

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

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

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

P51.16 PUBLIC QUESTION TIME

None.

P52.16 APOLOGIES AND REASONS FOR ABSENCE

County Cllr. Pieter Montyn - prior engagement.

District Cllr. Susan Taylor - prior engagement.

P53.16 CODE OF CONDUCT

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

P54.16 MINUTES

On a proposal by Cllr. Carey, it was RESOLVED to agree and sign the minutes of the meetings 23rd June 2016; this was duly completed.

P55.16 MATTERS ARISING NOT ALREADY COVERED BY THE AGENDA

None.

P56.16 PLANNING APPLICATIONS

16/02092/FUL - Case Officer: - Maria Tomlinson

Mrs O Anderson

101 First Avenue Almodington Earnley PO20 7LQ

Change of Use from Agriculture to 1 no. Dwelling (C3 Use Class) and erection of pitched roof over front flat roof part of building - alternative to Part 3, Class Q Prior Approval - E/15/01666/PA3Q.

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

16/01773/REM - Case Officer: - Maria Tomlinson

Mr Bloxham

Millside Bell Lane Earnley PO20 7JD

Reserved matters following outline approval E/14/03295/OUT - applying for appearance, landscaping, layout and scale.

On a proposal by the Chairman, it was AGREED to respond as the site is located between two listed building in the conservation the Parish is in no position to comment on this application until it had seen the negotiations between the conservation officer and the applicant.

16/02304/LBC - Case Officer - Maria Tomlinson

Mr Robert & Mrs Shan Langley

Thatched Cottage Somerley Lane Earnley East Wittering PO20 7JB
Side extension to Annex creating a new entrance lobby and utility area
with new windows and cladding
On a proposal by the Chairman, it was RESOLVED to make no objection.

16/02303/DOM- Case Officer - Maria Tomlinson
Mr Robert & Mrs Shan Langley
Thatched Cottage Somerley Lane Earnley East Wittering PO20 7JB
Side extension to Annex creating a new entrance lobby and utility area
with new windows and cladding
On a proposal by the Chairman it was RESOLVED to make no objection.

E/16/02403/DOM - Case Officer - Rachel Ballam
Mr & Mrs J Giles
132 Almodington Lane, Almodington, Earnley, Chichester, West Sussex,
PO20 7JU
Increase ridge height of garage by 1.05m to enable roofspace to be used
as a home office
On a proposal by the Chairman it was RESOLVED express concern that the
application would potentially result in overdevelopment of a recently
subdivided plot. It the District Council was minded to approve the
application a condition should be attached that the building cannot be used
for human habitation

18.47pm two members of public arrived.

16/02367/DOM - Case Officer - Rachel Ballam
Ms A Berry
Hollybank Nursery 111 Second Avenue Batchmere Chichester West Sussex
PO20 7LF
Amendments to design of triple cart barn permitted under
E/16/01577/DOM to provide external stairs to loft for home office and
enclose one bay of car barn to provide secure storage area
On a proposal by the Chairman it was RESOLVED that if the District
Council were minded to approve this application then a condition should be
applied that the building is not used for human habitation.

P57.16 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES

None.

P58.16 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS

16/02007/FUL - Case Officer Rachel Ballam
Darling Associates
Fairfield Batchmere Road Almodington PO20 7LH
Replacement dwelling
PENDING CONSIDERATION

16/01412/DOM - Case Officer - Maria Tomlinson
Mrs Melissa Smith
Ashridge House Clappers Lane Earnley Chichester West Sussex PO20 7JJ
Replacement of garage with single storey side and rear extension.
Remodelling of dwelling
PERMIT

16/01459/FUL - Case Officer - Chris Bartlett
Mr & Mrs C Durant
Dragon Nursery Third Avenue Almodington Earnley PO20 7LB
Erection of 1 no. custom/self build dwelling - Alternative to dwelling
permitted by virtue of Class P Prior Approval for Change of Use from Class
B8 (Storage) to Class C3 (Dwellinghouse) under E/15/04244/PA3P
PENDING CONSIDERATION

16/01465/FULEIA - Case Officer - Rhiannon Jones
Mr John Bunn
Breakwater North West Of West Sands Caravan Park, Mill Lane,
Selsey Toe End beach stabilization scheme extending the existing rock
armour by 170m along the Toe End frontage, installation of a 180m long
timber splash wall to the rear of the rock armour, replacement of two
dilapidated groyne with new timber groyne (35m long) on the same
location and and shingle replenishment to replace eroded beach material.
PENDING CONSIDERATION
On a proposal by the Chairman it was RESOLVED to ratify the withdrawal
of the Committee's objection following the response from the Environment
Agency.

