOC - Case Officer - Paul Hunt

Mr B Male

Tykes Farm Somerley Lane Earnley East Wittering PO20 7JB

Discharge of conditions of planning permission E/15/04141/PA3Q, conditions 3 and 5.

It was noted that the condition was discharged on 16<sup>th</sup> May 2016 - case closed

16/01467/TCA - Case Officer - Henry Whitby

Mr James Pretorius

Sparrow Cottage Bell Lane Earnley Chichester West Sussex PO20 7HZ

Notification of intention to fell 1 no. Leyland Cypress tree (marked on plan as A1).

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

16/01465/FULEIA - Case Officer - Rhiannon Jones

Mr John Bunn

Breakwater North West of West Sands Caravan Park, Mill Lane, Selsey Toe End beach stabilization scheme extending the existing rock armour by 170m along the Toe End frontage, installation of a 180m long timber splash wall to the rear of the rock armour, replacement of two dilapidated groynes with new timber groynes (35m long) on the same location and shingle replenishment to replace eroded beach material.

On a proposal by the Chairman, it was RESOLVED express concern that the updated flood risk plans were not available and therefore felt that were unable to make comment until the Environment Agency had completed the modelling.

16/01577/DOM - Case Officer - Rachel Ballam

Ms A Berry

111 Second Avenue, Almodington, Earnley, PO20 7LF

Erection of 3 bay cart barn

On a proposal by the Chairman it was RESOLVED to support this application as it is appropriate for the rural environment.

### **P33.16 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES**

16/00933/OUT - Case Officer - Joanna Bell

Mr and Mrs Paul Knappett

Koolbergen, Kelly's Nurseries and Bellfield Nurseries Bell Lane Birdham

Erection of 77 houses B1 floorspace, retail and open space with retention of 1 dwelling

On a proposal by the Chairman, it was RESOLVED to object to this application on the following grounds:

- the 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 CDC for approval,

- Bellfield Nursery (Mr and Mrs Buttress) have no wish to sell for housing development at present,
- the development would form a 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
- Outside the SPA

### 34.16 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS

Mr C Sharpe

16/00528/COU - Case Officer - Chris Bartlett  
 Bell Inn Bell Lane Birdham West Sussex PO20 7HY  
 Change of use of Public House (A4) to 1 no. dwelling (C3).  
 PENDING CONSIDERATION

16/00527/FUL - Case Officer: Chris Bartlett

Mr C Sharpe

Bell Inn Bell Lane Birdham West Sussex PO20 7HY  
 Renovation and extension of existing public house to improve existing restaurant and bar areas including the provision of tourist accommodation. Construction of 3 no. detached dwellings and associated works within the grounds of the Bell Inn.  
 PENDING CONSIDERATION

16/01012/DOM - Case Officer: - Maria Tomlinson

Mr N Paul

Batchmere Lodge 95 First Avenue Almodington Earnley  
 Erection of detached car port and home office.  
 PERMIT

16/00564/DOM - Case Officer: - Rachel Ballam

Mr & Mrs S Yazdanpanah

102 First Avenue Almodington Earnley  
 Single storey rear extension.  
 PERMIT

16/00632/DOM- Case Officer - Rachel Ballam

Mr Martin Ewence

Earnley Forge Bell Lane Earnley West Sussex  
 Replace existing wooden close board fencing with close board fencing along border with Bell Lane  
 PERMIT

16/00433/FUL - Case Officer: - James Cross  
Mr Michael Romaniuk  
136 Almodington Lane Almodington Earnley  
Change of use of holiday accommodation and storage building into two  
bedroom chalet bungalow with garage and garden.  
WITHDRAWN - it was noted the Case Officer was due to meet with the  
application to discuss Class Q Procedure.

16/00815/TCA - Case Officer: - Henry Whitby  
Mr Andrew Wheeler  
Millfield Bell Lane Birdham Chichester  
Notification of intention to reduce height down to 8m on 11 no. Poplar  
trees (T1-T5, T7, T8 and T20- T23). Fell 4 no. Poplar trees (T6, T9, T12  
and T13) and 1 no. Robinia tree (T15). Remove 2 no. limbs at 2m (facing  
west on 1 no. Willow tree (T10). Reduce height by up to 6m on 1 no. Pine  
tree (T11). Crown reduce by 50% on 1 no. Willow tree (T14). Remove lower  
limb at 2.3m (facing north-west), reduce limb at 3m (facing north) by 6m  
and crown lift by up to 4m on 1 no. Chestnut tree (T16). Crown lift by up to  
4m on 2 no. Chestnut trees (T17 and T18). Remove 2 no. limbs (facing  
north-west) at 2.5m, remove 1 no. limb (facing east at 4m) and reduce  
height by 5m on 1 no. Monterey Cypress tree (T19). Remove limbs (facing  
south-east and north-east at 3.2m on 1 no. ASL tree (T24).  
NOT TO PREPARE A TREE PRESERVATION ORDER

