

Minutes of the Planning Committee Meeting held on the 28th January 2016

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

In attendance: Mrs Louise Chater (Clerk), County Cllr. Pieter Montyn and two members of the public.

P01.16 PUBLIC QUESTION TIME

None.

P02.16 APOLOGIES AND REASONS FOR ABSENCE

District Cllr. Susan Taylor - prior engagement.
PCSO Rose Bainbridge - off duty.

P03.16 CODE OF CONDUCT

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

P04.16 MINUTES

On a proposal by Cllr. Carey, it was RESOLVED to agree and sign the minutes of the meetings held on 26th November 2015. On a proposal by Cllr. Carey it was RESOLVED to amend 'does' to 'may' on page 3 penultimate paragraph in the minutes of 8th December 2015; this was duly completed and the minutes were agreed and signed.

P05.16 MATTERS ARISING NOT ALREADY COVERED BY THE AGENDA

None.

P06.16 PLANNING APPLICATIONS

15/03975/TCA

Mrs Marilyn Niven

Jasmine Cottage Bell Lane Earnley

Notification of intention to fell 1 no. Ornamental Cherry tree (1), 1 no. Hawthorn tree (2) and 2 no. Palm trees (3 and 6).

On a proposal by the Chairman it was RESOLVED to ratify the no objection comment submitted on 11 December 2015.

15/04027/DOC - Case Officer - Fjola Stevens

Ms Julie Burton

Millfield Bell Lane Birdham

Discharge of condition 9 on E/15/01508/FUL - protection to trees and hedges.

On a proposal by the Chairman it was RESOLVED to ratify the

expression of concern with regard to the sewage arrangements, however, there was no objection to the proposed discharge of conditions which was submitted on 11 January 2016.

15/04105/TCA - Case Officer: - Henry Whitby

Mr David Fletcher

Byre Cottage Clappers Lane Earnley

Notification of intention to remove 1 no. branch on 1 no. Sycamore tree.

It was noted that this application had been withdrawn.

15/04187/DOM - Case Officer - Maria Tomlinson

Mr N Paul

Batchmere Lodge 95 First Avenue Almodington

Erection of detached car port and ancillary building.

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

15/04232/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 3 no. Crack Willow trees (A1). Coppice down to stump on 1 no. Crack Willow tree (A2). Remove 1 no. low lying limb on 1 no. Dragon's Claw Willow tree (B3).

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

P07.16 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES

None.

P08.16 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS

15/04027/DOC

Ms Julie Burton

Millfield Bell Lane Birdham

Discharge of condition 9 on E/15/01508/FUL - protection to trees and hedges

DISCHARGED

15/03975/TCA

Mrs Marilyn Niven

Jasmine Cottage Bell Lane Earnley

Notification of intention to fell 1 no. Ornamental Cherry tree (1), 1 no. Hawthorn tree (2) and 2 no. Palm trees (3 and 6).

NOT TO PREPARE A TREE PRESERVATION ORDER

15/04105/TCA - Case Officer: - Henry Whitby

Mr David Fletcher
Byre Cottage Clappers Lane Earnley
Notification of intention to remove 1 no. branch on 1 no. Sycamore tree.

WITHDRAWN

15/03702/DOM

Mr David Abbott
4 Easton Cottages Easton Lane Sidlesham
Demolition of existing single garage and construction of double garage with office over.

PERMIT

E/15/03867/FUL

Mr Paul Scrivin-Wood
Stone Harbour Limited Earnley Concourse Clappers Lane Earnley
Change of use from C2 (residential institution) to a flexible use of C2 and a hostel.

WITHDRAWN

1. Lessons learnt - it was considered appropriate that the council lead on objecting on planning issues. It was noted that other District Councils had hostel policies and it was considered that if Chichester District Council had a hostel policy in place the application would be had been refused. It was agreed that the Clerk request District Cllr. Taylor raise this issue.
It was considered that the planning meeting was well chaired and organised and the format worked well.
2. Future approach - As the objections being formulated for this application were based on planning objections they might be appropriate for future applications on the site.

