

## Earnley Parish Council

Minutes of the Planning Committee Meeting held on 27<sup>th</sup> September 2018 which commenced at 18.45pm at Bracklesham Barn, Beech Avenue, Bracklesham.

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

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

Due to the resignation of Chris Charter Cllr. Simpson chaired the meeting.

### **P100.18 PUBLIC QUESTION TIME**

1. The applicants of Dragon's Lair (18/02199/FUL) stated that the application involved no external amendments and complied with Section 79(d) of the revised Nation Planning Policy Framework which was adopted in July 2018. The applicants offered a site visit to enable councillors to have a clear understanding of the site.
2. The representative from Seaward Homes stated that the application (EWB/18/00753/OUT) had been due to go before the District Council Planning Committee last week, however, a District Councillor highlighted the issue of the conflict between the site entrance in Clappers Lane and the traffic island in relation to the Miller Homes Clappers Lane site. Therefore, the applicants have produced a new plan for the site which closes the access onto Clappers Lane, however the existing access for Chiltern's Clappers Lane will be widen slightly to enable access to this property.

He provided some copies of the new plan which has been submitted to the District Council and will be consulted on in due course.

18.81 District Cllr. Taylor arrived.

Cllr. Martin asked if the parking is in front of the properties adjoining Clappers Lane. The applicant confirmed that this was the case. He stated that Chichester District Council Policy Design had requested that the design should match the existing bungalows on Clappers Lane and should not create a barrier between the existing properties and the new site. He also confirmed that West Sussex County Council have had sight of the plans and are happy with the number of vehicles exiting onto Bracklesham Lane following the redesign of the site. The applicant stated that this is only an indicative plan as the application is an outline application, there could be the opportunity to have amendments made to the direction of the bungalows at the full application stage.

Cllr. Martin expressed concern regarding the site density. The applicant advised that the density complies with the brownfield site requirements.

Cllr. Simpson stated that the site opposite for 110 properties had provided the Parish Council with £20,000 for traffic calming in the conservation area to reduce the impact of the new site. Is this something that the applicant would consider. The applicant responded that they were already providing funding to improve the highways which included funding for two real time bus signs on Bracklesham Lane, they had provided everything the District and County Council had requested and the Parish Council should raise this issue with the County Council and the District Council.

A resident asked about the site boundary and the parking hardstands on Clappers Lane. The applicant responded that the site boundary was in the correct position and the access to the hardstands crossed highways land, in addition they would be installing a new footpath in Clappers Lane and this would be crossed when accessing the parking hardstands.

Cllr. Martin asked if this was also a cycle path, the applicant responded that this was not a cycle path but a new cycle path would go through the site and would enable connectivity with the Miller ~~Lanes~~ Homes site.

A resident asked if there would be electric charging points. The applicant confirmed that there would be a number of charging points within the site.

19.08 The representative of the Seawards Homes Ltd and one member of public left the meeting.

**P101.18 APOLOGIES AND REASONS FOR ABSENCE**

County Cllr. Pieter Montyn - prior engagement.

**P102.18 CODE OF CONDUCT**

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

**P103.18 MINUTES**

Minute P86.18 was amended to read "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"

Following this amendment on a proposal by Cllr. Stant, it was RESOLVED to agree and sign the minutes of the meeting held on 19<sup>th</sup> July 2018; this was duly completed.

**P104.18 MATTERS ARISING FROM THE MINUTES**

P99.18(1) 110 Site Clappers Lane yellow directional signs - the signs have been moved to guide traffic via the correct routes; matter closed.

**P105.18 PLANNING APPLICATIONS**

18/01976/LBC

Earnley Grange Almodington Lane Almodington Earnley PO20 7JS  
Internal and external alteration including re-roofing, works to walls and openings with associated landscaping works.

On a proposal by Cllr. Stant, it was RESOLVED to ratify the no objection submitted 28<sup>th</sup> August 2018

18/01975/DOM

Earnley Grange Almodington Lane Almodington Earnley PO20 7JS  
Internal and external alteration including re-roofing, works to walls and openings with associated landscaping works.

On a proposal by Cllr. Carey, it was RESOLVED to ratify the no objection submitted 28<sup>th</sup> August 2018

18/02206/DOM

124 Third Avenue Almodington Earnley PO20 7LB  
First floor rear extension.

On a proposal by Cllr. Simpson, it was RESOLVED to ratify the no objection submitted on 10<sup>th</sup> September 2018.

18/02199/FUL

Dragons Lair Third Avenue Almodington Earnley PO20 7LB  
Subdivision of annexe from Dragon cottage and combining with existing orangery to form new 3 bedroom dwelling.

On a proposal by Cllr. Simpson, it was RESOLVED to make no objection.

7.12pm a member of the public arrived.

18/02263/LBC

Mill House Bell Lane Earnley PO20 7JD  
Demolition of conservatory and erection of single storey rear extension and refurbishment.

On a proposal by Cllr. Simpson, it was RESOLVED to make no objection.

18/02312/AGR

Land South East of Thorney Farm House Almodington Lane Almodington  
Proposed irrigation reservoirs

On a proposal by Cllr. Simpson, it was RESOLVED to make no objection.

18/02413/FUL

101 First Avenue Almodington Earnley PO20 7LQ

Erection of 1 no. custom/self build dwelling - alternative to dwelling permitted by virtue of Class Q Prior Approval for change of use from agriculture to Class C3 (dwellinghouse) under E/15/02353/PA3Q (variation of condition 2 from planning permission E/17/01911/FUL- Change approved drawing 18A to 18B to allow covered verandah and small increase in ridge height).

