

Minutes of the Planning Committee Meeting held on the 26th March 2015

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

In attendance: Louise Chater (Clerk), County Cllr. Pieter Montyn, District Cllr. Graeme Barrett, District Cllr. Peter Clementson and five members of the public.

P40.15 PUBLIC QUESTION TIME

The owner of Hawthorn Nursery stated that he had received a planning contravention notice from Chichester District Council with regard to a replacement conservatory and improvements to the garage. He said that he would be completing the form and submitting it to Chichester District Council. He stated that the previous owners had signed an affidavit on the sale of the property stating that they had used the garage as ancillary accommodation since 2002. It was noted that the garage had previously had a separate electricity meter which had now been removed and the electricity supply was connected to the main house.

P41.15 APOLOGIES AND REASONS FOR ABSENCE

Cllr. Charter - holiday

P42.15 CODE OF CONDUCT

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

P43.15 MINUTES

On a proposal by Cllr. Martin, it was RESOLVED to agree and sign the minutes of the meetings held on 26th February 2015.

P44.15 MATTERS ARISING NOT ALREADY COVERED BY THE AGENDA

None.

P45.15 PLANNING APPLICATIONS

E/15/00778/DOM - Case Officer: - Sophie Locke
Mr & Mrs Colin & Caroline Durant
Dragon Cottage Third Avenue Almodington Earnley
Detached garage / garden store with office.

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

P46.15 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES

None.

P47.15 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS

EWB/15/00273/FUL - Case Officer: - Steve Harris

Mr Richard Stileman The Southern Co-Operative
Royal Oak Stocks Lane East Wittering Chichester

Demolition of existing buildings and erection of supermarket with associated car park, new access, hard and soft landscaping. Variation of Condition 12 of planning permission EWB/13/01483/FUL - such that construction of the vehicular access to the site was required prior to first occupation of the development.

PENDING CONSIDERATION

15/00237/DOM - Case Officer: - Maria Tomlinson

Mr Christopher Darling

Woodlands Batchmere Road Almodington

Demolish and replace existing outbuilding which would be used to store boats and equipment.

PERMIT

15/00438/DOM - Case Officer: - Anna Miller

Mr P Tredwell

Napier House First Avenue Almodington

Erection of detached garage with home office above.

PENDING CONSIDERATION

15/00473/ELD - Case Officer - Fjola Stevens

Mr & Mrs Durant

Dragon Nursery Third Avenue Almodington

Use of land & part of glasshouse to rear of Dragon Cottage for storage

PENDING CONSIDERATION - The Clerk confirmed that the Planning Officer was due to carry out a site visit and further investigations with regard to the evidence as to what was currently stored on site and would request clarification from the applicants with regard to their plans for the future. The Planning Officer stated that it was most likely the applicants had submitted the application to prevent enforcement action being taken against them.

The Chairman read out an email from Mrs. Durant the property owner (copy attached). On a proposal by the Chairman it was RESOLVED to respond that the Committee stand-by their objection to the application.

14/04297/FUL - Case Officer - Sophie Locke

Mr. N Paul

95 First Avenue Almodington

Change of use of strip of land to garden land and erection of tractor store and workshop following removal of agricultural building

PERMIT

E/14/03245/FUL - Case Officer: - Fjola Stevens

Mr And Mrs Valler

Land At Marsh Farm Barn Drove Lane Earnley Chichester

Use of land as a residential caravan site consisting of 4 no. pitches and ancillary works.

PENDING CONSIDERATION - additional plan for consideration

[https://publicaccess.chichester.gov.uk/online-](https://publicaccess.chichester.gov.uk/online-applications/files/3FBE47D6F337041DE36CB9BD372CE3A8/pdf/14_03245_FUL-ADDITIONAL_PLAN_6_3_15_-_OUTLINE_LANDSCAPE_PROPOSALS_A3_-1976237.pdf)

[applications/files/3FBE47D6F337041DE36CB9BD372CE3A8/pdf/14_03245_FUL-ADDITIONAL_PLAN_6_3_15_ -](https://publicaccess.chichester.gov.uk/online-applications/files/3FBE47D6F337041DE36CB9BD372CE3A8/pdf/14_03245_FUL-ADDITIONAL_PLAN_6_3_15_-_OUTLINE_LANDSCAPE_PROPOSALS_A3_-1976237.pdf)

[OUTLINE LANDSCAPE PROPOSALS A3 -1976237.pdf](https://publicaccess.chichester.gov.uk/online-applications/files/3FBE47D6F337041DE36CB9BD372CE3A8/pdf/14_03245_FUL-ADDITIONAL_PLAN_6_3_15_-_OUTLINE_LANDSCAPE_PROPOSALS_A3_-1976237.pdf)

Concern expressed with regard to the additional plan had been submitted stating:

- Some caravans appear closer than 3 metres from the appear and 6 metres apart
- No scale by which to check
- No designated parking places
- No reference to waste bin storage
- Concern that the flint wall on the western boundary was to be demolished
- No marked location for a sewage treatment plant
- Unclear as to which was the main access and the location of the gates.
- No planting scheme provided

District Cllr. Barratt stated that the applicants only had access rights for agricultural vehicles and this was being misused.

