

## **Minutes of the Planning Committee Meeting to be held on the 23<sup>rd</sup> October 2014**

**Present:** Cllrs. Colin Field (Chairman), Sandy Simpson (Vice Chairman), Chris Charter, Robert Carey and Keith Martin.

**In attendance:** Mrs Louise Chater (Clerk), District Cllr. Graeme Barrett and two members of the public.

### **P96.14 PUBLIC QUESTION TIME**

None.

### **P97.14 APOLOGIES AND REASONS FOR ABSENCE**

Cllr. Carey - working on appeal case.  
County Cllr. Pieter Montyn.

### **P98.14 CODE OF CONDUCT**

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

### **P99.14 MINUTES**

On a proposal by Cllr. Charter, it was RESOVLED to agree and sign the minutes of the meetings held on 25<sup>th</sup> September 2014; this was duly completed.

### **P100.14 MATTERS ARISING NOT ALREADY COVERED BY THE AGENDA**

None.

### **P101.14 PLANNING APPLICATIONS**

14/03063/FUL- Case Officer: Natalie McKellar

Mr K Jenkins

Land South Of 1 Bookers Lane Earnley

Erection of timber farm buildings

On a proposal by the Chairman it was to RESOLVED to make no objection, however, concern was expressed with regard to the storage of plant hire equipment on the site.

14/03228/DOM - Case Officer: Catlin Boddy

Mr Stephen Jupp

110 Batchmere Road Batchmere

Erection of garage, store with games room over and new vehicular access.

On a proposal by the Chairman it was RESOVLED to object of the following grounds:

New access -

1. Location adjacent to sweeping bend
2. Limited visibility splays
3. Installation of further culvert and increase flood risk
4. Manhood Wildlife Group had identified water voles activity at this location

Building -

1. Building appears to resemble a dwelling house rather than a garage
2. Footprint larger than current dwelling house
3. Out of scale to current dwelling house

District Cllr. Barrett agreed to red card the application if the officers were of a mind to permit the application.

**E/14/03416/TCA- Case Officer - Henry Whitby**

Mrs Shirley Rogers

Chapel Cottage Bookers Lane Earnley

Notification of intention to fell Silver Conifer tree

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

**P102.14 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES**

None.

**P103.14 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS**

EWB/14/01806/OUT - Case Officer: Jeremy Bushell

Mrs M Baker

Land East of Barton Way Clappers Lane Earnley

Erection of 110 residential dwellings, new vehicular access, open spaces and other ancillary works.

**PENDING CONSIDERATION**

On a proposal by Cllr. Martin it was resolved to ratify the further letter of objection which had been submitted to Chichester District Council. It was noted that if the application was permitted a request had been included to require a road traffic order to prevent travelling to the east when existing the site, the use of the exit designed by the traffic consultant for the consortium and mitigating traffic measures for the conservation area.

It was noted that the new exit design would not prevent traffic from entering the site from the eastern lanes in Earnley.

SEL/ 14/02186/OUTEIA- Case Officer: Jeremy Bushell

Mr M Fletcher

Park Farm Park Lane Selsey

Hybrid planning application for comprehensive mixed use development of land at Manor Road. Full application for Class A1 food store, car parking, Class A3/A4 pub/restaurant, petrol filling station, new access, landscaping and ancillary works. Outline planning application for up to 159 dwellings, hotel, Class D1 building, open space, landscaping and new access.

**Permitted at Chichester District Council planning committee on 15th October 2014.**

E/14/02740/PLD - Case Officer: - Halima Chowdhury

Mrs Rosemary Freer

100 First Avenue Batchmere Chichester PO20 7LQ

Land solar panel installation of 4kWp using 16 panels covering an area of 26.62 square metres.

**REFUSE**

14/02964/LBC: Case Officer - Caitlin Boddy

Ms Sarah Cunningham Reid

The Hermitage Batchmere Road Almodington

New extension to form garden room to side of existing building.

**WITHDRAWN**

14/02965/DOM: Case Officer - Catlin Boddy

Ms Sarah Cunningham Reid

The Hermitage Batchmere Road Almodington

New extension to form garden room to side of existing building.

**WITHDRAWN**

14/01399/FUL - Case Officer : Natalie McKellar

Manorfield Residential Care Home

Manorfield Clappers Lane Earnley

Single storey rear extension to provide three additional bedrooms

**PERMIT** it was noted that District Cllr. Barrett had requested the officers contact Southern Water prior to approval which had not been carried out.

