

Earnley Parish Council

Minutes of the Planning Committee Meeting held on the 22nd February 2018

PRESENT: Chris Charter (Chairman), Keith Martin and Robert Carey and John Stant

In attendance: Four members of the public.

P16.18 PUBLIC QUESTION TIME

None.

P17.18 APOLOGIES AND REASONS FOR ABSENCE

Cllr. Simpson - holiday.

P18.18 CODE OF CONDUCT

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

P19.18 MINUTES

On a proposal by Cllr. Carey, it was RESOLVED to agree and sign the minutes of the meetings 25th January 2018; this was duly completed.

P20.18 MATTERS ARISING FROM THE MINUTES

None.

P21.18 PLANNING APPLICATIONS

18/00239/DOM

Mill House Bell Lane Earnley PO20 7JD

Demolition of an existing timber framed shelter and erection of a proposed new Dunster House Lienne.

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

18/00047/DOM

124 Third Avenue, Almodington, PO20 7LB

First floor rear extension

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

P22.18 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES

18/00016/FUL

Royal Oak, Stocks Lane, East Wittering, PO20 8BS

Retention of the former Royal Oak public house and demolition of dog grooming business. Provision of 8 no. ancillary accommodation units at ground, first and second floors of public house, together with proposed internal and external alterations and associated parking and landscaping.

Erection of a terrace of 9 no. dwelling units (consisting of 1 no. 3 bedroom house, 1 no. 4 bedroom house, 2 no. 1 bedroom flats, 4 no. 2 bedroom flats

and 1 no. 3 bedroom flat) and the erection of 1 no. 3 bedroom chalet bungalow together with associated parking and landscaping
On a proposal by the Chairman, it was RESOLVED to defer the next meeting to give councillors sufficient time to review the application and East Wittering & Bracklesham Parish Council to lead with their comments.

P23.19 NOTIFICATION OF PRE-APPLICATION ADVICE SOUGHT
None.

P24.19 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS

17/03487/FUL

Lidney Croft Batchmere Road Almodington Earnley PO20 7LH
Replacement dwelling - Variation of Condition 2 of planning permission E/17/02072/FUL - replacement plans.
PERMIT

17/03548/TCA

Sparrow Cottage Bell Lane Earnley PO20 7HZ
Notification of intention to pollard (down to old would points) and crown thin by 10-15% to approx 10-12no. Crack Willow trees (Marked as A1).
NOT TO PREPARE A TREE PRESERVATION ORDER

17/03217/DOM

Finisterre, Bookers Lane, Earnley, PO20 7JG
Erection of ancillary building
PERMIT

17/03153/FUL

Land North East of Earnley Grange Almodington Lane Almodington Earnley
Single residential self-build home with garage and gardens
PENDING CONSIDERATION - extension of time agreed to 12 January 2018 - substitute plans submitted

17/03378/FUL

129A Third Avenue, Almodington, Earnley, PO20 7LB
Change of use from B8 (storage) to C3 (dwellinghouse) and external changes to building. Permitted under E/17/01489/PA3P and planning permission E/17/ 02419/FUL
PERMIT WITH SECTION 106

17/03461/PA3Q

Orchid Answers Limited, 113 Second Avenue, Batchmere, PO207LF
Class Q Application for Prior Approval - Change of Use of Agricultural Building from
Agriculture to 2 no. Dwellings (C3 Use Class) - Amended scheme to E/15/01472/PA3Q
PRIOR APPROVAL REQUIRED HEREBY PERMITTED

17/03667/DOM

Dragon Cottage Third Avenue Almodington Earnley PO20 7LB
Demolition of outbuilding and erection of swimming pool building
PERMIT

17/02910/FUL

Almodington Nurseries Batchmere Road Almodington PO20 7LG
Proposed Change of Use of an existing agricultural building to 3 no.
dwellinghouses (Use Class C3), and erection of pitched roof over flat roof
lean-to part of building - Alternative to Part 3, Class Q Prior Approval
E/17/01189/PA3Q.
PENDING DECISION - extension of time 16 March 2018

17/02842/FUL

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, 40 no. 300W PV panels and
roof lanterns.
PENDING CONSIDERATION - the Officer is recommending refusal.

Following the receipt of correspondence by the applicant requesting the
Parish Council amend the title of the application. The Clerk had reviewed
the title of the application on the District Council website and the title
matches the title listed. Therefore, on a proposal by Cllr. Martin, it was
RESOLVED to make no change to the title.

P25.18 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS

Appeal Ref: APP/L3815/W/17/3182355

Planning Application: 16/00933/OUT

Koolbergen, Kelly's Nurseries and Bellfield Nurseries, Bell Lane, Birdham

Proposed development: Erection of 77 houses B1 Floorspace, retail and
open space with retention of 1 dwelling

Appeal hearing set for 20th - 23rd March 2018. The Old Court Room,
Chichester City Council, North Street, Chichester

Enforcement Case Ref: 16/00068/CONCOU

Enforcement Notice Ref: S215/27- E/28

Land at Earnley Grange, Almodington Lane, Almodington

Date of compliance 14th October 2017 - Chichester District Council are in
the process of preparing legal papers.

Enforcement Case Ref: 16/00216/CONCOU

Enforcement Notice Ref: E/29

Land to the north of Earnley Grange, Almodington Lane, Almodington

Date of compliance: 11th April 2018

P26.18 LOCAL PLAN

Site Allocation Development Plan - 5pm 16th March 2018 - On a proposal by the Chairman, it was RESOLVED to make no comment.

P27.18 EXTERNAL CORRESPONDENCE

None.

P28.18 REPORTS ON EXTERNAL MEETINGS

1. Cllrs Martin and Charter, and representatives from Sidlesham Parish Council and District Councillor Taylor had meet with Mr Whitty and Mr Frost of Chichester District Council regarding Class Q conversions. Dragon Nursery case was recognised by Chichester District Council as being problematic and advised that the case was being investigated further. Sidlesham Parish Council have written to the MP. A letter is being prepared by Sidlesham Parish Council which will be sent jointly from Earnley Parish Council and Sidlesham asking that Chichester District Council pass on the Parish Councils concerns to the appropriate Government departments. District Cllr. Taylor has contacted the Planning Advisory Service.

P29.18 ITEMS FOR REPORTING AND FUTURE AGENDAS

None.

Signed: _____

Chairman Earnley Parish Council Planning Committee

Dated: _____