

Earnley Parish Council

Minutes of Earnley Parish Council Planning Committee Meeting held on the 20th July 2017

PRESENT: Cllrs. Chris Charter (Chairman), Sandy Simpson (Vice Chair), Robert Carey and John Stant.

In attendance: Louise Chater (Clerk), District Cllr. Susan Taylor, County Cllr. Peiter Montyn and one member of public.

P79.17 PUBLIC QUESTION TIME

None.

P80.17 APOLOGIES AND REASONS FOR ABSENCE

Cllr. Keith Martin - holiday

P81.17 CODE OF CONDUCT

1. Declarations of Interest on items included on the agenda - Cllr. Charter - application 17/01895/TCA - prejudicial and pecuniary interest
2. Dispensation requests - none.

P82.17 MINUTES

On a proposal by Cllr. Simpson, it was RESOLVED to agree and sign the minutes of the meetings 22nd June 2017; this was duly completed.

P83.17 MATTERS ARISING NOT ALREADY COVERED BY THE AGENDA

None.

P84.17 PLANNING APPLICATIONS

17/01911/FUL - Case Officer: - Ross Leal

Mrs O Anderson

101 First Avenue Almodington Earnley PO20 7LQ

Erection of 1 no. custom/self build dwelling - alternative to dwelling permitted by virtue of Class Q Prior Approval for change of use from agriculture to Class C3 (dwellinghouse) under E/15/02353/PA3Q.

On a proposal by the Chairman, it was RESOLVED to object to the proposal to build a new property which would represent over urbanisation of a rural location, in addition the development would cause an increase in vehicle movements that would be contrary to the aims of sustainability both of which would be contrary to the Local Plan and National Planning Policy Framework.

17/01815/TCA - Case Officer: - Summer Sharpe

Mrs Julie Burton

Millfield Bell Lane Birdham Chichester

Notification of intention to fell 1 no. Hawthorn tree and remove 1 no.

branch from 1 no. Ash tree.

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

17/01667/FUL Case Officer - Rachel Ballam

Mr Jesse Clay

Redhouse Farm Bookers Lane Earnley

Retrospective proposal for 1 no. hay/straw storage barn (30m x 12m).

On a proposal by Cllr. Stant, it was RESOLVED to make no comment

17/01895/TCA - Case Officer: - Summer Sharpe

Mr Chris Charter

Earnley Mill Bell Lane Earnley PO20 7JD

Notification of intention to fell 1 no. non-native Fir tree.

On a proposal by Cllr. Simpson, it was RESOLVED to make no comment.

17/02025/TCA - Case Officer - Summer Sharpe

Mr Andrew Wheeler

Millfield Bell Lane Birdham Chichester West Sussex PO20 7JD

Notification of intention to fell 1 no. Monterey Cypress (T1). Remove east facing limb, south west facing limb, and crown lift to 6m on 1 no. Ash (T2).

Fell 5 no. Poplar trees (T3, T4, T5, T6 and T9). Fell 1 no. Eucalyptus (T7).

Fell 1 no. Conifer tree (T8). Fell 1 no. diseased Damson tree (T10). Fell 1 no.

Pear tree (T11). Crown lift up to 5m on 1 no. Chestnut tree (T12). Reduce

mixed native hedge down to 1.8m (T13).

On a proposal by Cllr. Carey, it was RESOLVED to object to the removal of T11 (pear tree) due to the loss of privacy to adjacent resident, however the Committee had no objection to the other tree work contained within the application, if the applicant amended the proposed works to T11 to significant pruning the Committee were content to withdraw their objection.

P85.17 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES

EWB/17/01722/FUL - Case Officer: - Jeremy Bushell

Mr Matthew Brown

South Downs Holiday Village Bracklesham Lane Bracklesham PO20 8JE

Change the use of a former holiday park to agricultural workers

accommodation and associated work for a temporary period until 31st October 2019.

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

P86.17 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS

17/01374/TCA - Case Officer: - Summer Sharpe

Martin Ewence

Earnley Forge Bell Lane Earnley PO20 7HZ

Notification of intention to reduce by 30% 1 no. Oak tree (T1) and 1 no.

Weeping Willow tree (T3). Reduce by 50% 1 no. Poplar tree (T4).

NOT TO PREPARE A TREE PRESERVATION ORDER

17/01456/DOM - Case Officer: - Rachel Ballam
Mr & Mrs Kevin Field
Kingsmere Nursery 135 Almodington Lane Almodington Earnley
Proposed first floor side extension.
PERMIT

17/01548/DOM - Case Officer - Rachel Ballam
Mr & Mrs Rudi & Julia Tyrrell
Seaview Clappers Lane Earnley PO20 7JJ
Roof extension to existing garage, new storage shed in front garden.
PERMIT

17/01645/DOM - Case Officer - Maria Tomlinson
Mr & Mrs Wiles
96 First Avenue Almodington Batchmere Chichester West Sussex PO20
7LQ
Proposed two storey side extension, new main entrance and porch
PENDING CONSIDERATION - No further update.

