

Earnley Parish Council

Minutes of the Planning Committee Meeting held on 28th June 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) and three members of the public.

P72.18 PUBLIC QUESTION TIME

1. What does a section 106 agreement mean?

It is a fee that developers are required to pay to assist with infrastructure.

2. The applicant for planning application 107 advised that he had received a letter from Chichester District Council expressing concern regarding the parking, he has had a scheme designed which is due to be submitted to Chichester District Council shortly.

The applicant advised that the upstairs of the building complied with the permitted planning consent, however, downstairs remained as the original build. The Chairman advised the applicant that the Parish Council had objected to the application because the building was not approved. Had the building been approved in its current form the Parish Council decision would likely to be different as the Council are aware that there is a need for holiday accommodation in the area. The Chairman advised that the applicant give consideration to submitting an application to get the building approved as it currently stands.

P73.18 APOLOGIES AND REASONS FOR ABSENCE

None.

P74.18 CODE OF CONDUCT

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

P75.18 MINUTES

On a proposal by Cllr. Stant, it was RESOLVED to adopt and sign the minutes of the meeting held on 24th May 2018; this was duly completed.

P76.18 MATTERS ARISING FROM THE MINUTES

None.

P77.18 PLANNING APPLICATIONS

18/00879/FUL

107 First Avenue Almodington Earnley PO20 7LQ

Retrospective use of building as a holiday let

Re-consultation as the application has been renamed.

The Parish Council has an objection lodged against this application. On a proposal by the Chairman, it was RESOLVED that the Parish Councils objection is based entirely on the fact that the building is not approved as it has been built. If an application is made, and permitted, to approve the building the objection will be withdrawn.

P78.18 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES

None.

P79.19 NOTIFICATION OF PRE-APPLICATION ADVICE SOUGHT

None.

P80.19 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS

18/00879/FUL

107 First Avenue Almodington Earnley PO20 7LQ

Continuation of use of building as a holiday let

PENDING CONSIDERATION

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

REFUSE

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

PENDING CONSIDERATION

18/01109/FUL

Land South of 102 First Avenue Almodington Batchmere

Erection of horticultural / agricultural glasshouse.

PERMIT

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).

PERMIT

18/00991/ELD

Somerley Farm House Almodington Lane Almodington 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)

WITHDRAWN

18/00789/FUL

129A Third Avenue Almodington Earnley PO20 7LB

Erection of new dwelling an alternative to planning permission

E/17/02419/FUL.

PERMITTED WITH S106

18/00722/DOM

Quackers 94 First Avenue Almodington Batchmere PO20 7LQ

Temporary mobile home

PERMIT concern was expressed that the application had permitted with no
time limit or named resident, which was contrary to the Parish Councils
request.

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

District Cllr. Martin advised that he had meet with the Planning Officer,
CDC have commissioned a consultant to review the tourism report submitted
by the applicant. He had also meet with the applicant and had explained his
concern about the loss of tourism and considered it to be in an ideal location
for tourism. The applicants had not fully taken on board the loss of
employment and the proposal for the industrial buildings on the site and
were not entirely appropriate for the location. The applicant was
investigating the possibility of a hotel. Earnley Conservation Area Plan is
very clear that there is a requirement to reduce the traffic through the
conservation area and if permitted the Parish Council would require S106
funding for traffic calming for Almodington Lane.

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

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

18/00047/DOM

124 Third Avenue, Almodington, PO20 7LB

First floor rear extension

WITHDRAWN

17/02279/REM

Medmerry Park, Stoney Lane, Earnley, PO20 7JP

Proposed redevelopment to provide 518 static holiday caravans and lodges (in lieu of 308 holiday chalets), improvements to on site facilities and the provision of a comprehensive flood defence scheme.

It was noted that the applicant had submitted financial justification and sequential test on the flood issue.

P81.18 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 2nd October 2018, Chichester City Council and is expected to last four days

Appeal Ref: APP/L3815/W/17/3191901

Planning Application: 17/02138/FUL

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

Demolition of the former public house and erection of a two-storey terrace of 9 dwellings (consisting of 7 no. 3 bedroom units and 2 no. 4 bedroom units) with undercroft and parking to the rear and the erection of 1no. 2 bedroom bungalow

Appeal to be heard by hearing

It was noted that the Parish Councils comments would be submitted with the District Councils papers and it was considered that there were no further comments to add.

Enforcement Notice Ref: E/31

Planning Reference: 17/00391/CONDWE

Land at Dragon Nursery, Third Avenue, Batchmere

Notice takes effect on 26th July 2018 (unless an appeal is made against it beforehand)

Time for Compliance: 26th January 2019

Breach: Without planning permission, the construction of outer walls of a building.

Action required: Dismantle and remove from the land the walls of the said building, including all window frames and doors.

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.

A site visit has taken place and compliance checks have been carried out. The new owners have advised there is partial compliance and were taking steps to fully comply.

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

A site visit has taken place and compliance checks have been carried out. The new owners have advised there is partial compliance and were taking steps to fully comply.

Enforcement Case Ref: awaited

Planning Application No:

Cheraw Nursery 134 Almodington Lane Earnley PO20 7JR

Demolish existing house and replace with new two storey house. Compliance with Planning Condition five.

P82.18 LOCAL PLAN

Local Development Framework meeting held on 6th June - update
Cllr. Simpson and Stant attended the meeting and a background on the review was presented. 70% of the District is within the national park therefore all development would have to take place in the remaining 30%

of the District. They were provided with potential housing numbers and questions were raised on the AONB, Pollution and the A27. Evidence is being gathered by CDC to support the Local Plan Review. The District Council have decided to concentrate the provision of new housing on the East/West corridor and in the settlement hubs of Selsey and Wittering and the City.

None of the infrastructure appears to be part of the consideration when setting the objectivity assessed need is set by the Government. The District Council are under pressure to ensure that the Local Plan Review is completed and accepted by the Planning Inspectorate to ensure that developers do not have the opportunity to dictate where the building takes place via the planning appeal process.

P83.18 EXTERNAL CORRESPONDENCE

None.

P84.18 REPORTS ON EXTERNAL MEETINGS

The Chairman reported that he had attended a joint meeting with representatives with Sidlesham Parish Council to discuss the introduction of Article Four status on the Land Settlement Association (LSA) properties remove the permitted development rights associated with Part Q applications. Unfortunately, this was meet with resistance, however, the Officers did advise that they were reviewing the submitted applications to ensure the buildings were structural sound and would be doing site visits going forward. It has been agreed to map out the LSA and the officers have agreed to carry out a site visit when the information has been compiled. It was noted that the District Council were proposing to put an article on this matter in their next newsletter.

P85.18 ITEMS FOR REPORTING AND FUTURE AGENDAS

None.

Meeting closed at 19.27

Signed: _____ Chairman Earnley Parish Council Planning Committee

Dated: _____