

**Earnley Parish Council**  
**Minutes of the Planning Committee Meeting held on 22<sup>nd</sup> March 2018**

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

**In attendance:** Louise Chater (Clerk), District Cllr. Susan Taylor, two representatives from Seaward Properties and eight members of the public.

**P30.18 PUBLIC QUESTION TIME**

The representatives from Seaward Properties stated that they would in the very near future be submitting a planning application for 85 dwellings on the old Richardsons site, they have stuck very closely to Chichester District Council's planning policy. They advised that they have been actively marketing the site with no interest, they stated that the site will not become a holiday park again due to the condition of the building.

They stated that in due course they would welcome feedback on the application and understand that it may not be supported. Following earlier consultation with the Parish Council they raised the issue of the exit on Clappers Lane with West Sussex County Council who have not been supportive of a turn right only exit. They stated that they had relocated the exit and this exit would not only service 12 properties.

Seawards have agreed to allow Millers Homes access to their land to provide parking facilities during the construction phase of the 110 site on Clappers Lane.

**P31.18 APOLOGIES AND REASONS FOR ABSENCE**

None.

**P32.18 CODE OF CONDUCT**

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

**P33.18 MINUTES**

On a proposal by Cllr. Stant, it was RESOLVED to agree and sign the minutes of the meeting held on 22<sup>nd</sup> February 2018; this was duly completed.

**P34.18 MATTERS ARISING FROM THE MINUTES**

None.

**P35.18 PLANNING APPLICATIONS**

18/00502/PA3Q

Buildings West Of 105 First Avenue Almodington Batchmere  
Part 3 Class Q - Change the use of agricultural building to single storey five bedroom dwelling and associated works.

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

18/00278/DOM

Somerley Farm House Almodington Lane Almodington Earnley Chichester West Sussex PO20 7JR

Detached single storey garage and store.

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

18/00578/FUL

113 Second Avenue Almodington Earnley PO20 7LF  
Change of Use from Agriculture to 2no Dwellings - Amendments to Part 3, Class Q  
Prior Approval permission - E/17/03461/PA3Q - Changes to fenestration;  
insertion of rooflights; proposed canopy porches and insertion of flues.  
On a proposal by the Chairman, it was RESOLVED to object as the application is  
beyond a conversion and is in fact a rebuild.

19.02 two members of the public arrived.

**P36.18      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

West Sussex County Council highways department have requested modifications to  
the shared use footpath but have not objected to the application.

It was noted that East Wittering & Bracklesham Parish Council had resolved to  
make no objection but had expressed concern with regard to the lack of parking for  
the public house.

On a proposal by the Chairman, it was RESOLVED to make no objection but to raise  
concerns over the lack of allocated parking for the public house.

19.05 one member of the public arrived.

**P37.19      NOTIFICATION OF PRE-APPLICATION ADVICE SOUGHT**

None.

**P38.19      CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS**

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

PENDING CONSIDERATION

18/00047/DOM

124 Third Avenue, Almodington, PO20 7LB

First floor rear extension

PENDING CONSIDERATION - Bat Survey required.

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

WITHDRAWN

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 agreed 23 April 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 applicant has refused an extension of time and therefore the application has been passed to the planning officers manager to decide.

**P39.18 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

Start date: 23 October 2017

Statement of Common Grounds have been submitted and Birdham Parish Council have submitted their proof of evidence. Appellants rebuttal statement has been submitted.

Hearing deferred due to illness to be rescheduled in due course, it was noted that Cllr. Carey had registered to speak on behalf of Earnley Parish Council to address the traffic issues associated with the site.

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

**P40.18 LOCAL PLAN**

None.

**P41.18 EXTERNAL CORRESPONDENCE**

None.

**P42.18 REPORTS ON EXTERNAL MEETINGS**

The Chairman has had a meeting with representatives of Sidlesham Parish Council to discuss the way forward with the issues of Part Q applications following the meeting with representatives of Chichester District Council. It has been agreed to jointly write to Chichester District Council requesting they stick strictly to The Local Plan Policy 46 (1) ensuring the building is structurally sound and is capable of conversion for residential uses without the need for significant extension, alteration or rebuilding; in relation to Part Q applications relating to glass houses.

**P43.18 ITEMS FOR REPORTING AND FUTURE AGENDAS**

None.

Meeting closed 19.10

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

Chairman Earnley Parish Council Planning Committee

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