

## **Earnley Parish Council**

Minutes of the Planning Committee Meeting held on 28<sup>th</sup> February 2019 which commenced at 6.45pm at Bracklesham Barn, Beech Avenue, Bracklesham.

**PRESENT:** Cllrs. Sandy Simpson (Chairman), Robert Carey, John Williams, John Stant and Keith Martin.

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

### **P16.19 PUBLIC QUESTION TIME**

None.

### **P17.19 ELECTION OF VICE CHAIRMAN**

On a proposal by the Chairman it was RESOLVED to elect Cllr. John Stant as Vice Chairman to the Planning Committee.

### **P18.19 APOLOGIES AND REASONS FOR ABSENCE**

None.

### **P19.19 CODE OF CONDUCT**

1. Declarations of Interest on items included on the agenda - Cllr. Carey declared a non-pecuniary interest in planning application EWB/19/00159/FUL.
2. Dispensation requests - none.

### **P20.19 MINUTES**

On a proposal by Cllr. Stant it was RESOLVED to agree and sign the minutes of the meeting held on 24<sup>th</sup> January 2019; this was duly completed.

### **P21.19 MATTERS ARISING FROM THE MINUTES**

None.

### **P22.19 PLANNING APPLICATIONS**

19/00200/DOM

121 Third Avenue Batchmere PO20 7LB

Demolition of existing single storey conservatory, construction of single storey rear extension and change of gable cladding.

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

18/03455/DOM

Earnley Grange Cottage Almodington Lane Almodington Earnley PO20 7JS

The purpose of the scheme is to:

- a) Improve external illumination to facilitate safe and secure use of the Main House
- b) Alterations and additions to the external enclosure of the cottage to security.

On a proposal by the Chairman, it was RESOLVED to make no objection, however it was considered that it would be appropriate to request that the lighting is controlled by motion sensors or timer as there is no street lighting in the area.

19/00406/LBC

Earnley Grange Cottage Almodington Lane Almodington Earnley Chichester West Sussex PO20 7JS

Lighting scheme with alterations and additions to external enclosure of cottage

On a proposal by the Chairman, it was RESOLVED to make no objection, however it was considered that it would be appropriate to request that the lighting is controlled by motion sensors or timer as there is no street lighting in the area.

19/00074/FUL

Marsh Farm Cottage Drove Lane Earnley PO20 7JW

Proposed change of use of agricultural barn to allow for non-agricultural storage purposes with proposed repositioning of entrance track.

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

19/00171/FUL

Orchid Answers Limited 113 Second Avenue Batchmere Chichester

Replacement dwelling.

The application is proposing to demolish a group of existing sheds including the current dwelling and relocate the current dwelling. The proposed application would be 60% larger. On a proposal by the Chairman, it was RESOLVED to make no objection

19/00250/DOM

1 Manhood Cottages Almodington Lane Almodington Earnley

Two storey side and single storey rear additions including render finish to existing property.

Some concern was expressed with regard to the size of the side extension, however, on a proposal by the Chairman, it was RESOLVED to make no objection.

## **P23.19 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES**

EWB/19/00159/FUL

Land to North of Holdens Farm Caravan Park Bracklesham Lane Bracklesham Bay West Sussex

Use of field for stationing of 48 no. static holiday caravans as part of reorganisation of caravan park - maximum number of units not to increase.

The Chairman closed the meeting.

Cllr. Carey made a statement that he felt that the application contravened the adopted Local Plan Policy and the draft policy. The applicant stated that they are not expanding as the current site licence is 525. However, the new caravans are much larger than the caravans on the site therefore it is an extension. As the new caravans are larger and have more bedrooms there is the potential for more people to be on the site which will increase the pressure on the roads and sewage system.

Cllr. Carey left the meeting and the Chairman reopened the meeting.

The view was expressed that even if the caravans have more sleeping accommodation that doesn't necessarily mean additional families will be stopping in the caravans. However, the increase in size of the caravans may well put further pressure on the sewerage system,

In addition, the proposal will be expanding the site into a field which is currently open countryside and therefore increasing the light pollution in the countryside.

On a proposal by the Chairman, it was RESOLVED to ratify the objection comments submitted to Chichester District Council on 19<sup>th</sup> February 2019 and to submit an additional letter addressing the Planning Committees concerns with regard to the information submitted in relation to the Environmental Impact Assessment.

Cllr. Martin reported that in his role as District Councillor he had spoken to the planning officer with regard to East Wittering Parish Council's comments. The Officer had stated that they were taking the view that the comments submitted were an objection. District Cllr. Martin had advised the officer that if the application was to be decided under delegated powers then he would red card the application due to significant local interest.

Cllr. Carey returned.

