

Earnley Parish Council

Minutes of the Planning Committee Meeting held on 23rd October 2018

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

In attendance: Louise Chater (Clerk) and four members of the public.

Following the resignation of Chris Charter Cllr. Simpson chaired the meeting.

P115.18 PUBLIC QUESTION TIME

Earnley Grange applicants stated that once they had purchased the house they were made aware of the enforcement cases against the property. The application being discussed today was to rectify the issues and close the enforcement case. Earnley Grange does not have a garage associated with the property and therefore they would like to remove the agricultural use for the buildings within the application and bring them into the domestic curtilage to use them for storage associated with the house and garden. The toilet would be used by the gardeners and people using the swimming pool.

P116.18 APOLOGIES AND REASONS FOR ABSENCE

None.

P117.18 CODE OF CONDUCT

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

P118.18 MINUTES

P100.18 page two, paragraph four Miller Lane amended to read Miller Homes. Following this amendment on a proposal by Cllr. Stant, it was RESOLVED to agree and sign the minutes of the meeting held on 27th September 2018; this was duly completed.

P119.18 MATTERS ARISING FROM THE MINUTES

None.

P120.18 PLANNING APPLICATIONS

18/02530/FUL

111 Second Avenue Almodington Earnley PO20 7LF

Demolition of existing agricultural building and erection of 1 no. self-build dwelling as alternative to Prior Approval consent E/17/00271/PA3Q for change of use of agricultural building to 1 no. dwelling.

It was noted that the scale and footprint of the building mirrors the permitted development. However, the applicants are proposing to move the building to an alternative location within the site. On a proposal by the Chairman it was RESOLVED to object to the relocation of the building. The Parish Council were of the view that if the applicant did not have a permitted development within

the site then there was no viable planning reason to permit a new build in the new proposed location as it was building within the countryside and does not comply with the local plan or the planning policy framework and in particular policy 79 and should be treated separately from the prior approval given under part Q permitted development.

18/02025/FUL

Earnley Grange Earnley Almodington Lane Almodington Earnley
Change of use of the land and three existing outbuildings to the north-west of Earnley Grange for any purpose incidental to the use of the dwelling, Earnley Grange.

Concern was expressed regarding the galvanised corrugated roof, On a proposal by Cllr. Stant, it was RESOLVED to make no objection to the application, however, the Parish Council would prefer to see the roof changed to wooden shingles.

18/02634/OBG

137 Almodington Lane Almodington Earnley Chichester
Discharge of a S106 obligation for E/2/86, relating to occupation of dwelling as an agricultural dwelling.

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

18/02665/FUL

136 Almodington Lane Almodington Earnley PO20 7JR
Demolition, resiting and erection of 1 no. 2 bed dwelling as alternative to the change of use of one of the buildings to a dwelling permitted under E/17/03249/PA3Q

It was noted that the applicants were only proposing the demolition of one of the permitted application buildings but were using the combined footprint of the two buildings for the new application. On a proposal by the Chairman it was RESOLVED to object to the relocation of the building and the proposed demolition of only one of the permitted buildings. The Parish Council were of the view that if the applicant did not have a permitted development within the site then there was no viable planning reason to permit a new build in the new proposed location as it was building within the countryside and does not comply with the local plan or the planning policy framework and in particular policy 79 and should be treated separately from the prior approval given under part Q permitted development.

P121.18 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES

None.

P122.19 NOTIFICATION OF PRE-APPLICATION ADVICE SOUGHT

18/02507/PREOT

Somerley Farm House Almodington Lane Almodington Earnley PO20 7JR
Change of use into a disabled holiday let. Increase roof height and re-tile.
For noting.

18/02698/PASUR
116 Second Avenue Batchmere PO20 7LF
Proposed stables
For noting.