17/01346/ELD - Case Officer - Rachel Ballam
Mr Jesse Clay
Redhouse Farm Bookers Lane Earnley PO20 7JG
Lawful development certificate for existing use of cattle barn
WITHDRAWN

17/01489/PA3P - Case Officer- Maria Tomlinson
Mr D R Knight
129A Third Avenue Batchmere Chichester West Sussex PO20 7LB
Part 3 Class P application for prior approval - Proposed change of use of B8
storage building to 1 no. dwelling
On a proposal by the Chairman it was resolved to make comment
PRIOR APPROVAL REQUIRED HEREBY PERMITTED

17/01130/LBC- Case Officer - Paul Hunt
Mr And Mrs Cook
Mill House Bell Lane Earnley Chichester West Sussex PO20 7JD
Replacement of existing windows
PERMIT

16/03235/FUL - Case Officer: - Rachel Ballam
Mr Ian Parker
Earnley Grange Almodington Lane Almodington Earnley
Retrospective application for conversion of redundant agricultural building
to A3 cafe. Existing shed rebuilt to house toilet and proposed shed to be
used as a shop.
REFUSE on the grounds of car parking, no objection was made to the

change of use or the proposed opening hours - it was noted that the applicant was intending to appeal the decision. The Parish Council expressed their disappointment with the decision as the café has become a focal point for the residents of the parish.

P87.17 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS

APP/L3815/W/173169679 - Case Officer - Jagoda Bartkowiak
16/02914/FUL - Case Officer - Chris Bartlett
Dragon Nursery, Third Avenue, Batchmere
Erection of 1 no. custom/self build dwelling - Replicating change of use to dwelling permitted by virtue of Class P Prior Approval for Change of Use from Class B8 (Storage) to Class 3 (Dwellinghouse) under E/15/04244/PA3P but with false pitch roof and roof lanterns
No further update.

Enforcement Case Ref: 17/00024/CONAGR - Case Officer Reg Hawks
Field adjacent to Red House Farm Camping Site
Erection of a barn - case closed planning application 17/01667/FUL submitted.

Enforcement Case Ref: 16/00068/CONCOU
Enforcement Notice Ref: S215/27- E/28
Land at Earnley Grange, Almodington Lane, Almodington
Notice takes effect on 14th July 2017 compliance required within three months:

P88.17 ENFORCEMENT DISCRETIONARY POWER

1. Sussex Association of Local Councils have advised that enforcement action against breaches of planning control is discretionary. In other words, there is no obligation on the local planning authority to take enforcement action. It always has to consider whether it is expedient to do so in the circumstances of the case and then act proportionately. This is the advice in the National Planning Policy Framework, paragraph 207.

District Cllr. Taylor was asked if the enforcement was monitored by the District Councillors with regard to consistency of action taken. District Cllr. Taylor stated that a report goes to the District Council Planning Committee, however it was difficult to monitor consistency due the individual nature of each case and the email was designed to improve communication and parish councils understand the process and the priority procedures. The Chairman stated that the lack of communication gave the perception of lack of action and this prevented Parish Councillors from keeping residents informed of progress being made or if the case had been closed. The Clerk said that she understood the data protection issues, however, would the District Council be able to review the level of public information available on the website e.g. case closed,

and reason for decision without any breach the data protection, it would also be useful if the site give the level of priority therefore the public would be aware of the time scale in which a response/action was expected.

2. Response from other parishes - no formal response had to date been received from adjacent parishes in writing, however, Harting Parish Council have circulated their response, expressing concern with regard to the updating of parish councils as to the result and progress of enforcement actions.

P89.17 LOCAL PLAN

1. Southern Gateway Masterplan Consultation closes at 5pm on 10th August - Cllr. Stant to pass comments to the Clerk to submit.
2. Issues and Options Consultation and Statement of Community Involvement closes at 5pm on 3rd August 2017
On a proposal by the Chairman it was resolved to submit the comments prepared by Cllr. Carey (copy attached).
3. Site Allocation DPD Examination - 20th September 2017 Matter 4 session 2 Housing Allocation in Manhood Peninsula - it was agreed that Councillors would submit their comments to the Clerk for submission by 8th August.

JS

CLERK

ALL/CLERK

P90.17 EXTERNAL CORRESPONDENCE

1. Email Sidlesham Parish Council - Change of Use and Development of Horticultural Buildings -
<http://www.bailii.org/ew/cases/EWHC/Admin/2016/2853.html>
The Chairman advised that he had a telephone conversation with representatives of Sidlesham Parish Council who were in discussion with Chichester District Council with regard to utilising Article 4 of the General Permitted Development Order to exclude areas or sites in benefitting from the provisions of Schedule 2, Class 3, thereby preventing the creeping development of the Land Settlement Association properties, it was considered appropriate that this matter was progressed in conjunction with Sidlesham Parish Council.

P91.17 REPORTS ON EXTERNAL MEETINGS

None.

P92.17 ITEMS FOR FUTURE AGENDAS

None.

Meeting closed at 19.48

Signed: _____

Clerk Earnley Parish Council

Dated: _____