CLERK

15/03549/ELD - Case Officer: - Maria Tomlinson

Mr M Cowell

137A Almodington Lane Almodington

Breach of condition 2 of planning permission E/2/86 (Agricultural occupancy condition)

PERMIT

15/03598/DOM - Case Officer: - Paul Hunt

Mr & Mrs Adam Temple & Sally Edge Temple/Edge

Apricot Cottage Bookers Lane Earnley

Roof height raised by 110mm, new dormers and rooflights. Single storey rear extension. Detached garage/store room to rear.

PERMIT

15/03499/DOM - Case Officer: - Paul Hunt

Mrs HL Morgan

Oakwood Manor Farm Barns Clappers Lane Earnley Chichester

Hardwood casement window to west elevation kitchen.

PERMIT

15/03562/PA3P - Case Officer: - Fjola Stevens

Mr and Mrs Durant

Dragon Nursery Third Avenue Batchmere

Part 3 Class P application for prior approval - Proposed change of use of B8 storage building to 1 no. dwelling

PLANNING PERMISSION REQUIRED

15/02888/FUL - Case Officer: - Caitlin Boddy

Mr Shaun Perry

Land North of Hawthorn Nursery Batchmere Road Almodington

Construction of 2 no. four-bedroom chalet style houses.

WITHDRAWN

15/03373/ELD - Case Officer: - Paul Hunt

Mrs Valerie Shrubbs

Somerley Farm House Almodington Lane Almodington Earnley

Occupation of dwelling in breach of agricultural occupancy condition of planning permission EW/1/53.

PERMIT

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

Mr K Brown

Medmerry Park Stoney Lane Earnley

Proposed holiday use of Medmerry Chalet Park from the 1 March in any one year to the 6 January the following year

PENDING CONSIDERATION - extension of deadline of determination to 29 January 2016.

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.

WITHDRAWN

P09.16 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS

16/00001/NONDET

148 Stocks Lane East Wittering

Demolition of the existing commercial building and the development of 26 no. one and two bed sheltered apartments for the elderly including communal facilities, access, car parking and landscaping.

Appeal date to be set and correspondence to be submitted by 8th February - It was agreed to make no comment.

APP/L3185/W/14/30000690

14/01806/OUT

Land East of Barton Way Clappers Lane Earnley

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

Appeal held 8th - 10th December 2015 - decision expected in February.

APP/L3815/C/15/3136912

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 (application withdrawn) Enforcement Notice E/26

Appeal to be heard via a hearing date to be confirmed - no further update. It was agreed to request an update from Cllr. Taylor.

CLERK

Enforcement Case Reference: E/13/00277/CONMHC

Land North of Marsh Farm Barn Drove Lane

Case Officer - Reg Hawks

Planning application submitted 15/03735/FUL Chichester District Council closed the case due to the site being subject to an appeal.

Enforcement Case Reference: E/14/00120/CONHH

Marsh Farm Barn Drove Lane

Case Officer - Reg Hawkes

Erection of outbuilding - planning application 14/03245/FUL (application withdrawn)

Enforcement Case Reference: /15/00125/CONMHC

94A First Avenue Almodington

Case officer - Reg Hawkes

Placing of static home without planning permission - a compliance visit had been carried out and it is confirmed that the mobile home is currently unoccupied. Further investigation would be required as to why the unit had not been moved.

Enforcement Case Reference: 14/00348/CONCOU

Enforcement Notice E/27

Land at 107 First Avenue.

Appeal Application was submitted on 1 December 2015 appeal reference: APP/L3815/W/15/3139635 requested appeal by written representation.

Electricity Sub Station

Drove Lane

Windows had been changed, a number of cars parking on the site, and there appears to be an outdoor toilet. Request investigation **CLERK** into use of building.

P10.16 REGULATION 18 OF THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012 - SITE ALLOCATION PREFERRED APPROACH 2014-2029

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

P11.16 EXTERNAL CORRESPONDENCE

1. Prior Approval COU Agric to Dwelling C3 - a holding response was received on 21 January 2016.

P12.16 REPORTS ON EXTERNAL MEETINGS

None.

P13.16 ITEMS FOR FUTURE AGENDAS

None.

Meeting closed at 19.23pm

Signed: _____ Chairman Earnley Parish Council Planning Committee

Dated: _____