

**Earnley Parish Council**

Minutes of the Planning Committee Meeting held on the 26<sup>th</sup> October 2017

**PRESENT:** Chris Charter (Chairman), Sandy Simpson (Vice Chair), Keith Martin and Robert Carey and John Stant

**In attendance:** Louise Chater (Clerk), and three members of the public

**P107.17 PUBLIC QUESTION TIME**

17/02906/DOM - the alterations are required to enable the householders disabled husband to come home for hospital. The driveway will need to be amended to enable access. The householder has spoken to the adjoining properties who have not expressed any areas of concern.

The chairman thanked the householder for attending.

**P108.17 APOLOGIES AND REASONS FOR ABSENCE**

None.

**P109.17 CODE OF CONDUCT**

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

**P110.17 MINUTES**

On a proposal by Cllr. Simpson, it was RESOLVED to agree and sign the minutes of the meetings 28<sup>th</sup> September 2017; this was duly completed.

**P111.17 MATTERS ARISING FROM THE MINUTES**

None.

**P112.17 PLANNING APPLICATIONS**

17/02906/DOM

Fairytale Cottage, 3 Bookers Lane, Earnley, PO20 7JG

First floor side extension and single storey side and rear extension with associated alterations and fenestration changes

On a proposal by the Chairman it was RESOLVED to support the application and due to the personal circumstance request that Chichester District Council Planning Department expedite the application.

19.00 the public left the meeting

17/02910/FUL

Almodington Nurseries Batchmere Road Almodington PO20 7LG

Proposed Change of Use of an existing agricultural building to 3 no. dwellinghouses (Use Class C3), and erection of pitched roof over flat roof lean-to part of building - Alternative to Part 3, Class Q Prior Approval E/17/01189/PA3Q.

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

17/02842/FUL

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 C3 (Dwellinghouse) under E/15/04244/PA3P but with false pitch roof, 40 no. 300W PV panels and roof lanterns.

On a proposal by the Chairman it was RESOLVED that irrespective of size and appearance this application would increase the density and over proliferation of housing in the rural area in accordance with the appeal decision APP/L3815/W/17/316979

**P113.17 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES**

None.

**P114.17 NOTIFICATION OF PRE-APPLICATION ADVICE SOUGH**

None.

**P115.17 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS**

17/02732/FUL

Thorney Farm House Almodington Lane Almodington PO20 7JS

Proposed tractor shed

PENDING CONSIDERATION

17/02623/PA3Q

Bookers Barn Bookers Lane Earnley West Sussex

Proposed change of use from agricultural building to 1 no. dwelling (C3 Use Class).

PENDING CONSIDERATION

17/02072/FUL

Lidney Croft Batchmere Road Almodington Earnley

Replacement dwelling.

PERMIT

17/02419/FUL

129A Third Avenue, Almodington, Earnley, PO20 7LB

New external cladding, windows and doors. Replace profiled metal sheeting on roof with slate, replace flat roof over lean-to with pitched roof, and insertion of conservation style roof lights in roof, a follow up to permission E/17/01489/PA3P

PENDING DECISION

The comments from the planning officer were noted and on a proposal by the Chairman and in light of the planning officers explanation and recommendation it was RESOLVED to withdraw the Committee's objection.

17/02376/FUL

Dragon Nursery, Third Avenue, Batchmere, West Sussex  
Replacement of existing agricultural glass around the outside edges of the roof of the building with Azura Blue tinted, toughened self-cleaning glass.  
PENDING CONSIDERATION

17/02414/DOM

110 Batchmere Road, Almodington, Earnley, PO20 7LG  
New vehicular access in position of existing pedestrian access  
REFUSE

17/02476/DOM

Thatched Cottage Somerley Lane Earnley East Wittering PO20 7JB  
Oak framed 3 bay garage with study above  
PENDING CONSIDERATION

EWB/17/02138/FUL

Royal Oak Stocks Lane East Wittering Chichester  
Demolition of the former public house and erection of a two-storey terrace of 9 no. dwellings (consisting of 7 no. 3 bedroom units and 2 no. 4 bedroom units) with undercroft and parking to the rear and the erection of 1 no. 2 bedroom bungalow.

