

Minutes of the Planning Committee Meeting held on the 24th November 2016

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

In attendance: Mrs Louise Chater (Clerk) and District Cllr Ian Curbishley.

P75.16 PUBLIC QUESTION TIME

None.

P76.16 APOLOGIES AND REASONS FOR ABSENCE

None.

P77.16 CODE OF CONDUCT

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

P78.16 MINUTES

On a proposal by Cllr. Stant, it was RESOLVED to agree and sign the minutes of the meetings 22nd September 2016; this is duly completed.

P79.16 MATTERS ARISING NOT ALREADY COVERED BY THE AGENDA

None.

P80.16 PLANNING APPLICATIONS

16/03711/LBC - Case Officer: - Maria Tomlinson

Mr & Mrs Robert & Shan Langley

Thatched Cottage Somerley Lane Earnley

Change of aperture width of doors on South Elevation from 3.0m wide to 3.6m wide.

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

16/03424/LBC - Case Officer: - Maria Tomlinson

Mr & Mrs Robert & Shan Langley

Thatched Cottage Somerley Lane Earnley

Change of window and door paint colour from various white to Farrow & Ball Worsted (Grey).

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

16/03432/FUL - Case Officer: - James Cross

Mr J Pretorius

Land South of Sparrow Cottage Bell Lane Earnley West Sussex

New agricultural building comprising stores and workshop.

On a proposal by the Chairman it was RESOLVED to support the application: no significant increase in noise levels from machinery, vehicle movements on the site and the height and bulk of the building would not damage the character or appearance of the surrounding countryside.

16/02934/FUL - Case Officer: - James Cross
Mr M Romaniuk
136 Almodington Lane Almodington Earnley PO20 7JR
Replace 2 no. outbuildings with 1 no. dwelling and attached garage.
To ratify the objection submitted on 31st October 2016; on the grounds that the application represented over urbanisation of a rural site and was contrary to the local plan

18.52 Two members of the public arrived
16/03768/DOM - Case Officer - Rachel Ballam
Mr & Mrs J Giles
132 Almodington Lane Almodington Earnley PO20 7JU
Amendments to planning permission E/16/02403/DOM to increase ridge height
On a proposal by the Chairman it was RESOLVED to make no objection subject to a condition attached to the application no human habitation.

P81.16 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES

BI/16/03429/FUL - Case Officer: - Rachel Ballam
Mr B Splude
Cabinteely Bell Lane Birdham PO20 7HX
Demolition of existing dwelling and construction of 2 no. 2-bed flats and 3 no. 1-bed flats with new access, landscaping and associated works.
It was noted that Birdham Parish Council had raised no objection to the application. On a proposal by the Chairman it was RESOLVED to make no comment.

P82.16 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS

16/02655/FUL - Case Officer - Maria Tomlinson
Mr Terry Ditcham
116 Second Avenue Almodington Earnley PO20 7LF
Replacement dwelling.
REFUSE, however amended drawing have been submitted following refusal.

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).
NOT TO PREPARE TREE PRESERVATION ORDER

16/02482/PLD - Case Officer: - Halima Chowdhury
Mr Colin Painter
Stable Cottage Almodington Lane Almodington Earnley
1 no. dormer to west elevation.

PERMIT

16/02914/FUL

Mr & Mrs C Durant

Dragon Nursery Third Avenue Batchmere

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

PENDING CONSIDERATION

16/03029/PLD

Mr & Mrs Kevin Field

Kingsmere Nursery 135 Almodington Lane

Proposed first floor extension

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 shingle replenishment to replace eroded beach material.

PERMIT

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

P83.16 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 West Sussex PO20 7HY

Appellants statement submitted.

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. Following a request for an update on the planning application the following response was received;

The use of the building has proceeded without adverse impact. It provides employment for two individuals at the premises and although it is located in a remote location away from the settlement of East Wittering it is accessed directly from drove Lane which serves a holiday camp, a farm/storage place and a couple of dwellings. For these reasons it cannot be said to be isolated. The use in part relies on parking on land to the side and an outside toilet. These are not intrusive and overall no complaint has been made about the function of the building for small business purposes. In light of these considerations; there is no public interest in pursuing the matter further and it is proposed that the file be closed. A report will now be written to bring this matter to a close.

On a proposal by the Chairman, it was RESOLVED to write to Chichester District Council expressing concern that the District Council had previously stated that planning permission was required on this site confused by the correspondence received whether it needs planning consent.

CLERK

15/00389/CONT

Byre Cottage, Clappers Lane, Earnley, Chichester, West Sussex
PO20 7JL

Works to a tree in a Conservation area.

The breach of planning control has been resolved as a replacement tree has been planted and works to a lower limb of a sycamore tree is considered acceptable in consultation with the Council's Tree Officer. On this basis, no further action can be taken under the Council's planning powers and the case has been closed.

P84.16 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 no progress has been made in arranging a face to face meeting
2. Formal consultation on the potential Solent & Dorset Coast Special Protection Area (pSPA) - having reviewed the document there were no constructive comments that the Parish Council can make.

19.04 District Cllr Susan Taylor arrived. The Chairman asked District Cllr. Taylor for an update on P84.16(1) it was agreed the clerk would resend the emails to District Cllr. Taylor.

CLERK

3. Draft Historic Environment Strategy - Consultation closes 9th December 2016 - On a proposal by the Chairman it was RESOLVED to make no comment. District Cllr. Taylor reported that the District Cllrs. were Historic Officers for the parish and areas of concern should be reported to the District Councillors to take forward.

P85.16 REPORTS ON EXTERNAL MEETINGS

None.

P86.16 ITEMS FOR FUTURE AGENDAS

None.

Meeting closed 19.09

Signed: _____ Chairman Earnley Parish Council Planning Committee

Dated: _____