

EARNLEY PARISH COUNCIL

Minutes of the Planning Committee Meeting held on 24th January 2019 which commenced at 18.45 at Bracklesham Barn, Beech Avenue, Bracklesham.

PRESENT: Keith Martin, Robert Carey, Sandy Simpson, John Williams and John Stant.

In attendance: Louise Chater (Clerk), District Cllr. Susan Taylor and four members of the public.

The meeting was chaired by Cllr. Simpson

P01.19 PUBLIC QUESTION TIME

None.

P02.19 APOLOGIES AND REASONS FOR ABSENCE

County Cllr. Peiter Montyn - prior commitment

P03.19 CODE OF CONDUCT

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

P04.19 MINUTES

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

P05.19 MATTERS ARISING FROM THE MINUTES

None.

P06.19 PLANNING APPLICATIONS

18/02718/DOM

Ivy Cottage Batchmere Road Almodington Earnley PO20 7LG

Single storey extension and balcony.

On a proposal by Cllr. Martin, it was RESOLVED to ratify the no objection comment submitted on 13th December 2018. It was noted that the application had been PERMITTED

18/03377/PA3Q

Almodington Nurseries Batchmere Road Almodington Earnley

Class Q (b) Application for Prior Approval - Change of Use from

Agriculture to 1 no. Small Dwelling (C3 use class) together with building operations reasonably necessary to convert the building.

On a proposal by Cllr. Carey, it was RESOLVED to ratify comments submitted on 10th January 2019.

18/02900/TCA

The Old Coach House Bell Lane Earnley PO20 7HZ

Notification of intention to reduce crown (back to old wound points) on 1 no. Oak tree.

It was noted that the District Council had resolved NOT TO PREPARE A TREE PRESERVATION ORDER

18/02902/TCA

Somerley House Bell Lane Earnley PO20 7HZ

Notification of intention to crown raise by 5m (above ground level) and reduce back (southern sector overhanging neighbours garden) by up to 5m on 2 no. Willow trees.

It was noted that the District Council had resolved NOT TO PREPARE A TREE PRESERVATION ORDER

18/03293/DOC

129A Third Avenue Almodington Earnley PO20 7LB

Discharge of conditions 3, 4, 7 and 8 from planning permission E/18/00789/FUL.

On a proposal by Cllr. Simpson, it was RESOLVED to make no comment.

19/00140/EIA

Medmerry Park Stoney Lane Earnley PO20 7JP

Scoping opinion - 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

Concern was expressed about the potential increase in traffic, in particular during the construction stage, through the conservation area. Concern was also raised about the access road which is a private road with a public footpath running the entire length with very few safe refuges for pedestrians.

Concern was also raised regarding the issue of coalescence between Bracklesham and Earnley and that a built up area would be moving nearer to the Medmerry Nature Reserve.

Concern was expressed regarding the statement about the finger posts signs stating that they are in a poor state of repair, which is incorrect as both signs have been replaced and are in good condition.

The application appears to be contrary to the draft Local Plan and the currently adopted Local Plan as the site is not adjacent to the settlement and on the coast.

On a proposal by Cllr. Martin, it was agreed to request mitigating funds to reduce the impact of traffic including the accessibility of pedestrians in the centre of Earnley.

This is a very detailed application and therefore on a proposal by Cllr. Carey, it was RESOLVED to form a working party consisting of the whole council and to request an extension of time to enable the council to review the papers in detail.

On a proposal by the Chairman, it was RESOLVED that the Clerk contact the RSPB to ensure they are aware of the application and the clerk to arrange a meeting of the working party to review the application.

19.01 District Cllr. Taylor arrived.

19/00177/TCA

Chapel Cottage Bookers Lane Earnley PO20 7JG

Notification of intention to fell 1 no. Poplar tree (A) and 1 no. Conifer tree (C) and crown reduce (cut back to previous pruning points) on 1 no. Willow tree (B)

Concern was expressed regarding the felling of trees, however, it was agreed to make no comment.

P07.19 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES

EWB/18/03100/FUL

South Downs Holiday Village Bracklesham Lane Bracklesham Bay PO20 8JE
Renewal of planning consent EWB/17/01722/FUL for the continued use of the site to provide agricultural workers accommodation for a temporary period of 3 years and to amend Condition 3 to increase numbers from 300 to 400;

On a proposal by the Chairman, it was RESOLVED to ratify comments concerning the maintenance of the site submitted on 3rd January 2019. It was noted that the applicant had contacted the council to reassure the Parish Council that they were proposing to replace the boundary fence.

