

EARNLEY PARISH COUNCIL

Minutes of Earnley Parish Council Planning Committee Meeting held on the 28th September 2017

Cllrs. Chris Charter (Chairman), Sandy Simpson, Robert Carey, John Stant and Keith Martin

Louise Chater (Clerk), and two members of public

P93.17 PUBLIC QUESTION TIME

None.

P94.17 APOLOGIES AND REASONS FOR ABSENCE

County Cllr. Pieter Montyn - prior commitment

District Cllr. Susan Taylor - long term arrangement

P95.17 CODE OF CONDUCT

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

P96.17 MINUTES

On a proposal by Cllr. Carey, it was RESOLVED to agree and sign the minutes of the meetings 20th July 2017; this was duly completed.

P97.17 MATTERS ARISING NOT ALREADY COVERED BY THE AGENDA

P98.17 PLANNING APPLICATIONS

17/02476/DOM - Case Officer - Maria Tomlinson

Mr Robert Langley

Thatched Cottage Somerley Lane Earnley East Wittering PO20 7JB

Oak framed 3 bay garage with study above

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

17/02603/TCA - Case Officer - Summer Sharpe

Mr Ian Lodder

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).

Although concern was raised due the amount of tree work taking place in the area. On a proposal by the Chairman it was RESOLVED to make no objection.

17/02414/DOM - Case Officer - Paul Hunt

Mr C Wade

110 Batchmere Road, Almodington, Earnley, PO20 7LG

New vehicular access in position of existing pedestrian access

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

submitted to Chichester District Council on 13th September 2017

17/02376/FUL - Case Officer - Caitlin Boddy

Mr & Mrs C Durant

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.

On a proposal by the Chairman it was resolved to ratify the objection submitted to Chichester District Council on 13th September 2017.

17/02419/FUL - Case Officer - Maria Tomlinson

Mr D Knight

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.

On a proposal by the Chairman it was RESOLVED to ratify the objection submitted to Chichester District Council on 13th September 2017

17/02153/DOM - Case Officer - Maria Tomlinson

Mr & Mrs John Williams

Cookscroft, Bookers Lane, Earnley, PO20 7JG

Demolition of existing rear conservatory and replacement with new

This application has been permitted.

17/02202/PA3Q Case Officer - Maria Tomlinson

Mr Matthew Romaniuk

136 Almodington Lane Almodington Earnley Chichester West Sussex PO20 7JR

Proposed change of use of agricultural buildings to 2 no. dwelling (C3 Use Class).

APPLICATION WITHDRAWN

17/02214/ELD - Case Officer - Halima Chowdhury

Mr Jesse Clay

Redhouse Farm Bookers Lane Earnley PO20 7JG

Cattle barn

This application has been permitted

17/02072/FUL - Case Officer: - Rachel Ballam

Mr Pierce

Lidney Croft Batchmere Road Almodington Earnley

Replacement dwelling.

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

17/02623/PA3Q - Case Officer - Catlin Boddy

Bookers Barn Ltd

Bookers Barn Bookers Lane Earnley West Sussex

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

On a proposal by the Chairman it was RESOLVED to object on the following grounds:

1. Not convinced the application meets the criteria for Town & Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 3 Class Q conversion.
2. The site is owned by Bookers Barn Ltd an offshore based company and the inclusion of Agricultural Welfare information is for a site at Church Field Itchenor seems of questionable relevance.
3. The site consisted of agricultural land and a derelict flint and brick barn when the storage shed in the application was built without documentation in 2010/11. Planning Enforcement investigated at Earnley Parish Council's request and concluded that as the building was in keeping with the rural environment and was storing a tractor, it would take no further action. There appears to be no reference to an approved application to build the shed. We believe it remains unapproved.
4. The Council has noted the nature of the site over the last ten years and is aware that it has only been used for a week of log sawing and grazing sheep on the agricultural land area for about three months. The building has been modified by the inclusion of more substantial cladding in the last year.
5. The derelict flint and brick barn on the site has recently been partially demolished and rebuilt in a different format and this fact has been passed to Planning Enforcement for investigation.
6. If this application were to be approved the agricultural land would presumably require an approved change of use.
7. The proposed change to the material of the cladding and roof is not the intent of the legislation for Class Q conversions and will result in a small inferior looking converted shed.
8. Normally supports any quality, appropriate sized building in its rural environment and would support any proper attempt to provide affordable housing for local families, especially if it involves a Community Land Trust.
9. Interpretation of the planning rules to ultimately end up with two undocumented converted buildings on a site bought solely for that purpose.
10. Earnley Parish Council feels that the site is well suited to a properly designed and approved building(s) for one large or two smaller homes and recommends the normal planning process is followed.

