

## **Earnley Parish Council**

Minutes of the Planning Committee Meeting held on 24<sup>th</sup> May 2018 which commenced at 6.45pm at Bracklesham Barn, Beech Avenue, Bracklesham

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

**In attendance:** Louise Chater (Clerk), District Cllr. Susan Taylor, County Cllr. Pieter Montyn and four members of the public.

### **P58.18 PUBLIC QUESTION TIME**

A resident who lives on the Pebble Reach estate stated that when purchasing their properties, they were led to believe that the link road was for pedestrians and bicycles and are concerned about the safety of the residents if this link road becomes a vehicular access road.

The Chairman responded that the plans approved by Chichester District Council on 15<sup>th</sup> May 2017; show clearly that there is a road linking the two estates and the paperwork trail for the application is available on the Chichester District Council website.

18.58 Two members of the public left the meeting.

### **P29.18 APOLOGIES AND REASONS FOR ABSENCE**

None.

### **P60.18 CODE OF CONDUCT**

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

### **P61.18 MINUTES**

On a proposal by Cllr. Martin, it was RESOLVED to agree and sign the minutes of the meeting held on 26<sup>th</sup> April 2018, this was duly completed.

### **P62.18 MATTERS ARISING FROM THE MINUTES**

None.

### **P63.18 PLANNING APPLICATIONS**

18/00879/FUL

107 First Avenue Almodington Earnley PO20 7LQ

Continuation of use of building as a holiday let.

On a proposal by the Chairman, it was RESOLVED to object the only permitted application the Committee can locate for this site is for a garage with rooms above. There does not appear to be planning consent for the building as it is currently built.

18/01047/FUL

101 First Avenue Almodington Earnley PO20 7LQ

Erection of 1no. custom/self build dwelling - Amended siting to dwelling permitted under E/17/01911/FUL

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

18/00816/DOM

Woodlands Batchmere Road Almodington Earnley PO20 7LH

Erection of a single storey building to be used as a boathouse, store and garage. The building will be clad in larch and have an artificial slate pitched roof

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

18/01109/FUL

Land South Of 102 First Avenue Almodington Batchmere Chichester

Erection of horticultural / agricultural glasshouse.

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

**P64.18 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES**

None.

**P65.19 NOTIFICATION OF PRE-APPLICATION ADVICE SOUGHT**

None.

**P66.19 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS**

18/00828/DOM

Fairytale Cottage 3 Bookers Lane Earnley

First floor side extension and single storey side and rear extension with associated alterations and fenestration changes (Variation of condition 2 from planning permission E/17/02906/DOM - Amendments to ground floor for accessibility).

PENDING CONSIDERATION

18/00991/ELD

Somerley Farm House Almodington Lane Almodington Earnley PO20 7JR

Existing lawful development certificate for use of land and buildings for B8 (Storage) purposes.

PENDING CONSIDERATION

18/00939/PA3Q

125 Third Avenue Batchmere PO20 7LB

Class Q Application for Prior Approval - Change of use of Agricultural Building from Agriculture to 1 no. Large Dwellinghouse (C3 Use Class)

PENDING CONSIDERATION

18/00789/FUL

129A Third Avenue Almodington Earnley PO20 7LB

Erection of new dwelling an alternative to planning permission E/17/02419/FUL.

PENDING CONSIDERATION - On a proposal by the Chairman, it was RESOLVED to withdraw the committees objection.

18/00722/DOM

Quackers 94 First Avenue Almodington Batchmere PO20 7LQ

Temporary mobile home

PENDING CONSIDERATION

EWB/18/00753/OUT

South Downs Holiday Village Bracklesham Lane Bracklesham Bay PO20 8JE  
Redevelopment of the former South Downs Holiday Park with the erection of 85 dwellings with vehicular access, Local Equipped Area for Play, public open space, landscaping, footpath links and other related infrastructure.

PENDING CONSIDERATION - It was noted that East Wittering & Bracklesham Parish Council have objected to the application. Cllr. Martin reported that he met with the officer and had raised the issue that the exit is within in the Parish, On a proposal by Cllr. Carey, it was RESOLVED that Cllr. Martin follow this matter up. KM

It was noted that Cllr. Martin had been contacted in his role as District Councillor by Seaward Home and he had agreed to meet with the applicant.

EWB/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

PENDING DECISION - extension of time agreed 22 May 2018

18/00578/FUL

113 Second Avenue Almodington Earnley PO20 7LF

Change of Use from Agriculture to 2no Dwellings - Amendments to Part 3, Class Q Prior Approval permission - E/17/03461/PA3Q - Changes to fenestration; insertion of rooflights; proposed canopy porches and insertion of flues.

PENDING CONSIDERATION

18/00502/PA3Q

Buildings West Of 105 First Avenue Almodington Batchmere

Part 3 Class Q - Change the use of agricultural building to single storey five bedroom dwelling and associated works.

PENDING CONSIDERATION - extension of time agreed

18/00047/DOM  
124 Third Avenue, Almodington, PO20 7LB  
First floor rear extension  
PENDING DECISION - extension of time agreed to 4 May 2018

17/02910/FUL  
Almodington Nurseries Batchmere Road Almodington PO20 7LG  
Proposed Change of Use of an existing agricultural building to 3 no. dwelling houses (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.  
PERMIT WITH SECTION 106 AGREEMENT

**P67.18 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  
Start date: 23 October 2017  
Appeal hearing set for 2<sup>nd</sup> October 2018, Chichester City Council and is expected to last four days

Enforcement Case Ref: 16/00068/CONCOU  
Enforcement Notice Ref: S215/27- E/28  
Land at Earnley Grange, Almodington Lane, Almodington  
Date of compliance 14<sup>th</sup> October 2017 - Chichester District Council are in the process of preparing legal papers.  
The Clerk requested District Cllr. Martin obtain an update on this case. KM

Enforcement Case Ref: 16/00216/CONCOU  
Enforcement Notice Ref: E/29  
Land to the north of Earnley Grange, Almodington Lane, Almodington  
Date of compliance: 11<sup>th</sup> April 2018  
The Clerk requested District Cllr. Martin obtain an update on this case. KM

**P68.18 LOCAL PLAN**

No further update.

**P69.18 EXTERNAL CORRESPONDENCE**

1. Miller Homes - Land south of Clappers Lane - concern regarding: The communal area and access issues between the existing development and the current development. This matter had been addressed during the public session.

**P70.18 REPORTS ON EXTERNAL MEETINGS**

Sidlesham Part 3 Part Q applications - a letter was sent to Gillian Keegan MP who passed on the letter to the Planning Minister. The Planning Minister had responded that the District Council can instigate Article 4. District Cllr. Martin stated that he has written to District Councillor Taylor in her role as Cabinet Member for Planning Services to request her support in this matter. The Chairman will continue to liaise with Sidlesham Parish Council. It was agreed to include an article in newsletter to obtain the residents views on this matter. CC

**P71.18 ITEMS FOR REPORTING AND FUTURE AGENDAS**

Millers Homes exit - West Sussex County Council have confirmed that the traffic island has been built in the incorrect location. West Sussex County Council have confirmed that they will not sign off the work until it has been rectified.

Meeting closed at 19.28

Signed: \_\_\_\_\_

Chairman Earnley Parish Council Planning Committee

Dated: \_\_\_\_\_