

Earnley Parish Council

Minutes the Planning Committee Meeting held on 26th April 2018 which commenced at 6.45pm at Bracklesham Barn, Beech Avenue, Bracklesham

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

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

P44.18 PUBLIC QUESTION TIME

None.

P45.18 APOLOGIES AND REASONS FOR ABSENCE

Cllr. Simpson - holiday

P46.18 CODE OF CONDUCT

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

P47.18 MINUTES

On a proposal by Cllr. Carey, it was RESOLVED to agree and sign the minutes of the meeting held on 22nd March 2018; this was duly completed.

P48.18 MATTERS ARISING FROM THE MINUTES

None.

P49.18 PLANNING APPLICATIONS

18/00939/PA3Q

125 Third Avenue Batchmere PO20 7LB

Class Q Application for Prior Approval - Change of use of Agricultural Building from Agriculture to 1 no. Large Dwellinghouse (C3 Use Class)

On a proposal by the Chairman, it was RESOLVED not to object.

18/00789/FUL

129A Third Avenue Almodington Earnley PO20 7LB

Erection of new dwelling an alternative to planning permission
E/17/02419/FUL.

On a proposal by the Chairman, it was RESOLVED to object to this application; irrespective of the previously permitted planning application E/17/02419/FUL, this application represents overdevelopment within a rural location.

18/00722/DOM

Quackers 94 First Avenue Almodington Batchmere PO20 7LQ

Temporary mobile home

On a proposal by the Chairman, it was RESOLVED to object to this application unless there is a strict time scale and/or is only to be occupied by a named person namely the applicants mother.

18/00828/DOM

Fairytale Cottage 3 Bookers Lane Earnley Chichester

First floor side extension and single storey side and rear extension with associated alterations and fenestration changes (Variation of condition 2 from planning permission E/17/02906/DOM - Amendments to ground floor for accessibility).

On a proposal by the Chairman, it was RESOLVED to support this application.

18/00991/ELD

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

Existing lawful development certificate for use of land and buildings for B8 (Storage) purposes.

It was noted that if the building is rescheduled as a B8 storage then it will be eligible for part Q development. On a proposal by the Chairman, it was RESOLVED to object on the grounds that the storage of domestic tools in an old hen house is not sufficient evidence to justify the reclassification to a B8 storage building as it has only been used for domestic storage.

P50.18 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES

18/00753/OUT

South Downs Holiday Village Bracklesham Lane Bracklesham Bay PO20 8JE
Redevelopment of the former South Downs Holiday Park with the erection of 85 dwellings with vehicular access, Local Equipped Area for Play, public open space, landscaping, footpath links and other related infrastructure.

Concern was expressed regarding the soundness of the application in particular regarding the Transport Assessment, in addition it was noted that no modelling had been provided for traffic through the conservation area despite there being an exist from the site onto Clappers Lane.

Additionally, concern was expressed that the Parish Council had not formally been consulted on this application despite part of the site being within the parish boundary.

The application is not within the settlement area and also raises the issues of coalescence and ribbon development in Clappers Lane.

The site is an important tourist facility within the area and the permanent loss of this site will downgrade the tourist facilities within the district.

To use the argument that the main building on the site requires demolition due the state of the building and the asbestos content is a fatuous argument as the asbestos content of the building and the demolition costs associated with this sould have been considered within the applicants purchase price of the site.

On a proposal by Chairman, it was RESOLVED that Cllr. Carey would draft a response objecting to the application on the grounds listed above.

P51.19 NOTIFICATION OF PRE-APPLICATION ADVICE SOUGHT

None.

P52.19 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS

18/00760/PNO

Land South East of Thorney Farm House Almodington Lane Almodington Earnley

Proposed irrigation Reservoirs.

PRIOR APPROVAL REQUIRED

EWB/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

PENDING DECISION - Substitute plans submitted, extension of time agreed 25th May 2018

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.

PENDING CONSIDERATION

18/00278/DOM

Somerley Farm House Almodington Lane Almodington Earnley PO20 7JR

Detached single storey garage and store.

PERMIT

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.

PENDING CONSIDERATION - Flood risk assessment required.

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
PERMIT

18/00047/DOM

124 Third Avenue, Almodington, PO20 7LB

First floor rear extension

PENDING CONSIDERATION - preliminary but survey has been completed and evidence of bat activity noted. Extension agreed to 4th May 2018

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.

PERMIT with S106

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.

REFUSE

P53.18 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

Appeal hearing set for 2nd October 2018, Chichester City Council and is expected to last four days

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

P54.18 LOCAL PLAN

None.

P55.18 EXTERNAL CORRESPONDENCE

1. Consultation National Planning Policy Framework - on a proposal by the Chairman it was resolved to respond to Chapter two, question four that footnote nine should give protection to neighbourhood plans for five years from referendum.
2. Cllr Charter reported that he continued to work with Sidlesham Parish Council regarding Part Q planning applications. The Planning Officer has confirmed in writing that Chichester District Council will look much more closely at the structural integrity of the buildings when applicants submit a Part Q application.

P56.18 REPORTS ON EXTERNAL MEETINGS

None.

P57.18 ITEMS FOR REPORTING AND FUTURE AGENDAS

1. Cllr. Carey raised residents concerns with regard to the location of the signage and the fact that drivers are ignoring the Clappers Lane road closure signs associated with the works required for the Miller Lane site on Clappers Lane. The Parish Council shared the residents concerns but considered it unlikely that West Sussex County Council would be able to make any changes to the signage prior to the work being completed due the short time that the road is due to be closed.

Meeting closed at 19.38

Signed: _____

Chairman Earnley Parish Council Planning Committee

Dated: _____