16/01577/DOM - Case Officer - Rachel Ballam
Ms A Berry
111 Second Avenue, Almodington, Earnley, PO20 7LF
Erection of 3 bay cart barn
PERMIT

16/00933/OUT - Case Officer - Joanna Bell
Mr and Mrs Paul Knappett
Koolbergen, Kelly's Nurseries and Bellfield Nurseries Bell Lane Birdham
Erection of 77 houses B1 floorspace, retail and open space with retention
of 1 dwelling
PENDING DECISION

Mr C Sharpe
16/00528/COU - Case Officer - Chris Bartlett
Bell Inn Bell Lane Birdham West Sussex PO20 7HY
Change of use of Public House (A4) to 1 no. dwelling (C3).
PENDING CONSIDERATION

16/00527/FUL - Case Officer: Chris Bartlett
Mr C Sharpe
Bell Inn Bell Lane Birdham West Sussex PO20 7HY
Renovation and extension of existing public house to improve existing restaurant and bar areas including the provision of tourist accommodation. Construction of 3 no. detached dwellings and associated works within the grounds of the Bell Inn.
PENDING CONSIDERATION

P59.16 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS

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
The Chairman reported that representatives of the Parish Council had attended the appeal. The applicant's barrister was trying to persuade the appeal inspector to approve the site for three caravans. No indication had been given as to when the decision would be made.

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: 14/00348/CONCCOU
Enforcement Notice E/27
Land at 107 First Avenue.
Appeal Application was submitted on 15 December 2015 appeal reference: APP/L3815/W/15/3139635 requested appeal by written representation.

Enforcement Case Reference: 16/00043/CONCOU
Equipment Building
Drove Lane
A breach of planning control had been identified and the landowner had been advised to submit a planning application. Update from District Cllr. **CLERK** Taylor was required.

E/16/00082/CONHMC - Case Officer - Reg Hawkes

Earnley Concourse Clappers Lane

Stationing of a mobile home - Update from District Cllr. Taylor was **CLERK** required.

P60.16 EXTERNAL CORRESPONDENCE

1. Email from Mr Broomhead - a little moan and a couple of questions - **CLERK** update from District Councillor required
2. Site Allocation Preferred Approach Development Plan Document (DPD) - (Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012) - consultation closes 17th August 2016 - On a proposal by the Chairman it was **RESOLVED** to make no comment.
3. Further Consultation on the Site Allocation Preferred Approach Development Plan Document (DPD) - (Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012) - consultation closes on 22 September 2016 (east wittering centre boundary) - On a proposal by the Chairman it was **RESOLVED** to make no comment.

P61.16 REPORTS ON EXTERNAL MEETINGS

Chichester District Association of Local Councils - The Chairman reported that Cllrs Simpson, Martin and Charter had attended the meeting. Mr Frost, Head of Planning at CDC gave a presentation on Permitted Development. It was noted that the District Council had very limited criteria to raise objections on these applications. There were various rules on the structural conditions which should prevent the change of use of greenhouses into residential properties, although it was noted one had already been permitted, however, building control would monitor the building.

Sidlesham Parish Council requested Mr Frost give consideration to the article four status being placed on the HDA. On a proposal by Cllr. Martin it was **AGREED** to offer Sidlesham Parish Council the Committee's support and assistance if required.

CLERK

P62.16 ITEMS FOR FUTURE AGENDAS

None.

Meeting closed at 19.10

Signed: _____

Chairman Earnley Parish Council Planning Committee

Dated: _____