14/03543/OUT - Case Officer: Jeremy Bushell

Mr Timothy Lawson

Land West Of Clappers Lane Bracklesham Lane Bracklesham

Outline application - 50 dwellings and associated access, parking, gardens, open space, footpath, cycle path and balancing/wildlife pond.

PENDING CONSIDERATION

14/02662/OUT - Case Officer - Joanna Bell

Mr And Mrs Paul Knappett

Koolbergen And Ramsay Bell Lane Birdham

Outline application for the erection of 81 houses, B1 floor space, retail and open space with the retention of 1 dwelling.

REFUSE

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 - it was noted that members had reviewed the additional plans for the new road layout and these had been displayed at the Annual Meeting of the Electors. Further comments had been submitted to Chichester District Council stating although the Parish Council continued to oppose the application they however, supported the revised relocation of the access to the western end of the site.

A resident of Clappers Lane confirmed that all the residents were content with the access being moved to the western end, however, they would prefer the development not to go forward.

48.15 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS

Appeal Ref: app/L3815/W/14/3000690

14/01806/NONDET

Wates Development Ltd

Land East of Clappers Lane Bracklesham

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

APPEAL LODGED

Enforcement Case Reference: E/13/00337/CONCOU

Rutherglen Third Avenue Dog Food Factory

Case officer - Steve Pattie

The landowner had confirmed relocation had taken place the officer was due to visit the site to confirm.

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 9th July 2014 and date for compliance was 9th 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 12th November and date for compliance is 12th February 2015

Enforcement Case Reference: awaited

Marsh Farm Cottage Driveway works

Case Officer - awaited

Enforcement Case Reference: 15/00070/CONBC

Land south of 1 Bookers Lane

Storage of plant hire on site.

Case officer- Steve Pattie

It was requested the Clerk follow this matter up. Concern was expressed **CLERK** that the roof that had blown across the road had not been removed.

Enforcement Case Reference: awaited

Land to rear of 94 First Avenue Almodington

Placing of static home without planning permission

Case officer - to be assigned

P49.15 WESTERN MANHOOD CONSORTIUM

The consortium had met on 25th March 2015 to discuss representation at the District Council Planning Committee meeting to be held on 1st April. It was very disappointing that a number of members of the consortium stated that it appeared that Earnley Parish Council are supporting the application. However, the Parish Council has led the consortium and has taken the pragmatic view that the Parish Council should liaise with the applicants to ensure that if the application was permitted then the parish council had achieved the best deal possible for its residents. Cllr. Martin had circulated the Parish Council's speech prior to the District Council Planning Committee meeting on 4th March and none of the members of the consortium had raised this as a matter of concern prior to the Committee hearing.

The consortium had agreed that Christopher Mead-Briggs would represent the consortium at the Committee hearing on 1st April. He will state that a decision on the application would be premature due to the current unknown position of the local plan. He will ensure that it is clear that Earnley Parish Council is a member of the consortium and continues to object strongly to the application.

District Cllr. Peter Clementson stated that the statement by the Parish Council it could be inferred that the Parish Council has given up on the main task of objecting to the application. He went on to say that the Parish Council had, though, achieved the best outcome in the circumstances.

P50.15 EXTERNAL CORRESPONDENCE

1. Community Infrastructure Levy Workshop - Chichester District Council Offices 9th April 2015 13:00 - 16:00 - no representatives were available to attend.
2. Consultation Draft Local List for the Validation of Planning Applications. The draft Local List relates only to applications dealt with by the County Council - that was, applications for minerals, waste and the County Council's own developments ('regulation 3' development) - On a proposal by the Chairman it was RESOLVED to make no comment.
3. Email from Mrs Caroline Durant - Existing Lawful Development - matter covered agenda item: P47.15

P51.15 REPORTS ON EXTERNAL MEETINGS

110 properties Clappers Lane - meeting with developers representatives - matter covered agenda item: P49.15

P52.15 ITEMS FOR FUTURE AGENDAS

None.

Meeting closed at 19.40pm

Signed: _____ Chairman Earnley Parish Council Planning Committee.

Dated: _____