

Earnley Parish Council

Minutes of Earnley Parish Council Planning Committee held on 19th July 2018 which commenced at 18.45pm 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, and four members of the public.

P86.18 PUBLIC QUESTION TIME

1. A resident asked if the Parish Council inspected the ditches as he was concerned that someone was dumping grass and hedge cuttings in one of the ditches. ~~Cllr. Carey responded that the ditches are inspected in the Autumn as they are not allowed to inspect them in the summer due to vole activity~~ Cllr Carey responded that the ditches managed by the Environment Agency are cleared in the autumn as they are not allowed to clear them in the summer due to water vole activity although grass cuttings may be removed at any time, he stated that it is illegal to deliberately block ditches he offered to write an article for the next parish newsletter.

RC

P87.18 APOLOGIES AND REASONS FOR ABSENCE

County Cllr. Montyn - prior engagement.

P88.18 CODE OF CONDUCT

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

P89.18 MINUTES

On a proposal by Cllr. Simpson, it was RESOLVED to agree and sign the minutes of the meeting held on 28th June 2018; this was duly completed.

P90.18 MATTERS ARISING FROM THE MINUTES

Enforcement Case Ref: 18/00195/CONBC

Planning Ref: 15/01698/FUL

Cheraw Nursery 134 Almodington Lane Earnley PO20 7JR

Demolish existing house and replace with new two storey house. Compliance with Planning Condition five. Chichester District Council have assigned this as a low priority case.

P91.18 PLANNING APPLICATIONS

18/01661/FUL

Land South Of 129A Third Avenue Batchmere

Retrospective change of use of menage to storage of caravans, motor homes and boat trailers.

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

18/01619/FUL

107 First Avenue Almodington Earnley PO20 7LQ

Erection of agricultural barn to house machinery

On a proposal by the Chairman it was RESOLVED to make no objection to the agricultural storage barn, however, the Parish Council is unaware of the unoccupied new agricultural dwelling on this site as referred to in bullet point three of the design and access statement and suggest that a new design and access statement is submitted.

P92.18 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES

None.

P93.19 NOTIFICATION OF PRE-APPLICATION ADVICE SOUGHT

None.

P94.19 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS

18/00879/FUL

107 First Avenue Almodington Earnley PO20 7LQ

Retrospective use of building as a holiday let

PENDING CONSIDERATION

This application has a new title : Retrospective extensions and use of building as a holiday let.

On a proposal by the Chairman, it was RESOLVED that if the District Council is minded to approve the building as built the Parish Council would withdraw its objection and support the application subject to it being purely used as a holiday letting. The Parish Council would request the District Council consider imposing the following conditions the first being a maximum letting period of eight weeks per let and a second condition that the building is never in permanent residency.

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

18/00991/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

19.00 PCSO Lemm & PC Pack arrived.

19.01 District Cllr. Taylor arrived.

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

On a proposal by the Chairman, it was RESOLVED to write to the officer at West Sussex County Council and draw their attention to the Earnley Conservation Area - Character Appraisal & Management Proposals, Approved by Chichester District Council on 7th May 2013, where it calls for **Earnley Parish Council, Chichester District Council and West Sussex County Council to: "to continue to seek ways of improving pedestrian safety and reducing traffic in Earnley whilst protecting the special character of the Conservation Area"** Ref page 15 section 2.3

It was agreed to request a similar contribution from the applicant for monies similar to the £20K for traffic calming measures in the 106 agreement as determined for the Wates application for 110 dwellings on the opposite side of Clappers Lane. It was agreed to copy the letter to Chichester District Council and County Cllr. Montyn.

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 to 31st July 2018; S106 Agreement awaited.

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.

PLANNING PERMISSION REQUIRED

P95.18 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 is 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. The applicants have indicated that they will withdraw the appeal if application EWB/18/00016/FUL is permitted.

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 Notice Ref: E/29
Enforcement Case Ref: 16/00216/CONCOU
Land to the north of Earnley Grange, Almodington Lane, Almodington
Date of compliance: 11th April 2018
Compliance achieved on 5 out of 8 steps. Remaining steps held in abeyance whilst a planning application is submitted to regularise the remaining use of the buildings.

P96.18 LOCAL PLAN

None.

P97.18 EXTERNAL CORRESPONDENCE

None.

P98.18 REPORTS ON EXTERNAL MEETINGS

1. A further meeting has taken place with Chichester District Council, to discuss Part Q planning applications. The article regarding these applications has been included in the latest edition of Initiatives. The District Council have confirmed that they are looking much more vigorously at the structural surveys. To enable the implementation of Article four status, the Parish Council have agreed to map the status of all the Land Settlement Associations properties and a site meeting will take place following the provision of this information, Cllrs. Stant, Simpson and Carey offered to assist with this project. Cllr. Charter agreed to investigate the Nottinghamshire Article four status and if any legal advice was used to assist the Parish Councils with gaining this status. A resident advised that the Horticultural Development Council carry out a survey every year and therefore may be able to provide the Parish Council with the information as to which sites are inactive and when this took place.

JS/RC/SS

P99.18 ITEMS FOR REPORTING AND FUTURE AGENDAS

1. 110 site on Clappers Lane Yellow Developers Directional Signs have been wrongly placed as they are directing drivers through the Conservation Area contrary to the traffic regulations for the build. It was agreed that that Cllr. Martin would contact the site manager to request the correct placement of the signs; if this is not carried out the Clerk is to write and copy in the Area Highways Engineer at West Sussex County Council.

KM/CLERK

Meeting closed at: 19.21

Signed: _____

Chairman Earnley Parish Council Planning Committee

Dated: _____