

Minutes of the Planning Committee Meeting held on the 22nd June 2017

PRESENT: Cllrs. Chris Charter (Chairman), Sandy Simpson and John Stant

In attendance: Louise Chater (Clerk)

P66.17 PUBLIC QUESTION TIME

None.

P67.17 APOLOGIES AND REASONS FOR ABSENCE

Cllr. Keith Martin - A27 Workshop
Cllr. Robert Carey - A27 Workshop

P68.17 ELECTION OF VICE CHAIRMAN

On a proposal by the Chairman, it was RESOLVED to elect Sandy Simpson as Vice Chairman of the Planning Committee for the Council year ended 30 April 2018, the declaration of acceptance of office was duly signed.

P69.17 CODE OF CONDUCT

1. Declarations of Interest on items included on the agenda - Cllr. Stant prejudicial interest in planning application 17/01548/DOM.
2. Dispensation requests - none.

P70.17 MINUTES

On a proposal by Cllr. Simpson, it was RESOLVED to agree and sign the minutes of the meetings 25th May 2017; this was duly completed.

P71.17 MATTERS ARISING NOT ALREADY COVERED BY THE AGENDA

None.

P72.17 PLANNING APPLICATIONS

17/01374/TCA - Case Officer: - Summer Sharpe
Martin Ewence

Earnley Forge Bell Lane Earnley PO20 7HZ

Notification of intention to reduce by 30% 1 no. Oak tree (T1) and 1 no. Weeping Willow tree (T3). Reduce by 50% 1 no. Poplar tree (T4).

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

17/01456/DOM - Case Officer: - Rachel Ballam
Mr & Mrs Kevin Field

Kingsmere Nursery 135 Almodington Lane Almodington Earnley
Proposed first floor side extension.

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

17/01548/DOM - Case Officer - Rachel Ballam
Mr & Mrs Rudi & Julia Tyrrell

Seaview Clappers Lane Earnley PO20 7JJ

Roof extension to existing garage, new storage shed in front garden.
On a proposal by the Chairman it was resolved to make no objection

17/01645/DOM - Case Officer - Maria Tomlinson

Mr & Mrs Wiles

96 First Avenue Almodington Batchmere PO20 7LQ

Proposed two storey side extension, new main entrance and porch

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

P73.17 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES

None.

P74.17 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS

17/01346/ELD - Case Officer - Rachel Ballam

Mr Jesse Clay

Redhouse Farm Bookers Lane Earnley PO20 7JG

Lawful development certificate for existing use of cattle barn

The case officer has confirmed that this planning application is not related to planning enforcement case 17/00024/CONAGR

PENDING CONSIDERATION

17/01489/PA3P - Case Officer- Maria Tomlinson

Mr D R Knight

129A Third Avenue Batchmere Chichester West Sussex PO20 7LB

Part 3 Class P application for prior approval - Proposed change of use of B8 storage building to 1 no. dwelling

On a proposal by the Chairman it was resolved to make comment

PENDING CONSIDERATION - West Sussex County Council have advised that cycle storage is required. Environmental Health have expressed concern with regard to site contamination due to the nature of the site.

17/01200/PLD - Case Officer - Halima Chowdhury

Mr N Paul

Batchmere Lodge, 95 First Avenue, Almodington, PO20 7LQ

Erection of detached outbuilding comprising garage and workshop

PERMIT

17/01189/PA3Q Case Officer - Fjola Stevens

Almodington Nurseries

Almodington Nurseries Batchmere Road Almodington Earnley PO20 7LG

Proposed change of use from agricultural building to 3 no. dwellings (C3 Use Class)

PRIOR APPROVAL REQUIRED HEREBY PERMITTED

17/01104/TCA - Case Officer - Summer Sharpe

Mrs Marilyn Niven

Jasmine Cottage Bell Lane Earnley Chichester West Sussex PO20 7HZ
Notification of intention to fell 1 no. Fir tree (T1).
NOT TO PREPARE A TREE PRESERVATION ORDER

17/01130/LBC- Case Officer - Paul Hunt

Mr And Mrs Cook

Mill House Bell Lane Earnley Chichester West Sussex PO20 7JD

Replacement of existing windows

PENDING CONSIDERATION substitute plans have been submitted to reflect the change of window from double glazing to single glaze

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 DECISION - No further update

P75.17 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS

APP/L3815/W/173169679 - Case Officer - Jagoda Bartkowiak

16/02914/FUL - Case Officer - Chris Bartlett

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 3 (Dwellinghouse) under

E/15/04244/PA3P but with false pitch roof and roof lanterns

Appeal start date 21 March 2017 - No further update.

Enforcement Case Ref: 17/00024/CONAGR - Case Officer Reg Hawks

Field adjacent to Red House Farm Camping Site

Erection of a barn - landowner been recommended to submit planning application - Chichester District Council had confirmed that the landowner intended to submit an application shortly.

Enforcement Case Ref: 16/00068/CONCOU

Enforcement Notice Ref: S215/27- E/28

Land at Earnley Grange, Almodington Lane, Almodington

Notice takes effect on 14th July 2017 compliance required within three months:

Remove from the land the following items: Laminated floor tiles, a part burnt & deteriorated sprung mattress, a section of rubber hose pipe, polystyrene packaging, PVC parasol base, timber, plasterboard, plastic guttering, plastic bags with household items, trailer with number plate CV03 HYC, motorboat with 225 engine E225FPXSRB serial no: 05036367, motor boat trailer, propane gas cylinder, trailer containing wire fencing and fence posts, plastic piping, plastic sheeting coloured green, tarpaulin

and breeze blocks.

P76.17 LOCAL PLAN

1. West Sussex Joint Minerals Local Plan - has been submitted to the Government to be tested for soundness and legal compliance - On a proposal by the Chairman it was RESOLVED to make no comment.
2. Chichester Local Plan Review - Issues and Options Consultation and Statement of Community Involvement start date: 22 June 2017 - closes 3 August 2107 at 17.00 - All councillors to read the documents prior to the next meeting.

AGENDA

ALL

P77.17 EXTERNAL CORRESPONDENCE

1. South Downs Holiday Village/Richardsons - it was noted that a pre-application advice had been sought regarding the demolition of existing holiday accommodation & development of 74 dwellings including 22 affordable dwellings, 10 business units, public open space with equipped area, access, carparking and landscaping. The enforcement proceedings have been halted as a planning application has been submitted for change of use although this application has not yet been validated.
2. Planning Enforcement Procedures and Communication - it was noted that enforcement complaints were now required to be submitted via an online e-form.

P78.17 REPORTS ON EXTERNAL MEETINGS

None.

P79.17 ITEMS FOR FUTURE AGENDAS

1. Enforcement by the Planning Authority being a discretionary power.

Meeting closed at 19.19pm

Signed: _____ Chairman Earnley Parish Council Planning Committee

Dated: _____