

Earnley Parish Council

Minutes the Planning Committee Meeting to be held on the 23rd November 2017

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

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

P121.17 PUBLIC QUESTION TIME

17/03153/FUL - The applicant gave a short presentation on the proposed application stating that the proposed property would be a passive eco house and would include an electric vehicle charging point. At the pre-application consultation stage Chichester District Council planning officers expressed concern that the application was within the rural area and not within a settlement boundary. The applicant confirmed that they were registered on Chichester District Council's Self Build Register. The applicant stated that he was aware of the landowners recent planning application and the issues associated with the field, therefore a large proportion of the field would be left as a wild meadow. The building will be below the height of the tree line to protect the long views and has been built in a barn style. The applicant is aware that the building and associated outbuildings were large, but they were building a house for life and therefore had built it to accommodate their future needs.

A resident expressed concern that the plot is not a residential plot and if this application was granted where would the development of the countryside stop.

A further resident expressed concern about the loss of view and the size of the building.

The Chairman advised that the Parish Council were not the decision-making authority, this was Chichester District Council. The Parish Council would only be considering the application on planning grounds, if the Parish Council objected to the application it would go before the District Council's Planning Committee and would therefore not be decided by an officer.

P122.17 APOLOGIES AND REASONS FOR ABSENCE

District Cllr. Susan Taylor - prior appointment.
County Cllr. Pieter Montyn - prior commitment

P123.17 CODE OF CONDUCT

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

P124.17 MINUTES

On a proposal by Cllr. Martin, it was RESOLVED to agree and sign the minutes of the meetings 26th October 2017; this was duly completed.

P125.17 MATTERS ARISING FROM THE MINUTES

None.

18.58 one member of public arrived.

P126.17 PLANNING APPLICATIONS

17/03153/FUL

Land North East of Earnley Grange Almodington Lane Almodington Earnley
Single residential self-build home with garage and gardens

On a proposal by the Chairman it was REOLVED to object to the application for the following reasons:

1. The application is not adjacent to the settlement and would encourage ribbon development
2. Located in the open countryside, which is contrary to the Local Plan, and is not a brown field site
3. Proximity to a key listed building
4. The proposed design is not sympathetic the listed building

19.02 one member of the public arrived.

17/03249/PA3Q

136 Almodington Lane Almodington Earnley PO20 7JR

Part 3, Class PA3Q: Change of use of 2 no. agricultural buildings to 2 no. dwellings (C3 Use Class).

Noted.

19.13 five members of the public left.

P127.17 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES

None.

P128.17 NOTIFICATION OF PRE-APPLICATION ADVICE SOUGHT

None.

P129.17 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS

17/02906/DOM

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

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

PENDING CONSIDERATION - it was noted that Chichester District Council had requested a flood risk assessment.

17/02910/FUL

Almodington Nurseries Batchmere Road Almodington PO20 7LG

Proposed Change of Use of an existing agricultural building to 3 no. dwelling houses (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.

PENDING CONSIDERATION

On a proposal by Cllr. Stant, it was RESOLVED to ratify objection submitted on 14th November 2017. It was noted that the applicant was required to submit a bat survey.

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.

PENDING CONSIDERATION - no further update.

17/02732/FUL

Thorney Farm House Almodington Lane Almodington PO20 7JS

Proposed tractor shed

PENDING CONSIDERATION - extension of time agreed to 29th November 2017

17/02623/PA3Q

Bookers Barn Bookers Lane Earnley

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

REFUSED - PLANNING PERMISSION REQUIRED

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

PERMIT WITH SECTION 106

17/02376/FUL

Dragon Nursery, Third Avenue, Batchmere

Replacement of existing agricultural glass around the outside edges of the roof of the building with Azura Blue tinted, toughened self-cleaning glass.

PERMIT

17/02476/DOM

Thatched Cottage Somerley Lane Earnley PO20 7JB

Oak framed 3 bay garage with study above

PENDING CONSIDERATION - extension of time agreed to 14th November 2017 - no comment on the substituted plans.

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.

REFUSE

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. Economic Development Services Chichester District Council have supported the need for accommodation for agricultural workers but consider it important that in the long term the site is maintained for holiday accommodation

P130.17 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS

Appeal Ref: APP/L3815/W/17/3182355

Planning Application: 16/00933/OUT

Koolbergen, Kelly's Nurseries and Bellfield Nurseries, Bell Lane, Birdham

Proposed development: Erection of 77 houses B1 Floorspace, retail and open space with retention of 1 dwelling

Start date: 23 October 2017

Comments to be submitted to the Planning Inspectorate by: 4th December 2017 On a proposal by the Chairman it was RESOLVED to submit a letter to the Planning Inspector object on transport grounds.

Enforcement Case Ref: 16/00068/CONCOU

Enforcement Notice Ref: S215/27- E/28

Land at Earnley Grange, Almodington Lane, Almodington

Date of compliance 14th October 2017 - Chichester District Council are in the process of preparing legal papers.

Enforcement Case Ref: 16/00216/CONCOU
Enforcement Notice Ref: E/29
Land to the north of Earnley Grange, Almodington Lane, Almodington
Date of compliance: 11th April 2018

Enforcement Case Ref: 17/00294/CONAGR
Barn Bookers Lane
Building work to make barn habitable without planning permission - the owner has been contacted response awaited.

P131.17 LOCAL PLAN

District Cllr. Martin reported that the District Council Overview and Scrutiny Committee had expressed concern regarding the issues experienced with Limehouse consultation process and it was requested the Clerk resubmit our comments to Mike Allgrove. **CLERK**

P132.17 SOUTH DOWNS HOLIDAY VILLAGE (RICHARDSONS)

1. Meeting with Seaward Homes - The Chairman reported that the Chairman, Cllr. Martin and the Clerk had meet with representatives of Seaward and took the opportunity to express concern regarding the exit; advising that it was too far the east and it would interfere with the Millers site entrance. It was also highlighted that the Parish Council were due to receive a Section 106 contribution to mitigate the traffic through the conservation area and traffic regulation orders were to be put in place for the Millar's Homes site. The cycle path within the Millers Home site was also highlighted and the Seawards were amenable to providing a cycle path to provide connectivity to Bracklesham Barn and the playing field.
2. Public Exhibition 23rd November 3.30-7.00 at Bracklesham Barn - appeared to be well attended.

P133.17 EXTERNAL CORRESPONDENCE

None.

P134.17 REPORTS ON EXTERNAL MEETINGS

None.

P135.17 ITEMS FOR REPORTING AND FUTURE AGENDAS

None.

Meeting closed 19.32

Signed: _____ Chairman of Earnley Parish Council Planning Committee

Dated: _____