17/02732/FUL - Case Officer - James Cross

Mrs Margret Carter

Thorney Farm House, Almodington Lane, Almodington, Earnley, PO20 7JS

Proposed tractor shed

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

P99.17 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES

EWB/17/02138/FUL - Case Officer: - Naomi Langford

Bridge Road Developments Limited

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.

On a proposal by the Chairman it was RESOLVED to object as the site is within the designated retail centre and fully support East Wittering Parish Council objection.

P100.17 NOTIFICATION OF PRE-APPLICATION ADVICE SOUGHT

17/02279/PRELM - Case Officer - Joanna Bell

Medmerry Park Limited

Medmerry Park Stoney Lane Earnley Chichester West Sussex PO20 7JP

Proposed re-development to provide 518 static holiday caravans and lodges (in lieu of 308 holiday chalets), improvements to on site facilities and the provision of a comprehensive flood defence scheme.

As District Council ward member Cllr. Martin stated that he had viewed the application and had expressed the following concerns:

1. The Earnley Conservation area and the footpath have notable views to the south.
2. The Conservation Appraisal aims to reduce traffic through the conservation area and no traffic study had been included in the application.
3. Footpath 55 Drove Lane is footpath 55.
4. Watercourse runs from top of Drove Lane south it is culverted under Drove Lane and continues westerly adjacent to Footpath 55 - concern was expressed regarding the requirement of additional culverts on this main river.
5. Increase sewage.

P101.17 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS

17/01911/FUL - Case Officer - Ross Leal

Mrs O Anderson

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

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.
NOT TO PREPARE A TREE PRESERVATION ORDER

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).
PERMIT

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.
NOT TO PREPARE A TREE PRESERVATION ORDER

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).
NOT TO PREPARE A TREE PRESERVATION ORDER

17/01645/DOM - Case Officer - Maria Tomlinson
Mr & Mrs Wiles
96 First Avenue Almodington Batchmere Chichester PO20 7LQ
Proposed two storey side extension, new main entrance and porch
PERMIT

EWB/17/01722/FUL - Case Officer - Jeremy Bushell
Mr Matthew Brown
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

P102.17 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
APPEAL DISMISSED.

Appeal Refs: APP/L3815/C/16/3148236 to 3148244, and
APP/L3815/C/16/3148618, 3148625, 3148635, 3148641 and 3148647
Land north west of Birdham Farm, Birdham Road, Birdham, Chichester
PO20 7BU

The appeals are dismissed and the enforcement notice is upheld with corrections and variations.

Appeal Ref: APP/L3815/W/17/3175861

17/00237/FUL

138 Easton Lane, Almodington PO20 7JY

Change of use of building to dwelling and erection of attached garage.

APPEAL DISMISSED

Enforcement Case Ref: 17/00024/CONAGR - Case Officer Reg Hawks
Field adjacent to Red House Farm Camping Site

Erection of a barn - Planning Application 17/01667/FUL has been permitted - case closed.

Enforcement Case Ref: 16/00068/CONCOU - Case Officer - Steven Pattie

Enforcement Notice Ref: S215/27- E/28

Land at Earnley Grange Almodington Lane Almodington Earnley PO20 7JS

Parking of motor vehicles and boat on agricultural land

Notice took effect on 14th July 2017 - compliance date 14th October 2017

Enforcement Case Ref: 16/00216/CONCOU - Case Officer - Reg Hawkes

Earnley Grange Almodington Lane Almodington Earnley PO20 7JS

Use of building as cafe.

Enforcement Case Ref: 17/00294/CONAGR - Case Officer - Emma Kierans

Barn Bookers Lane

Operational development to form dwelling house.

P103.17 LOCAL PLAN

1. Stubcroft Garden Neighbourhood East Wittering - it was noted that a vision statement had been submitted to Chichester District Council for 800 homes adjacent to Stubcroft Lane. Vision Statement put on circulation.

ALL

P104.17 EXTERNAL CORRESPONDENCE

None.

P105.17 REPORTS ON EXTERNAL MEETINGS

The Chairman reported that he had meet with the Chairman of Sidlesham Parish Council to discuss the process of obtaining a part 4 exemption on the LSA to prevent inappropriate Part Q conversions. It was noted that a precedent for this had been set in Nottingham. Sidlesham Parish Council have been in discussion with Chichester District Council. On proposal by the Chairman it was RESOLVED to support Sidlesham Parish Council

All Parishes Meeting - a presentation was given on enforcement; the general feeling at the meeting was that the enforcement department was difficult to deal with and did not provide parish councils with sufficient information or follow up on cases.

P106.17 ITEMS FOR FUTURE AGENDAS

None.

Meeting closed at 19.34pm

Signed: _____

Chairman Earnley Parish Council Planning Committee

Dated: _____