

EARNLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the Planning Committee Meeting held on the 23rd July 2015

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

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

P94.15 PUBLIC QUESTION TIME

None.

P95.15 APOLOGIES AND REASONS FOR ABSENCE

County Cllr. Pieter Montyn - personal

P96.15 CODE OF CONDUCT

1. Declarations of Interest on items included on the agenda - Cllr. Charter 15/02032/FUL - personal interest.
2. Dispensation requests - none.

P97.15 MINUTES

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

P98.15 MATTERS ARISING NOT ALREADY COVERED BY THE AGENDA

None.

P99.15 PLANNING APPLICATIONS

15/01644/FUL - Case Officer - Maria Tomlinson

Mr And Mrs Lowe

107 First Avenue Almodington Earnley

Retrospective application for extended hard standing to the north of the glasshouse and change of use of land to south of glasshouse for the storage of caravans, boats and storage containers.

The applicant confirmed that there were currently three boats, eight caravans and eight storage units on the site. The glasshouse was being used to grow flowers and the field at the bottom of the plot was a five pitch caravan camping and caravan club site which had been registered for several years

The storage units were mainly used to store household belongings, the caravan storage compliments the pitches with two of the caravans being moved from the storage area into the field. Most of the boats were used on the Chichester lakes and were moved from the storage area at the beginning of the summer and returned for winter storage.

The storage facilities currently on average generate two vehicle movements per week.

The bund had been planted with laurel bushes which had been growing for two years.

The applicant confirmed that the application was not visible from the lane and they intended to continue further planting within the site.

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

15/02141/DOM - Case Officer: - Caitlin Boddy

Mr N Paul

Batchmere Lodge 95 First Avenue Almodington Earnley

Two storey erection of ancillary domestic building comprising garage, workshop, gym, storage and home office.

It was noted that the Parish Council had made no objection to the previous larger application. On a proposal by the Chairman it was RESOLVED to make no objection.

15/02008/TCA- Case Officer: Henry Whitby

Mr Gavin Watson

Church Cottages 3 Clappers Lane Earnley

Notification of intention to fell 1 no. Horse Chestnut tree (T2).

On a proposal by Cllr. Martin it was RESOLVED to make no objection.

15/02032/FUL - Case Officer: Natalie McKellar

Mr Marc Rand

Manorfield Clappers Lane Earnley

Single storey rear extension to provide an additional lounge and WC.

Concern was expressed with regard to the loss of light for rooms 11 and 12.

On a proposal by Cllr. Carey it was RESOLVED to make no objection.

P100.15 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES

15/01992/FUL - Case Officer - Fjola Stevens

Mr C Sharpe

Bell Inn Bell Lane Birdham

Renovation and extension of existing public house to improve existing restaurant and bar areas including the provision of tourist accommodation.

Construction of 4 no. detached chalet bungalows and associated works within the grounds of the Bell Inn.

On a proposal by the Chairman it was RESOLVED to object to the proposal to build four chalet bungalows for the following reasons:

1. Outside the settlement area
2. Adjacent to the Somerley Conservation Area
3. Unstable location
4. Impact on the environment
5. Site density

The Parish Council actively supported the business and the plans to improve for the pub and restaurant and to provide tourist accommodation within the building.

P101.15 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS

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.

PENDING CONSIDERATION

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).

PERMIT

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).

PERMIT

15/01562/DOM - Case Officer: - Caitlin Boddy

Dragon Cottage Third Avenue Almodington Earnley

Proposed garden store / workshop.

PERMIT

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).

PERMIT

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.
PENDING CONSIDERATION

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
PENDING CONSIDERATION

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.
PERMIT

15/01406/PA3Q (Part 3 Class Q application for prior approval) - 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)
APPROVAL GIVEN WITH S106 REQUIREMENT

14/03245/FUL - Case Officer: - Fjola Stevens
Mr And Mrs Valler
Land At Marsh Farm Barn Drove Lane Earnley Chichester
Use of land as caravan site consisting of 4 gypsy and travellers pitches and
ancillary works
PENDING CONSIDERATION

It was noted that no further correspondence had been uploaded to the
website in the 7th July 2015.
The District Council Policy Officer had made a statement at a public
meeting on 29th June 2015 "Q: You have a good set of criteria, are you
commenting on e.g. Earnley or Birdham applications? A: Regarding Earnley
we have submitted policy comments to the development management
office, as they are on holiday they were not on the web yet. I cannot recall
if we were consulted on Birdham applications." It was noted that this
document remains unavailable for the public to view.

It was agreed that the Clerk request clarification that the issue with
regard to the site access had been raised with the agent and that the
Fire Officer had carried out a site visit to ensure that the access road in
particular Drove Lane complied with The Good Practice Guide and in
particular policy 4.27. It was agreed to copy in District Cllr. Taylor and
District Cllr. Curbishley.

CLERK

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

P102.15 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. Chichester District Council's Statement of Case had
been submitted.

Enforcement Case Reference: 13/00337/CONCOU
Rutherglen Third Avenue Dog Food Factory
Case officer - Steve Pattie
The site visit had been completed and the case was now closed.

Enforcement Case Reference: 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: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: 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
No further update.

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.

P103.15 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 - although the Council were not satisfied with the response from Tony Whity, Development Manager, it was agreed not to move to a stage 2 complaint. However, it was agreed to write to District Cllr. Taylor expressing the parish councils concern with regard to the response.

CLERK

P104.15 GYPSY AND TRAVELLERS PERMANENT SITES

Cllr. Carey provided the councillors with two plans highlighting the landowners of various fields; it was agreed to try and increase this knowledge and maintain a land register of the potential areas for development land.

It was agreed to review this matter when discussing the budget to provide a budget for land registry searches.

P105.15 REPORTS ON EXTERNAL MEETINGS

Meeting with Officers to discuss Planning Application - 14/03245/FUL - the planning officer refused to hold a meeting and requested all further concerns be addressed in writing.

It was requested that the Clerk forward the email from Fjola Stevens with regard to the refusal to grant the request for a meeting, to the affected residents and the District Councillors including District Cllr. Barrett.

CLERK

P106.15 ITEMS FOR FUTURE AGENDAS

None.

Meeting closed 19.46pm

Signed: _____

Chairman Earnley Parish Council Planning Committee

Dated: _____