

Minutes of the Planning Committee Meeting held on the 25th June 2015

PRESENT: Cllrs. Chris Charter (Chairman), Sandy Simpson (Vice Chairman), Robert Carey and Keith Martin.

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

P80.15 PUBLIC QUESTION TIME

None.

P81.15 APOLOGIES AND REASONS FOR ABSENCE

None.

P82.15 CODE OF CONDUCT

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

P83.15 MINUTES 25th MAY 2015

14/03245/FUL - mean amended to read meet

On a proposal by the Cllr. Simpson, it was RESOLVED to agree and sign the minutes of the meetings held on 25th May 2015; this was duly completed.

P84.15 MATTERS ARISING NOT ALREADY COVERED BY THE AGENDA

None.

P85.15 PROTOCOL FOR DEALING WITH DEVELOPERS

The title was amended to read with any planning application consultation.

On a proposal by the Chairman, it was RESOLVED to adopt the protocol for dealing with planning application consultation.

P86.15 PLANNING APPLICATIONS

15/00368/FUL - Case Officer: - Naomi Langford

Mr K Brown

Medmerry Park Stoney Lane Earnley

Overnight and daytime use of existing holiday accommodation at any time during the year.

On a proposal by the Chairman it was resolved to object for the following reasons:

1. Application did not comply with the Local Plan.
2. There were already 13 registered voters (electoral role number 237-249 on the electoral register) living at the site, in addition to the staff that were registered on the site.
3. Children who live on the site were registered at the local school.
4. It would be difficult to enforce occupancy and there was the potential to increase the number of people living on site permanently.

15/01562/DOM - Case Officer: - Caitlin Boddy
Dragon Cottage Third Avenue Almodington Earnley
Proposed garden store / workshop.
On a proposal by the Chairman, it was RESOLVED to make no objection.

15/01599/TCA - Case Officer: - Henry Whitby
Mr James Pretorius
Sparrow Cottage Bell Lane Earnley
Notification of intention to crown raise by up to 2.5m (above ground level) on 31 no. Crack Willow trees (A1), 1 no. Sycamore tree (B1), 1 no. Silver Birch tree (C1), 1 no. Grey Alder tree (D1) and 1 no. Beech tree (E1). Fell 1 no. Douglas Fir tree (F2), 2 no. Lawson Cypress tree (G2) and 1 no. Bay and Cypress hedge (H3).
On a proposal by the Chairman, it was RESOLVED to make no objection.

15/01698/FUL - Case Officer: - Peter Kneen
Mr Tim Thoup
Cheraw Nursery 134 Almodington Lane Almodington
Demolish existing house and replace with new two storey house.
On a proposal by Cllr. Carey, it was RESOLVED to make no objection.

15/01508/FUL - Case Officer: - Peter Kneen
Ms Julie Burton (Deputy For PW)
Millfield Bell Lane Birdham
Proposed demolition of existing dwelling and construction of a new dwelling
On a proposal by Cllr. Simpson, it was RESOLVED to make no objection.

15/01671/DOM - Case Officer: - Caitlin Boddy
Mr Shaun Perry
Hawthorn Nursery Batchmere Road Almodington Earnley
Retention of the Conservatory (shown on plans during planning application E/14/02454/DOM) and conversion of the existing garage to form ancillary accommodation.
On a proposal by Cllr. Carey, it was RESOLVED to make no objection.

15/01594/TCA - Case Officer: - Henry Whitby
Mrs Debbie Cook
Mill House Bell Lane Earnley
Notification of intention to fell 5 no. False Acacia trees (T3 and T7), 1 no. Bay tree (T5), 1 no. Silver Birch tree (T6) and 1 no. Elder bush (T8). Lift crown over garage by up to 6m (above ground level) and reduce height by 5m and widths by 3m on 2 no. Horse Chestnut trees (T1 and T2). Crown lift by up to 5m (above ground level) on 1 no. Field Maple tree (T4).
On a proposal by Cllr. Simpson, it was RESOLVED to object make no objection

15/01864/TCA - Case Officer: - Henry Whitby

Mrs Shirley Rogers
Millfield Bell Lane Birdham
Notification of intention to fell 1no. Monterey Cypress tree (3). Reduce heights by 5m and widths by 1m on 2 no. Monterey Cypress trees (1 and 2).
On a proposal by the Chairman, it was RESOLVED to make no objection.

P87.15 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES

None.

P88.15 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS

15/01288/FUL - Case Officer - Peter Kneen

Mr Bill Hughes

Birdham Road Birdham

Proposed single pitch site including the provision of a utility building for settled gypsy accommodation together with existing stables

REFUSE

It was noted that the Highways Agency had commented on the access to the site using the issues that we had raised with regard to Marsh Lane which was encouraging.

District Cllr. Taylor stated the District Council had successfully applied for a court order on the site to prevent further work being carried out and Article 4 direction had also been placed on the site.

15/01287/FUL - Case Officer - Peter Kneen

Mr Joe Smith

Birdham Road Birdham

Proposed single pitch site including the provision of a utility building for settled gypsy accommodation together with existing stables.