P08.19 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS

18/02530/FUL

111 Second Avenue Almodington Earnley PO20 7LF

Demolition of existing agricultural building and erection of 1 no. self-build dwelling as alternative to Prior Approval consent E/17/00271/PA3Q for change of use of agricultural building to 1 no. dwelling.

PERMIT

18/02025/FUL

Earnley Grange Almodington Lane Almodington Earnley

Change of use of the land and three existing outbuildings to the north-west of Earnley Grange for any purpose incidental to the use of the dwelling, Earnley Grange.

PERMIT

18/02634/OBG

137 Almodington Lane Almodington Earnley

Discharge of a S106 obligation for E/2/86, relating to occupation of dwelling as an agricultural dwelling.

PENDING CONSIDERATION

18/02665/FUL

136 Almodington Lane Almodington Earnley PO20 7JR

Demolition, resiting and erection of 1 no. 2 bed dwelling as alternative to the change of use of one of the buildings to a dwelling permitted under E/17/03249/PA3Q

PERMIT WITH SECTION 106

18/01976/LBC

Earnley Grange Almodington Lane Almodington Earnley PO20 7JS

Internal and external alteration including re-roofing, works to walls and openings with associated landscaping works.

PERMIT

18/01975/DOM

Earnley Grange Almodington Lane Almodington Earnley PO20 7JS Internal and external alteration including re-roofing, works to walls and openings with associated landscaping works.

PERMIT

18/02413/FUL

101 First Avenue Almodington Earnley 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 C3 (dwellinghouse) under E/15/02353/PA3Q (variation of condition 2 from planning permission E/17/01911/FUL- Change approved drawing 18A to 18B to allow covered verandah and small increase in ridge height)

PENDING DECISION

EWB/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.

Although this application was discussed at Chichester District Planning Committee 14th November 2018 it remains listed as PENDING DECISION

PO9.19 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS

Enforcement Notice Ref: E/31

Planning Reference: 17/00391/CONDWE

Land at Dragon Nursery, Third Avenue, Batchmere

Notice takes effect on 26th July 2018

Time for Compliance: 26th January 2019

Breach: Without planning permission, the construction of outer walls of a building.

Action required: Dismantle and remove from the land the walls of the said building, including all window frames and doors.

It was agreed that the Clerk would follow this matter up.

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

Compliance achieved on 5 out of 8 steps. Remaining steps held in abeyance whilst application submitted to regularise the remaining use of the buildings. Planning application 18/02025/FUL.

It was agreed that the clerk would follow this matter up.

APP/L3815/W/18/3217579

18/01661/FUL

Land South Of 129A Third Avenue, Batchmere, PO20 7LB

Retrospective change of use of menage to storage of caravans, motor homes and boat trailers.

The appeal is to be decided by way of written representation.

E/18/00383/CONWST

Land Adjacent to Seaview Clappers Lane Earnley PO20 7JJ

Dumping of soil and waste.

A site visit has been carried out by the enforcement officer who has contacted the owners and requested that the soil and rubble be removed.

P10.19 LOCAL PLAN

A draft response has been prepared, however, it required further work. Once complete and agreed by all councillors it would be submitted by the Clerk. . On a proposal by the Chairman, it was RESOLVED that Cllr. Carey submit a press release to the local paper with regard to the minimum figures stating the Local Plan should state indicative numbers as per the Parish Council's comments previously submitted on this matter.

P11.19 PART Q PLANNING APPLICATIONS

It was noted that the survey had been carried out. Cllr. Carey agreed to produce a report for the next meeting. Cllr. Simpson expressed concern that Parish Online is not accurate as there are several buildings that are not included on the plan, however these are mainly new houses. It was agreed that Cllr. Carey would contact Sidlesham Parish Council to discuss the progress made with their survey and to find out if they were ready to arrange a meeting with Chichester District Council.

P12.19 CHICHESTER DISTRICT COUNCIL PLANNING PROCESS

None.

P13.19 EXTERNAL CORRESPONDENCE

None.

P14.19 REPORTS ON EXTERNAL MEETINGS

None.

P15.19 ITEMS FOR REPORTING AND FUTURE AGENDAS

1. It was agreed that a future agenda item would be to identify any specimen trees in the parish that need to be listed.

Meeting closed at 19.34

Signed: _____

Chairman of Earnley Parish Council Planning Committee

Dated: _____