

**Earnley Parish Council**

Minutes of the Planning Committee Meeting held on the 22<sup>nd</sup> February 2018

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

**In attendance:** Four members of the public.

**P16.18 PUBLIC QUESTION TIME**

None.

**P17.18 APOLOGIES AND REASONS FOR ABSENCE**

Cllr. Simpson - holiday.

**P18.18 CODE OF CONDUCT**

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

**P19.18 MINUTES**

On a proposal by Cllr. Carey, it was RESOLVED to agree and sign the minutes of the meetings 25<sup>th</sup> January 2018; this was duly completed.

**P20.18 MATTERS ARISING FROM THE MINUTES**

None.

**P21.18 PLANNING APPLICATIONS**

18/00239/DOM

Mill House Bell Lane Earnley PO20 7JD

Demolition of an existing timber framed shelter and erection of a proposed new Dunster House Lienne.

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

18/00047/DOM

124 Third Avenue, Almodington, PO20 7LB

First floor rear extension

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

**P22.18 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES**

18/00016/FUL

Royal Oak, Stocks Lane, East Wittering, PO20 8BS

Retention of the former Royal Oak public house and demolition of dog grooming business. Provision of 8 no. ancillary accommodation units at ground, first and second floors of public house, together with proposed internal and external alterations and associated parking and landscaping.

Erection of a terrace of 9 no. dwelling units (consisting of 1 no. 3 bedroom house, 1 no. 4 bedroom house, 2 no. 1 bedroom flats, 4 no. 2 bedroom flats

and 1 no. 3 bedroom flat) and the erection of 1 no. 3 bedroom chalet bungalow together with associated parking and landscaping  
On a proposal by the Chairman, it was RESOLVED to defer the next meeting to give councillors sufficient time to review the application and East Wittering & Bracklesham Parish Council to lead with their comments.

**P23.19 NOTIFICATION OF PRE-APPLICATION ADVICE SOUGHT**  
None.

**P24.19 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS**

17/03487/FUL

Lidney Croft Batchmere Road Almodington Earnley PO20 7LH  
Replacement dwelling - Variation of Condition 2 of planning permission  
E/17/02072/FUL - replacement plans.  
PERMIT

17/03548/TCA

Sparrow Cottage Bell Lane Earnley PO20 7HZ  
Notification of intention to pollard (down to old would points) and crown thin by 10-15% to approx 10-12no. Crack Willow trees (Marked as A1).  
NOT TO PREPARE A TREE PRESERVATION ORDER

17/03217/DOM

Finisterre, Bookers Lane, Earnley, PO20 7JG  
Erection of ancillary building  
PERMIT

17/03153/FUL

Land North East of Earnley Grange Almodington Lane Almodington Earnley  
Single residential self-build home with garage and gardens  
PENDING CONSIDERATION - extension of time agreed to 12 January 2018 - substitute plans submitted

17/03378/FUL

129A Third Avenue, Almodington, Earnley, PO20 7LB  
Change of use from B8 (storage) to C3 (dwellinghouse) and external changes to building. Permitted under E/17/01489/PA3P and planning permission E/17/ 02419/FUL  
PERMIT WITH SECTION 106

17/03461/PA3Q

Orchid Answers Limited, 113 Second Avenue, Batchmere, PO207LF  
Class Q Application for Prior Approval - Change of Use of Agricultural Building from  
Agriculture to 2 no. Dwellings (C3 Use Class) - Amended scheme to E/15/01472/PA3Q  
PRIOR APPROVAL REQUIRED HEREBY PERMITTED

17/03667/DOM

Dragon Cottage Third Avenue Almodington Earnley PO20 7LB  
Demolition of outbuilding and erection of swimming pool building  
PERMIT

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.  
PENDING DECISION - extension of time 16 March 2018

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 - the Officer is recommending refusal.

Following the receipt of correspondence by the applicant requesting the  
Parish Council amend the title of the application. The Clerk had reviewed  
the title of the application on the District Council website and the title  
matches the title listed. Therefore, on a proposal by Cllr. Martin, it was  
RESOLVED to make no change to the title.

## **P25.18 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

Appeal hearing set for 20<sup>th</sup> - 23<sup>rd</sup> March 2018. The Old Court Room,  
Chichester City Council, North Street, Chichester

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 - 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: 11<sup>th</sup> April 2018

**P26.18 LOCAL PLAN**

Site Allocation Development Plan - 5pm 16<sup>th</sup> March 2018 - On a proposal by the Chairman, it was RESOLVED to make no comment.

**P27.18 EXTERNAL CORRESPONDENCE**

None.

**P28.18 REPORTS ON EXTERNAL MEETINGS**

1. Cllrs Martin and Charter, and representatives from Sidlesham Parish Council and District Councillor Taylor had meet with Mr Whitty and Mr Frost of Chichester District Council regarding Class Q conversions. Dragon Nursery case was recognised by Chichester District Council as being problematic and advised that the case was being investigated further. Sidlesham Parish Council have written to the MP. A letter is being prepared by Sidlesham Parish Council which will be sent jointly from Earnley Parish Council and Sidlesham asking that Chichester District Council pass on the Parish Councils concerns to the appropriate Government departments. District Cllr. Taylor has contacted the Planning Advisory Service.

**P29.18 ITEMS FOR REPORTING AND FUTURE AGENDAS**

None.

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

Chairman Earnley Parish Council Planning Committee

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