16/00765/DOM - Case Officer: - Rachel Ballam  
Mr & Mrs Niven  
Jasmine Cottage Bell Lane Earnley West Sussex  
Replacement roof finishes to detached garage.  
PERMIT

16/00766/LBC - Case Officer: - Rachel Ballam  
Mr & Mrs Niven  
Jasmine Cottage Bell Lane Earnley  
Replacement roof finishes to detached garage.  
PERMIT

16/00007/DOM - Case Officer: - Paul Hunt  
Mr and Mrs Cook  
Mill House Bell Lane Earnley Chichester  
Reinstatement of brick and flint boundary wall fronting Bell Lane  
PERMIT

16/00014/LBC - Case Officer: - Paul Hunt  
Mr and Mrs Cook  
Mill House Bell Lane Earnley Chichester  
Replacement of existing single glazed metal 'critical' windows to annex  
with painted H.W. Traditional casement windows with conservation double

glazing. Reinstatement of brick and flint boundary wall fronting Bell Lane, including rebuilding pedestrian and vehicle entrances with new brick piers and gates.

PERMIT

16/00217/FUL - Case Officer: - Maria Tomlinson

Mr Richard & Vernon Emer

Land North East of 94 First Avenue Almodington Batchmere

Change of use of land for storage of seasonal workers mobile home for periods outside of the agricultural season.

PERMIT

## **P35.16 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS**

16/00001/NONDET

148 Stocks Lane East Wittering

Demolition of the existing commercial building and the development of 26 no. one and two bed sheltered apartments for the elderly including communal facilities, access, car parking and landscaping.

Appeal hearing set for 26<sup>th</sup> May 2016 at Chichester City Council - the development was permitted under planning application 16/01020/FUL - case closed.

APP/L3815/C/15/3136912

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

Appeal 13<sup>th</sup> July 2016.

Enforcement Case Reference: E/13/00277/CONMHC

Land North of Marsh Farm Barn Drove Lane

Case Officer - Reg Hawks

Planning application submitted 15/03735/FUL Chichester District Council closed the case due to the site being subject to an appeal.

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: /15/00125/CONMHC

Land to rear of 94 First Avenue Almodington

Case officer - Reg Hawkes

Placing of static home without planning permission

Planning Application: 16/00217/FUL - permitted - case closed

Enforcement Case Reference: 14/00348/CONCCOU

Enforcement Notice E/27

Land at 107 First Avenue.

Appeal Application was submitted on 15 December 2015 appeal reference: APP/L3815/W/15/3139635 requested appeal by written representation.

Enforcement Case Reference: 16/00043/CONCOU

Equipment Building

Drove Lane

A breach of planning control has been identified and the landowner has been advised to submit a planning application. It was noted that no planning application had been validated. The number of vehicles visiting the site is causing an issue for adjacent landowners.

E/16/00082/CONHMC - Case Officer - Reg Hawkes

Earnley Concourse Clappers Lane

Stationing of a mobile home

**P36.16 EXTERNAL CORRESPONDENCE**

1. Prior Approval COU Agric to Dwelling C3 - response from Tony Whitty on behalf of Andrew Frost. It was agreed that the response made the situation clearer, however, it did not address the concerns the Parish Council had raised with regard to developments like Tykes Farm.
2. Hostel Policy - Cllr. Taylor stated that Chichester District Council do not have a specific policy, however, it would be covered by other policies within the local plan. Cllr. Carey stated that the parish council were concerned due to the sui generis nature Hostels this would not be covered sufficiently by the existing policies.
3. Letter from Mr Bowles, Drift Clappers Lane - the Parish Council support his letter and await the reply from Wates.

19.24pm One member of the public arrived.

**P37.16 REPORTS ON EXTERNAL MEETINGS**

None.

**P38.16 ITEMS FOR FUTURE AGENDAS**

None.

The meeting closed at 19.25pm

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

Chairman Earnley Parish Council Planning Committee

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