

Minutes of the Planning Committee Meeting held on the 22<sup>nd</sup> September 2016

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

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

**P51.16 PUBLIC QUESTION TIME**

None.

**P52.16 APOLOGIES AND REASONS FOR ABSENCE**

County Cllr. Pieter Montyn - car issues.

**P53.16 CODE OF CONDUCT**

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

**P54.16 MINUTES**

On a proposal by Cllr. Simpson, it was RESOLVED to agree and sign the minutes of the meetings 28<sup>th</sup> July 2016; this was duly completed.

**P55.16 MATTERS ARISING NOT ALREADY COVERED BY THE AGENDA**

None.

**P56.16 PLANNING APPLICATIONS**

16/02834/PRE (for information)

Mrs S Oxley

Marsh Farm Drove Lane Earnley PO20 7JW

Change of use of agricultural barn to residential dwelling

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

16/02482/PLD - Case Officer: - Halima Chowdhury

Mr Colin Painter

Stable Cottage Almodington Lane Almodington Earnley

1 no. dormer to west elevation.

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

16/02644/TCA - Case Officer: - Henry Whitby

James Pretorius

Sparrow Cottage Bell Lane Earnley Chichester

Notification of intention to pollard down stems to 1.5m (above ground level) on 4 no. Crack Willow trees (A1-A4).

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

16/02655/FUL - Case Officer - Maria Tomlinson

Mr Terry Ditcham

116 Second Avenue Almodington Earnley PO20 7LF

Replacement dwelling.

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

16/03029/PLD - Case Officer: - Halima Chowdhury  
Mr & Mrs Kevin Field  
Kingsmere Nursery 135 Almodington Lane Almodington Earnley  
Proposed first floor extension.  
On a proposal by the Chairman it was RESOLVED to make no objection.

16/02914/FUL - Case Officer: - Chris Bartlett  
Mr & Mrs C Durant  
Dragon Nursery Third Avenue Batchmere West Sussex  
Erection of 1 no. custom/self build dwelling - Replicating change of use to dwelling permitted by virtue of Class P Prior Approval for Change of Use from Class B8 (Storage) to Class C3 (Dwellinghouse) under E/15/04244/PA3P but with false pitch roof and roof lanterns.  
On a proposal by the Chairman it was RESOLVED to object irrespective of any permitted development on the site the proposed building is overdevelopment and urbanisation of rural site and is contrary to the Local Plan.

**P57.16 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES**

None.

**P58.16 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS**

16/02367/DOM  
Ms A Berry  
Hollybank Nursery  
111 Second Avenue Batchmere Chichester West Sussex PO20 7LF  
Amendments to design of triple cart barn permitted under E/16/01577/DOM to provide external stairs to loft for home office and enclose one bay of car barn to provide secure storage area.  
PERMIT

16/02403/DOM  
Mr & Mrs J Giles  
132 Almodington Lane Almodington Earnley Chichester West Sussex PO20 7JU  
Increase ridge height of garage by 1.05m to enable roofspace to be used as a home office.  
PERMIT

16/02092/FUL - Case Officer: - Maria Tomlinson Mrs O Anderson  
101 First Avenue Almodington Earnley PO20 7LQ  
Change of Use from Agriculture to 1 no. Dwelling (C3 Use Class) and erection of pitched roof over front flat roof part of building - alternative to Part 3, Class Q Prior Approval - E/15/01666/PA3Q.  
PERMIT

16/01773/REM - Case Officer: - Maria Tomlinson  
Mr Bloxham  
Millside Bell Lane Earnley PO20 7JD  
Reserved matters following outline approval E/14/03295/OUT - applying for

appearance, landscaping, layout and scale.