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

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.  
PRIOR APPROVAL REQUIRED HEREBY REFUSED

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.

## PERMIT

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 PENDING CONSIDERATION. It was noted the RSPB had expressed concern to the expansion of the park, the increased period of time the park is open and the bunds. In addition, it was noted that a small number of current leaseholders had objected to the proposal.

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.

PERMIT

18/02634/OBG

137 Almodington Lane Almodington Earnley Chichester

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

PENDING CONSIDERATION

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

18/02413/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.

## PENDING DECISION

### **P25.19 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 26<sup>th</sup> July 2018

Time for Compliance: 26<sup>th</sup> 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 noted that the landowners have appealed the enforcement notice and planning application 17/02842/FUL. The District Council have requested a public enquiry rather than a hearing. The appeal has been lodged but has not yet started.

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

Chichester District Council have confirmed that all items complied with  
CASE CLOSED

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 into the appeal to enable the cases of the Council and the appellant to be considered

Representations to be submitted by The Planning Inspectorate by 21st January 2019

Planning Ref: E/18/00383/CONWST

Land Adjacent to Seaview Clappers Lane Earnley PO20 7JJ

Dumping of soil and waste.

Chichester District Council have contacted the landowner and have requested that the land is cleared of the materials.

### **P26.19 LOCAL PLAN**

The Parish Councils responses have been submitted to the District Council (copy attached). Cllr. Martin reported that he and Cllr. Williams had attended a Manhood Peninsula Parishes Meeting to discuss the Local Plan. On a proposal by Cllr. Martin it was RESOLVED to submit the following

comments to Hunston Parish Council to be compiled as part of the group response.

- 1- The funding for the £65m to carry out the road mitigation measures for the A27 etc exceeds the figure which could reasonably be obtained by developer contributions. The ability to deliver these measures to mitigate the additional traffic arising from the local plan housing numbers is therefore uncertain. The local plan should therefore set out how it plans to deal with this major uncertainty. This could possibly be achieved by having clearly defined phasing with trigger points which require a change in approach, or the housing numbers reduced.
- 2- There are major concerns about the strategic industrial / housing site AL6 (Land South West of Chichester Apuldram and Donnington). This requires the construction of a Link road between Fishbourne and Birdham Road at Donnington. This site is at risk of both tidal and fluvial flooding on ground which already has a high-water table and no consideration is given to rising sea level associated with climate change. To quote WSCC who are the Lead Local Flood Authority (LLFA) 'These limits how the site can be effectively drained without a step change from typically employed methods to embrace more innovative and currently expensive options'. This site should be rejected and replaced by AL4, which is in the current Local Plan, even if this requires compulsory purchase powers to acquire it.
- 3- The above link road combined with the proposed A27 junction designs at Stockbridge and Whyke which bans right turns would result in significant forecast changes to traffic flows on the Manhood Peninsula. As WSCC, as the Highways Authority, points out it requires further feasibility work before the Local Plan is submitted to show that the transport strategy can be delivered and funded.
- 4- Both CDC and WSCC promoted a Mitigated Northern Route for the A27 at Chichester as the preferred option. Policy S30 which introduces 'wildlife corridors' conflicts with the ability to deliver a Northern Route. Policy S30 requires amending so that it does not exclude the possibility of a Northern Route.
- 5- Once the key issues are agreed between the Manhood parishes then a plan needs to be put together to raise appropriate funds to ensure that the best level of professional representation is available to make the Manhood's case at the inspector's plan review meetings.

It was noted that the next meeting of the Manhood Parishes Group would be on 28<sup>th</sup> March 2019 which clashed with the Planning and Full Council Meeting therefore it was agreed that Cllr. Williams would represent the Parish Council. This would ensure that the Parish Council meetings were quorate as Cllr. Simpson had offered her apologies which had been accepted.

1. Update on survey - it was noted that Cllr. Carey was in the process of preparing a draft report and the supporting evidence. It was agreed that Cllr. Carey would finalise the report for submission by the clerk.

**P28.19 SPECIMEN TREES AND HEDGEROWS IN THE PARISH**

Cllr. Stant agreed to photograph any specimen trees and hedgerows when inspecting the footpaths. In addition, on a proposal by Cllr. Simpson, it was RESOLVED to arrange this as a volunteer event.

**P29.19 CHICHESTER DISTRICT COUNCIL PLANNING PROCESS**

None.

**P30.19 EXTERNAL CORRESPONDENCE**

None.

**P31.19 REPORTS ON EXTERNAL MEETINGS**

None.

**P32.19 ITEMS FOR REPORTING AND FUTURE AGENDAS**

None.

Meeting closed 19.59

Signed: \_\_\_\_\_ Chairman Earnley Parish Council Planning Committee

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