P123.19 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS

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.
PENDING CONSIDERATION

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.
PENDING CONSIDERATION

18/02206/DOM
124 Third Avenue Almodington Earnley PO20 7LB
First floor rear extension.
PERMIT

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.
PENDING DECISION, it was noted that District Cllr. Taylor had requested that this application be considered by the District Council Planning Committee. Substitute plans and information has been submitted and extension of time has been agreed to 16th November 2018. The officer currently appears to be recommending refusal. In light of the additional paperwork submitted the Parish Council have reviewed the application again, the applicants led the council to believe that the application complied with the new planning policy framework, however, having reviewed this section of the policy again the site is not in an isolated location and therefore on a proposal by Cllr. Carey, it was RESOLVED to object to the subdivision of the property

18/02387/TCA
Somerley Green House Bell Lane 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).
PENDING DECISION

18/02263/LBC
Mill House Bell Lane Earnley PO20 7JD

Demolition of conservatory and erection of single storey rear extension and refurbishment.

PENDING CONSIDERATION

18/02262/DOM

Mill House Bell Lane Earnley PO20 7JD

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

PENDING CONSIDERATION

18/02312/AGR

Land South East of Thorney Farm House Almodington Lane Almodington Earnley

Proposed irrigation reservoirs

PERMIT

18/02188/TCA

Hedgehog Hall Bell Lane Earnley PO20 7JD

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

NOT TO PREPARE A TREE PRESERVATION ORDER

BI/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.

PENDING CONSIDERATION

BI/18/01983/FUL

Yendor Farm Hundredsteddle Lane Birdham PO20 7BL

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

PENDING DECISION

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 - the meeting reviewed the additional plans submitted, it was noted that the existing properties on Clappers Lane have long drives and large grass front gardens, the new properties opposite only had short drives with parking space for two vehicles which means there is a significant likelihood that visitors will be required to park on Clappers Lane.

The Parish Council is concerned with the density of the site and although the site is considered a brownfield site it is a rural brownfield site and therefore the density should respect the transition from village to rural environment. In addition, the site is on the edge of the East Wittering/Bracklesham settlement

and this should be reflected in a lower density of housing. The Parish Council would request that the developers should look to include some green space at the eastern end of the site to prevent ribbon development on Clappers Lane and the properties on the southern boundary should be turned around to be contained within the site, thereby helping to preserve the rural character of Clappers Lane. The existing oak tree and the hawthorn hedgerow on the southern boundary should be retained and strengthened. This would match the larger Wates Clappers Lane development almost opposite, which is screened from Clappers Lane by hedgerow and trees.

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

P124.18 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

The appeal hearing took place on 2nd October 2018. Cllr. Carey reported that he had presented the planning inspector with a copy of the Clappers Lane planning decision and in particular had highlighted the line in the sand argument.

Enforcement Notice Ref: E/31

Planning Reference: 17/00391/CONDWE

Land at Dragon Nursery, Third Avenue, Batchmere

Notice takes effect on 26th July 2018

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: 16/00216/CONCOU

Enforcement Notice Ref: E/29

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 application 18/02025/FUL submitted to regularise the remaining use of the buildings.

P125.18 LOCAL PLAN

1. Housing, Economic & Land Availability Assessment (HELAA) - the comments were submitted and subsequently Earnley Concourse was put forward as a development site.
2. Infrastructure Business Plan consultation open until 5.00pm on 19 November 2018

The draft CIL spending plan for each of the first five years is set out in Table 11 on pages 26 to 28. Comments to be submitted on the projects prioritised for CIL funding. It was agreed that Cllr. Carey would review the report and if required would prepare a response.

P126.18 PART Q PLANNING APPLICATIONS

1. Update - Cllr. Carey agreed to arrange a meeting with a representative of Sidlesham Parish Council to get a full understanding of the current situation and to prepare a plan for the project to carry out the survey.
2. LSA Survey - no further update.

P127.18 EXTERNAL CORRESPONDENCE

None.

P128.18 REPORTS ON EXTERNAL MEETINGS

None.

P129.18 ITEMS FOR REPORTING AND FUTURE AGENDAS

None.

Meeting closed at 19.53pm

Signed: _____ Vice Chairman Earnley Parish Council Planning
Committee

Dated: _____