

Minutes of the Planning Committee Meeting held on the 26th January 2017

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

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

PO1.17 PUBLIC QUESTION TIME

A member of the public expressed concern that the conditions attached to the planning consent for Marsh Barn Farm Caravan conditions was not being enforced by Chichester District Council. The Chairman advised that the Parish Council were not consultees for planning conditions. The Chairman expressed concern that that caravans on the plans were not to scale. The member of public stated that the plan in relation to the conditions was due to be agreed by March 2017.

A member of the public has purchased a plot of land subject to planning consent in the parish and wished to build a self-build property, a third of the land would be remain wild meadow. The pre-application papers are for a one and half storey family sized building with no loft space to keep a low roof profile. The building would be clad with wood and would be a passive house. The Chairman advised the member of public that they need to discuss planning policy with Chichester District Council as the plot of land is within open countryside and the design of the property would probably need to take into consideration the street scene. The landowner stated that there was a natural clearing in the hedgerow directly opposite Russ Auto's and this was the proposed site access. No trees would be removed and they plan to add further landscaping. They were registered on the Chichester District Council self-build register. The Chairman stated that the site had previously been identified by the Parish Council as a site for a small number of exception site homes.

18.59 two members of public arrived. 19.06 District Cllr. Taylor arrived.

The landowner of Somerley Farmhouse stated that they were planning to submit a planning application to replace the turkey shed with a building as an ancillary accommodation and an oak framed garage as permitted development. It was noted that the turkey shed is within agricultural land and therefore is not part of the curtilage, has a separate entrance and is approximately 40 metres from the current property. The Chairman advised the landowner to explore the application with Chichester District Council as they were proposing to build within the open countryside. It was noted that the oak frame garage would be within the curtilage of the garden.

The Chairman thanked the resident for attending.

PO2.17 APOLOGIES AND REASONS FOR ABSENCE

District Cllr. Ian Curbishley - holiday

County Cllr. Peiter Montyn - prior engagement

P03.17 CODE OF CONDUCT

1. Declarations of Interest on items included on the agenda - Cllr. Carey planning application 17/00087/TPA
2. Dispensation requests - none.

P04.17 MINUTES

On a proposal by Cllr. Martin, it was RESOLVED to agree and sign the minutes of the meetings 24th November 2016; this was duly completed.

P05.17 MATTERS ARISING NOT ALREADY COVERED BY THE AGENDA

None

P06.17 PLANNING APPLICATIONS

16/03235/FUL - Case Officer: - Rachel Ballam

Mr Ian Parker

Earnley Grange Almodington Lane Almodington Earnley

Retrospective application for conversion of redundant agricultural building to A3 cafe. Existing shed rebuilt to house toilet and proposed shed to be used as a shop.

On a proposal by the Chairman it was RESOLVED to ratify comments in support of application submitted on 29th November 2016. Cllr. Martin stated that the land registry records show the drive in the ownership of the landowner and the speed limit in the area is 30mph not 60mph as stated in an objection letter.

16/03987/FUL - Case Officer - James Cross

Mrs Julie Burton

Millfield Bell Lane Birdham Chichester West Sussex PO20 7JD

Demolition of existing derelict outbuilding

On a proposal by the Chairman it was RESOLVED to ratify no objection comment submitted 16th December 2016

17/00087/TPA - Case Officer- Henry Whitby

Mr R Carey

Lidney Croft, Batchmere Road, Almodington, PO20 7LH

Fell 1 no, white Poplar Tree (growing in ditch) within area, A1 subject to E/13/000157/TPO

On a proposal by the Chairman it was RESOLVED to support the application as the removal of the tree would assist in flood prevention in the area.

17/00103/DOM -Case Officer - James Cross

Mr Rob Ashton

North Grange Barn, Almodington Lane, Almodington, Earnley, Chichester, West Sussex, PO20 7JS

Extension of garage/store roof over to main building, rear wall as existing and front will be left open.

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

17/00023/DOM - Case Officer - Rachel Ballam
Mr & Mrs Knight
Witsend Nursery, Third Avenue, Almodington, Earnley, PO20 7LB
Front, rear and side extensions with remodelling.
On a proposal by the Chairman it was RESOLVED to make no objection.

P07.17 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES

None.

P08.17 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS

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
PERMIT

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.
PERMIT

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).
PERMIT

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.
PENDING DECISION

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.
REFUSE

BI/16/03429/FUL - Case Officer: - Fjola Stevens
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.

PENDING CONSIDERATION - a time extension has been granted, the officer has advised the planning agent to significantly review the application otherwise they were minded to refuse the application

16/02655/FUL - Case Officer - Maria Tomlinson
Mr Terry Ditcham
116 Second Avenue Almodington Earnley PO20 7LF
Replacement dwelling.
REFUSE

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
REFUSE

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 - No further update.

PO9.17 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS

APP/L3815/W/16/3157478 - Case Officer: Neil Devereux
16/00527/FUL - Case Officer: Chris Bartlett
Mr C Sharpe
Bell Inn Bell Lane Birdham West Sussex PO20 7HY
CDC Appeal Questionnaire submitted; statement of case to be submitted by 24 January 2017. Appellants final comments to be submitted by 7th February 2017.

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. Although the Planning Committee were not satisfied with the response from Planning Services it was agreed to close the matter.

Enforcement Case Ref: 17/0004/CONBC - Case Officer - Reg Hawks
Marsh Farm Barn Drove Lane Earnley
Breach of condition 9 of APP/L3815/C/15/3136912 -Bonfires
In light of residents concerns the Planning Committee reviewed the Screening Plans which were considered inaccurate and do not match the layout on the site. Concern was also raised that there is no key and the boundary line is

incorrect. Further unease was expressed to the extent and quality of the screen to Marsh Barn Cottage.

~~Concern was also expressed by the Committee that the main access to the site on the plan is to the west via land owned by the adjacent landowner, this was considered to be inappropriate and the access should revert to the current main site access. Concern was also expressed by the Committee that the main access to the site as defined by the Planning Inspector is to the west. However, the plan also shows a second access to the east adjoining the land owned by Marsh Barn Cottage. The plan should define the site access to the west.~~

It was noted that the plan showed the sewage treatment plant in the northern field, and this should be within the site layout plan area.

At the request of the Chairman District Cllr. Taylor advised that she would speak to the officer and offered to arrange a meeting between the Parish Council and the planning officer and the site licencing officer.

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Enforcement Case Ref: 17/00024/CONAGR - Case Officer Reg Hawks
Field adjacent to Red House Farm Camping Site
Erection of a barn

P10.17 LOCAL PLAN

District Cllr. Taylor advised that the Marketing Housing Plan was currently being worked on.

P11.17 EXTERNAL CORRESPONDENCE

1. Email from Mr Broomhead - a little moan and a couple of questions - Confirmation from District Councillor Taylor that she has confirmed that she had contacted Mr Broomhead. Matter closed.

P12.17 REPORTS ON EXTERNAL MEETINGS

None.

P13.17 ITEMS FOR FUTURE AGENDAS

None.

Meeting Closed: 19.42

Signed: _____

Chairman Earnley Parish Council Planning Committee

Dated: _____