

Earnley Parish Council

Minutes of the Planning Committee Meeting held on 22nd November 2018 which commenced at 6.45pm at Bracklesham Barn, Beech Avenue, Bracklesham.

PRESENT: Cllrs. Sandy Simpson, Keith Martin and Robert Carey.

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

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

P130.18 PUBLIC QUESTION TIME

None.

P131.18 APOLOGIES AND REASONS FOR ABSENCE

Cllr. John Stant - holiday.

P132.18 CODE OF CONDUCT

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

P133.18 MINUTES

On a proposal by Cllr. Martin, it was RESOLVED to agree and sign the minutes of the meeting held on 23rd October 2018; this was duly completed.

P134.18 MATTERS ARISING FROM THE MINUTES

None.

P135.18 PLANNING APPLICATIONS

None.

P136.18 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES

None.

P137.19 NOTIFICATION OF PRE-APPLICATION ADVICE SOUGHT

Two members of the public arrived.

18/02696/PRESS

Byre Cottage Clappers Lane Earnley PO20 7JL

Residential extension of existing barn. Construction of additional dwellings

Noted.

P138.19 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS

County Cllr. Montyn arrived.

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.

PENDING CONSIDERATION

Chichester District Council has asked that Parish Council review the comments submitted prior to the preparation of the papers for the planning committee meeting for the December meeting. On a proposal by the Chairman, it was RESOLVED to maintain the Parish Councils objection as there are other court decisions other than the fall back position. It was agreed that Cllr. Carey would speak at the District Council Planning Committee meeting on 16th December 2018.

18/02025/FUL

Earnley Grange 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.

PENDING CONSIDERATION

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.

PENDING CONSIDERATION

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

PENDING CONSIDERATION

Chichester District Council has asked that Parish Council review the comments submitted prior to the preparation of the papers for the planning committee meeting for the December meeting.

On a proposal by the Chairman, it was RESOLVED to register Cllr. Carey to speak at the District Council Planning Committee meeting.

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 - it was noted that the officer has expressed some concern about the proposed work. The agent has requested time for the applicant to consider the planning officers comments.

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)

On a proposal by the Chairman, it was RESOLVED to request further clarification on the roof height changes as the drawings did not have any comparable measurements.

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.

Chichester District Planning Committee REFUSED the application on 14th November 2018, however, the website is showing the application as withdrawn as the applicant submitted a withdrawal notice on 16th November 2018.

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).

NOT TO PREPARE A TREE PRESERVATION ORDER

18/02263/LBC

Mill House Bell Lane Earnley PO20 7JD

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

WITHDRAWN

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.

WITHDRAWN

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.

REFUSE

BI/18/01983/FUL

Yendor Farm Hundredsteddle Lane Birdham PO20 7BL

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

REFUSE

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 application has been deferred for the District Council planning officers to discuss the application with the developers, to review the development, the three storey building on the corner of the Clappers Lane and Bracklesham Lane and the turning round of the properties fronting Clappers Lane.

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.

On a proposal by the Chairman, it was RESOLVED ratify the decision to withdraw the Parish Council's objection due to the extensive report prepared by the planning officer for the planning committee meeting.

PERMIT WITH SECTION 106

P140.18 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS

District Cllr. Taylor arrived.

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

APPEAL DISMISSED

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 to regularise the remaining use of the building is considered.

Enforcement Case Ref: awaited
Holden's Field Clappers Lane
Soil and rubble
Report to Chichester District Council

P141.18 LOCAL PLAN REVIEW 2035

District Cllr. Taylor reported that the Local Plan Consultation will commence on 13th December 2018 for eight weeks. It is a very tight timetable if the plan is not adopted by 2020. If the cap is removed then there will be a need for a larger increase in the number of dwellings. It was noted that there is a new online consultation provider. On a proposal by the Chairman, it was RESOLVED to form a working party, consisting of all members of the council, to review the Local Plan. Consideration to be given to how the Parish Council advise the residents of the importance of this.

P142.18 PART Q PLANNING APPLICATIONS

1. Update - Cllr. Carey thanked Julia Bowering for her work. A meeting has taken place with representatives of Sidlesham Parish Council and the survey is now ready to be circulated. Between the two parishes there have already been over 50 dwellings permitted.
2. LSA Survey - the results of the survey will be confidential and will only be shared with Chichester District Council Planning.

P143.18 CHICHESTER DISTRICT COUNCIL PLANNING PROCESS

Cllr. Simpson expressed concern with regard to some of the planning processes for example, Dragons Lair the Parish Council made a decision and then further papers were submitted and the Parish Council then reversed their decision following the review of the additional papers. The Council is concerned that it is being asked to comment on some applications before all the information is available.

P144.18 EXTERNAL CORRESPONDENCE

None.

P145.18 REPORTS ON EXTERNAL MEETINGS

None.

P146.18 ITEMS FOR REPORTING AND FUTURE AGENDAS

None.

Meeting closed: 19.23pm

Signed: _____
Committee

Chairman Earnley Parish Council Planning

Dated: _____