REFUSE

15/01406/PA3Q - Case Officer - Peter Keen

Mr Stephen Jupp

Almodington Nurseries Batchmere Road Almodington

change of use of agricultural building from agriculture to 3 no. dwellings (C3 Use Class)

PENDING CONSIDERATION

15/01065/FUL - Case Officer - Maria Tomlinson

Mr M Romaniuk

136 Almodington Lane Almodington

Retrospective planning application for a seed store to the rear of existing greenhouses.

PERMIT

15/01318/TCA - Case Officer - Henry Whitby

Mrs Debbie Cook

Mill House Bell Lane Earnley
Notification of intention to fell 1 no. Bay tree.
NOT TO PREPARE A TREE PRESERVATION ORDER

15/01252/TCA - Case Officer - Henry Whitby
Mrs Debbie Cook
Mill House Bell Lane Earnley
Notification of intention to fell 1 no. Eucalyptus tree (T1)
NOT TO PREPARE A TREE PRESERVATION ORDER

15/01149/DOM - Case Officer - Caitlin Boddy
Mr N Paul
95 First Avenue, Almodington
Two storey erection of ancillary domestic building comprising garage,
workshop, gym, storage and home office
REFUSE

15/01116/DOM - Case Officer - Catlin Boddy
Ms Sarah Cunningham-Reid
The Hermitage , Batchmere Road, Almodington
New garden room to side of existing property
PERMIT

E/15/01117/LBC - Case Officer - Catlin Boddy
Ms Sarah Cunningham-Reid
The Hermitage , Batchmere Road, Almodington
New garden room to side of existing property
PERMIT

15/00919/DOM - Case Officer - Maria Tomlinson
Mr James Pretorius
Sparrow Cottage , Bell Lane, Earnley
Replace existing timber panel fence on the rear northern boundary of the
property with a new 1.8m traditional featheredge timber fence.
PERMIT

E/14/03245/FUL - Case Officer: - Fjola Stevens
Mr And Mrs Valler
Land At Marsh Farm Barn Drove Lane Earnley Chichester
Description had been amended Use of land as caravan site consisting of 4
gypsy and travellers pitches and ancillary works
Substitute Plan and amending letter dated 10 June 2015; On a proposal by
Chairman, it was RESOLVED in the light of Mr Holleran evidence of
landownership, and the Parish Councils understanding that the land edged
in blue adjacent to the existing ditch was owned by Medmerry Park; The
Parish Council considered the plan did not accurately reflects the claim of
ownership of this land and the applicants ability to access the site from
this new access road. The Parish Council formally request that the officer

produced a new report prior to this application being considered by the District Council Planning Committee.

It was noted that a resident had raised the issues associated with this planning application with Andrew Tyrie MP who had responded stating that he had written to Andrew Frost and would respond when his questions been addressed.

It was agreed to request a meeting with officers to understand the validity of the land registry plans and the deadline for continuous resubmission of amended plans.

CLERK

PENDING CONSIDERATION

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 DECISION

P89.15 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS

APP/L3185/W/14/30000690
14/01806/OUT
Land south of Clappers Lane Earnley
The erection of 110 residential dwellings, new vehicular access, open space and other ancillary works.
Appeal date 8th December 2015 for three days to be held at East Pallant House Chichester
It was noted that in the appeal submission by West Sussex County Council had included the Traffic Regulation Order, the exit conditions and splitter island.

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 is 9th October 2014. A further notice had been issued for work to be completed by 27th April 2015

Enforcement Case Ref: E/14/00118/CONCOU

Marsh Farm Barn Drove Lane
Case Officer- Reg Hawkes
Formation of new planning unit -planning application 14/03245/FUL

Enforcement Case Reference: E/14/00120/CONHH
Marsh Farm Barn Drove Lane
Case Officer - Reg Hawkes
Erection of outbuilding - planning application 14/03245/FUL

Enforcement Case Reference: 15/00070/CONBC
Land south of 1 Bookers Lane
Storage of plant hire on site.
Case officer- Steve Pattie
Agent had been contacted with regard to breach of condition 2 of planning application 14/03063/FUL

Enforcement Case Reference: /15/00125/CONMHC
Land to rear of 94 First Avenue Almodington
Placing of static home without planning permission
Case officer - Wade Sowman
A site visit had been conducted and further information had been requested.

P90.15 WESTERN MANHOOD CONSORTIUM

No further update - matter closed.

P91.15 EXTERNAL CORRESPONDENCE

1. Chichester District Councils response to formal complaint with regard to planning application 14/03245/FUL submitted to the Chief Executive on 8th June 2015 - an email acknowledgement had been received on 9th June 2015 the complaint had been passed to Tony Whitty, Development Management Manager, a full response was due within 10 working days (23rd June) to date no response had been received. Confirmation had been received that a full response would be received by 3rd July 2015.

P92.15 REPORTS ON EXTERNAL MEETINGS

None.

P93.15 ITEMS FOR FUTURE AGENDAS

None.

The meeting closed at 20.12pm

Signed: _____

Chairman Earnley Parish Council Planning Committee

Dated: _____