14/02427/FUL Case Officer: Fjola Stevens

Tomas Pierce

Lidney Croft Batchmere Road Almodington Earnley

Demolish existing house and construct 1 no. 5 bedroom house.

**PERMIT**

#### **P104.14 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS**

Appeal Ref: app/L31815/A/14/2219554

14/00028/NONDET

Wates Development Ltd  
Land South Of Clappers Lane Bracklesham  
Erection of 160 residential dwellings, new vehicular access, open space, and other ancillary works.

**APPEAL IN PROGRESS** - update on progress made by Western Manhood Peninsula Consortium

The Appeal was due to commence on 29<sup>th</sup> October 2014 for three days, the consortiums traffic consultant would be in attendance for all three days.

I-transport had requested the use of the exist design commissioned by the consortium and prepared by Graham Bellamy.

A meeting had taken place with Prospect Law who had advised the consortium work closely with Chichester District Council and to ensure the consortium's argument dovetails the District Council. Subsequently a meeting had taken place with officers from Chichester District Council and had been coordinating with the officers when preparing the case.

Maps had been produced to demonstrate the statistical evidence.

Julia Bowering would be standing as a witness on behalf of the consortium

The consortium had requested members of the public register to speak on various topics from a prepared script which would be presented to the inspector.

Traffic Consultant in attendance for the three days of the hearing.

Enforcement Case Reference: E/13/00337/CONCOU

Rutherglen Third Avenue Dog Food Factory

Case officer - Steve Pattie

A further site visit had taken place and the unit was due for relocation in September/October 2014 a further compliance inspection was due in October 2014.

Enforcement Case Reference: E/13/00277/CONMHC

Land North of Marsh Farm Barn Drove Lane

Case Officer - Reg Hawks

Enforcement notice (E/23) notice takes effect on 9<sup>th</sup> July 2014 and date for compliance was 9<sup>th</sup> October 2014.

Enforcement Case Ref: E/14/00118/CONCOU

Marsh Farm Barn Drove Lane

Case Officer- Reg Hawkes

Formation of new planning unit - request for planning application to regularise the site had been sent.

Enforcement Case Reference: E/14/00120/CONHH

Marsh Farm Barn Drove Lane

Case Officer - Reg Hawkes

Erection of outbuilding - planning application submitted awaiting validation

Enforcement Case Reference: E/11/00567/CONENG

Land at Marsh Farm Barn, Drove Lane.

Culverting of watercourse

Enforcement notice (E/24) notice takes effect from 12<sup>th</sup> November and date for compliance was 12<sup>th</sup> February 2015. It was noted that since the enforcement notice had been issued the landowners had moved three further occupied caravans onto the open field.

It was noted the Clerk had once again requested an update on the situation with regard to the various enforcement cases relating to Marsh Farm Barn, no update had been received. District Cllr. Barrett had also requested an update and it was considered that the response from the Officer was inadequate. Following a long discussion on a proposal by the Chairman it was AGREED to:

- 1> Request a meeting
- 2> End of meeting still not happy submit a complaint to Chichester District Council
- 3> Get advice from SALC and West Wittering Parish Council Clerk with regard to submitting a complaint to the Ombudsmen
- 4> Submit a complaint Ombudsmen

Enforcement Case Reference: awaited

Marsh Farm Cottage Driveway works

Case Officer - awaited

Enforcement Case Reference: 13/00363/CONBC

First Chichester Storage

Marsh Farm Drove Lane

Case Officer - Edward Lockett

**CONDITION 2 DISCHARGED** it was noted that preparation work for planting had commenced.

8.05pm One member of public left

#### **P105.14 EXTERNAL CORRESPONDENCE**

1. Draft Planning Housing & Affordable Housing Supplementary Planning Document Consultations - deadline for submission of consultation form

5pm 30<sup>th</sup> October 2014 - It was RESOLVED to submit comments that Medmerry be awarded the zone of influence at this stage.

**CLERK**

2. East Wittering & Bracklesham Neighbourhood Plan - stakeholders meeting. - Cllr. Simpson attending a meeting on 6<sup>th</sup> November 2014 and would provide a report.

**P106.14 REPORTS ON EXTERNAL MEETINGS**

None.

**P107.14 ITEMS FOR FUTURE AGENDAS**

Meeting closed 8.10pm

Signed: \_\_\_\_\_ Chairman Earnley Parish Council Planning Committee

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