PENDING CONSIDERATION

It was noted that East Wittering & Bracklesham Parish Council had recently adopted a Tourism Policy and it was requested that this matter be placed on the Agenda of Full Council for consideration.

**AGENDA**

17/02603/TCA

Mill House Bell Lane Earnley PO20 7JD  
Notification of intention to remove protruding 1 no. limb south facing on 1 no. Lime (T1). Reduce overall crown by up to 30% and remove storm damaged limbs on 1 no. Lime tree (T2). Fell 1 no. Scots Pine (T3).  
NOT TO PREPARE A TREE PRESERVATION ORDER

17/01911/FUL

101 First Avenue Almodington 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 3 (dwellinghouse) under E/15/02353/PA3Q  
PENDING DECISION

EWB/17/01722/FUL

South Downs Holiday Village Bracklesham Lane Bracklesham PO20 8JE  
Change of use of a former holiday park to agricultural workers accommodation and associated work for temporary period until 31 October 2019

PENDING CONSIDERATION - West Sussex County Council Highways have withdrawn their objection.

**P116.17 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS**

APP/L3815/W/173169679

16/02914/FUL

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

APPEAL DISMISSED

Enforcement Case Ref: 16/00068/CONCOU

Enforcement Notice Ref: S215/27- E/28

Land at Earnley Grange, Almodington Lane, Almodington

Date of compliance 14<sup>th</sup> October 2017 - it was noted that it appeared that that the work had not been completed.

Enforcement Case Ref: 16/00216/CONCOU

Enforcement Notice Ref: E/29

Land to the north of Earnley Grange, Almodington Lane, Almodington

- I. Cease using the land and buildings as a café, including the ancillary parking of vehicles
- II. Remove from the café building, the kitchen fittings, servery, tables and chairs
- III. Remove the timber building
- IV. Remove the tables and chairs
- V. Remove the toilet cubicle building
- VI. Remove the gravel area used for seating
- VII. Remove all parked vehicles
- VIII. On completion of steps iii - iv above remove the resulting debris from the land, level and reseed the land with grass.

Compliance required within six months

Enforcement Case Ref: 17/00294/CONAGR

Barn Bookers Lane

Building work to make barn habitable without planning permission - It was noted that the work appeared to have been halted the District Council had contacted the landowner and were awaiting a response. If the work were to recommence the District Council would consider serving a temporary stop notice.

**P117.17 LOCAL PLAN**

Nothing further.

**P118.17 EXTERNAL CORRESPONDENCE**

It was noted that the Cllr. Martin had raised the issue of the relocation of the traffic island on Clappers Lane in relation to the 110 properties on

Clappers Lane. It was noted that this issue had been addressed by West Sussex County and the traffic island has been returned to the original location as per the planning consent. It was noted that the Section 278 Agreement is currently being worked on and once completed this would trigger the financial contribution for traffic calming in the conservation area.

**P119.17 REPORTS ON EXTERNAL MEETINGS**

The Chairman advised that Sidlesham Parish Council were in the process of composing a letter to be sent to Chichester District Council to request Article 4 Status for all the Land Settlement Areas in the District.

**P120.17 ITEMS FOR REPORTING AND FUTURE AGENDAS**

Cllr. Carey reported that he had been approached by a local land owner regarding the relocation of the field entrance from Bracklesham Lane to Bookers Lane, the landowner wished to relocate the field entrance as the current location was dangerous due to the speed and level of traffic. It was noted that if the new field entrance was constructed the existing entrance would be closed.

Meeting closed: 19.37

Signed: \_\_\_\_\_

Chairman Earnley Parish Council Planning Committee

Dated: \_\_\_\_\_