The plan referred to in the application plan, 18B was not included in the papers on line therefore the planning committee were unable to comment on this application.

18/02262/DOM

Mill House Bell Lane Earnley PO20 7JD

Demolition of an existing timber framed conservatory and lean-to roof, and, proposed single storey rear extension and refurbishment to listed building.

On a proposal by Cllr. Simpson, it was RESOLVED to make no objection.

18/02387/TCA

Somerley Green House Bell Lane Earnley PO20 7HZ

Notification of intention to crown reduce by 2m (all round) on 2 no. Oak trees (1 and 3) and 1 no. Willow tree (2).

On a proposal by Cllr. Stant, it was RESOLVED to make no objection.

#### **P106.18 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES**

18/01651/FUL

Birdham Pool Marina The Causeway Birdham

The installation of infrastructure and associated engineering works to accommodate 9 houseboats to be used as holiday homes only, including the erection of a raised walkway, moorings and associated car parking.

On a proposal by Cllr. Stant, it was RESOLVED to ratify the objection submitted on 28<sup>th</sup> August 2018.

BI/18/01983/FUL

Yendor Farm Hundredsteddle Lane Birdham PO20 7BL

Demolition of buildings and replacement with 4no. mobile holiday homes.

On a proposal by Cllr. Martin, it was RESOLVED to ratify the no objection comments submitted on 10<sup>th</sup> September 2018.

#### **P107.19 NOTIFICATION OF PRE-APPLICATION ADVICE SOUGHT**

18/02190/PREM

Earnley Concourse Earnley PO20 7JL

Re-development of existing complex for housing.

The application was noted, however, there were no plans available for public viewing.

#### **P108.19 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS**

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.

REFUSE

18/01619/FUL

107 First Avenue Almodington Earnley PO20 1LQ

Erection of storage building.

PERMIT

18/00879/FUL

107 First Avenue Almodington Earnley PO20 7LQ

Retrospective extensions use of building as a holiday let

PERMIT

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

PERMIT

18/00991/ELD

Somerley Farm House Almodington Lane Almodington Earnley PO20 7JR

Use of building as ancillary storage associated with the adjacent dwellinghouse known as Somerley Farm House

PERMIT

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 DECISION

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

PERMIT WITH SECTION 106

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

## **P109.18 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, at Chichester City Council and is expected to last four days

Cllr. Carey confirmed that he is registered to speak at the appeal on the first day of the hearing.

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 WITHDRAWN

Enforcement Notice Ref: E/31

Planning Reference: 17/00391/CONDWE

Land at Dragon Nursery, Third Avenue, Batchmere

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

Time for Compliance: 26<sup>th</sup> 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: 16/00216/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

Compliance achieved on 5 out of 8 steps. Remaining steps held in abeyance whilst application submitted to regularise the remaining use of the buildings.

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 condition five.

The new dwelling is yet to be completed (approximately 9 months to completion) and the owner is aware of the condition. Case closed.

#### **P110.18 LOCAL PLAN**

1. Local Plan Development Review Meeting 21<sup>st</sup> August 2018 - Cllr. Simpson reported that the meeting was held with several local parishes, at this point the transport study was not available. District Cllr. Taylor stated that councillors had subsequently been briefed on the Transport Study and would be available for public viewing shortly.

#### **P111.18 PART Q PLANNING APPLICATIONS**

1. Update - The Chairman advised that there was no update at this time, she had meet with Chris Charter and he had briefed her fully on this matter and it was agreed that Cllr. Simpson would contact Sidlesham Parish Council to advise that she would be liaising with them in future.
2. LSA Survey - Cllr. Carey requested clarification on this project. It was agreed to hold a working party meeting to discuss the way forward on this project.

#### **P112.18 EXTERNAL CORRESPONDENCE**

1. Housing and Economic Land Availability Assessment On a proposal by Cllr. Martin, it was RESOLVED to submit the following comments:

Earnley Parish Council opposes HE002 in Clappers Lane on the ground that this would result in coalescence of Earnley with East Wittering & Bracklesham Parish. Furthermore, this site is adjacent to the Earnley Conservation Area and would cause harm to the Conservation Area and interrupt a key view point identified in the conservation appraisal report dated 7<sup>th</sup> May 2013.

The site of the Earnley Concourse building should be included in the HELAA for a small housing development.

In addition, although not in the Parish of Earnley the Parish Council is very concerned that the proposed sites on Bracklesham Lane HEWB0001 and HEWB0002, would result in an additional 1,213 units. This would clearly transform the character of East Wittering/Bracklesham, which may adversely affect tourism and make

worse the traffic congestion problem of leaving the Manhood during peak hours, that West Sussex Highways concede is currently severe.

District Cllr. Taylor, advised that the HELAA is a requirement of the local plan. District Cllr. Tylor confirmed that the Parish Council can submit sites for consideration.

**P113.18 REPORTS ON EXTERNAL MEETINGS**

None.

**P114.18 ITEMS FOR REPORTING AND FUTURE AGENDAS**

A member of the public asked to speak with regard to an application they were intending to submit. The Chairman of the meeting allowed them to speak.

The potential applicant stated that they would like to submit an application to convert an existing storage shed into holiday accommodation with facilities for the disabled. The Chairman responded that in general the Parish Council supports applications that improve the tourism facilities within the area, however we can't make any comments until we see the full application. The Clerk recommended that the land owners consider obtaining pre-application advice as the District Council have in the past refused applications for holiday accommodation in the rural area due to sustainability and transport issues.

Meeting closed 19.51

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

Vice Chairman Earnley Parish Council Planning Committee

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