REFUSE

16/02304/LBC - Case Officer - Maria Tomlinson

Mr Robert & Mrs Shan Langley

Thatched Cottage Somerley Lane Earnley East Wittering PO20 7JB

Side extension to Annex creating a new entrance lobby and utility area with new windows and cladding

PERMIT

16/02303/DOM- Case Officer - Maria Tomlinson

Mr Robert & Mrs Shan Langley

Thatched Cottage Somerley Lane Earnley East Wittering PO20 7JB

Side extension to Annex creating a new entrance lobby and utility area with new windows and cladding

PERMIT

16/02007/FUL - Case Officer Rachel Ballam

Darling Associates

Fairfield Batchmere Road Almodington PO20 7LH

Replacement dwelling

PERMIT

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 (Dwellinghouse) under E/15/04244/PA3P

REFUSE

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 and shingle replenishment to replace eroded beach material.

PENDING CONSIDERATION

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

PENDING DECISION

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).  
PERMIT

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.  
REFUSE

## **P59.16 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS**

APP/L3815/W/16/3157478  
16/00527/FUL - Case Officer: Chris Bartlett  
Mr C Sharpe  
Bell Inn Bell Lane Birdham PO20 7HY  
Appeal for non-determination submitted on 28 August 2016; to be determined  
by written representation. The application has subsequently been refused and  
the applicant has requested a full refund of application fees due to non-  
determination within 26 weeks time.

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  
The Planning Inspector had allowed the appeal, the enforcement notice is  
quashed and planning permission is granted, for stationing of caravans for the  
purpose of human habitation for the occupation by Richard & Shirley Valler;  
Sammy-Jo Valler, Randy and Michelle Valler; Darren & Karren Valler; Darren  
Valler Jr and Dean Valler. No more than 3 caravans on the site and no vehicles  
over 3.5 tonnes shall be stationed, parked or stored on site. When the land  
ceases to be occupied by those listed all caravans, structures, material and  
equipment brought onto or erected on the land shall be removed and the land  
shall be restored to its condition prior to development.  
<https://acp.planninginspectorate.gov.uk/ViewCase.aspx?Caseid=3136912&CoID=0>

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.  
Appeal dismissed.

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)  
Appeal Dismissed.

Enforcement Case Reference: 14/00348/CONCCOU

Enforcement Notice E/27

Land at 107 First Avenue.

APP/L3815/W/15/3139635 was determined on 22<sup>nd</sup> August 2016:

Appeal DISMISSED insofar as it related to the changed of use of the land to the south of the glasshouse to the storage of caravans, boats and storage of containers. Therefore the enforcement notice is upheld and planning permission for the changed of use is refused.

Appeal ALLOWED insofar as it relates to extended hardstanding to north of glasshouse and planning permission is granted for extended hardstanding to north of the glasshouse at 107 First Avenue in accordance with the terms of the application Ref: E/15/01644/FUL, dated 22<sup>nd</sup> May 2015 and therefore planning permission is granted for the hard surfacing to the north of the glasshouse

<https://acp.planninginspectorate.gov.uk/ViewCase.aspx?Caseid=3142870&CoID=0>

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. Request update

**CLERK**

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

Earnley Concourse Clappers Lane

Stationing of a mobile home

The mobile home has been removed

CASE CLOSED

15/00070/CONBC - Case Officer - Steven Pattie

Land South of 1, Bookers Lane, Earnley

Breach of conditions 2 and 3 of 14/03063/FUL - drainage and machinery

Compliance checks on the land had been carried out and all the vehicles have been removed.

CASE CLOSED.

## **P60.16 EXTERNAL CORRESPONDENCE**

1. Email from Mr Broomhead - a little moan and a couple of questions - Confirmation from District Councillor that she has contacted Mr Broomhead. It was requested that that Clerk to contact Cllr. Taylor to ensure she has followed this matter up.
2. Surface Water & Foul Drainage Supplementary Planning Document, notification of adoption under Regulation 14 of Town & Country Planning (Local Planning) (England) Regulations 2012 - it was noted that Chichester

**CLERK**

District Council had adopted the Supplementary Planning Document.

**P61.16 REPORTS ON EXTERNAL MEETINGS**

None.

**P62.16 ITEMS FOR FUTURE AGENDAS**

None.

Meeting closed 19.14pm

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

Chairman Earnley Parish Council Planning Committee

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