

Minutes of the Planning Committee Meeting held on the 16th February 2017

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

In attendance: Louise Chater (Clerk)

P14.17 PUBLIC QUESTION TIME

None.

P15.17 APOLOGIES AND REASONS FOR ABSENCE

None.

P16.17 CODE OF CONDUCT

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

P17.17 MINUTES

On a proposal by Cllr. Martin, it was agreed to amend the minutes at P09.17 Marsh Farm Barn to read: 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.

Following this amendment on a proposal by Cllr. Martin, it was RESOLVED to agree and sign the minutes of the meetings 26th January 2017, this was duly completed.

P18.17 MATTERS ARISING NOT ALREADY COVERED BY THE AGENDA

09.17 Marsh Farm Barn Drove Lane. It was noted that the Parish Council were still waiting for District Cllr. Taylor to arrange a meeting with the planning officer and licencing officer to discuss the complex nature of the discharge of conditions at this site.

P19.17 PLANNING APPLICATIONS

17/00100/TCA - Case Officer: - Henry Whitby
Ms Julie Burton (Deputy for Penningtons Manches)
Millfield Bell Lane Birdham Chichester
Notification of intention to fell 3 no. Eucalyptus trees.
On a proposal by the Chairman, it was RESOLVED to make no objection.

17/00237/FUL - Case Officer - Maria Tomlinson
Mr & Mrs E Barnes
138 Easton Lane, Almodington, PO20 7JY
Change use of 2 no. roomed seasonal bed and breakfast accommodation

building to dwelling house to include the addition of attached garage.
On a proposal by the Chairman, it was RESOLVED to object on the grounds that the application represented over urbanisation of a rural site and was contrary to the local plan.

17/00079/DOM - Case Officer - Rachel Ballam
Mr & Mrs Andrews
Mere House Second Avenue Almodington PO20 7LF
First floor front extension

On a proposal by the Chairman, it was RESOLVED to support the application as it balances the building and is in keeping with the design.

17/00271/PA3Q - Case Officer - Maria Tomlinson
Mr And Mrs Berlevy
Hollybank Nursery Second Avenue Batchemere PO20 7LF
Change of use of agricultural building to 1 no. dwelling (C3 use class).
On a proposal by the Chairman it was RESOLVED to make no objection

P20.17 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES

EWB/17/00289/REM -Case Officer - Jeremy Bushell
Mr Robert Collett
Land South of Clappers Lane Earnley
Application for approval of reserved matters in respect of appearance, layout, scale and landscaping for the erection of 110 no. dwellings following outline planning permission 14/01806/OUT
On a proposal by the Chairman, it was RESOLVED to request clarification that the Eastern pathway access was to be a joint access cycleway/footpath.

BI/17/00316/FUL - Case Officer: - Rhiannon Jones -
Mr John Matuszewski (Martin Grant Homes)
Rowan Nursery And Pippins Bell Lane Birdham Chichester
Demolition of existing 2 no. bungalows and construction of 27 no. dwellings (including 7 no. affordable units), access road and associated landscaping.
On a proposal by the Chairman, it was RESOLVED to make no comment.

P21.17 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS

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
PENDING DECISION

16/03987/FUL - Case Officer - James Cross

Mrs Julie Burton
Millfield Bell Lane Birdham Chichester West Sussex PO20 7JD
Demolition of existing derelict outbuilding
PERMIT

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.
PENDING CONSIDERATION - extension of time to make decision until 24th February 2017

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 - No further update

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.
WITHDRAWN

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 - extension of time to make decision until 17 February 2017. It was noted that the District Council policy officer has stated that the application is contrary to Local Plan and Birdham's Neighbourhood Plan.

P22.17 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. All correspondence submitted.

APP/L3815/W/17/3167253 Case Officer - to be assigned

16/02934/FUL – Case Officer – James Cross
Mr M Romanuik
136 Almodington Lane Earnley PO20 7JR
Appeal submitted

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

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

P23.17 LOCAL PLAN
No further update.

P24.17 EXTERNAL CORRESPONDENCE
None.

P25.17 REPORTS ON EXTERNAL MEETINGS
Cllr. Carey reported that he had attended the National Flood Forum Conference entitled "Are we planning to flood" and gave a presentation on Planning & Flood Risk: A Community Perspective which was well received by the delegates.

P26.17 ITEMS FOR FUTURE AGENDAS
None.

Meeting closed 19.30

Signed: _____

Chairman Earnley Parish Council Planning Committee

Dated: _____