

## **MEETING OF EARNLEY PARISH COUNCIL PLANNING COMMITTEE**

Minutes of the meeting of Earnley Parish Council Planning Committee held on 28<sup>th</sup> March 2019 which commenced at 18.45 at Bracklesham Barn, Beech Avenue, Bracklesham.

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

**In attendance:** Louise Chater (Clerk), Representative of Helyer Davies Architects Ltd and four members of the public

### **P33.19 PUBLIC QUESTION TIME**

The representative of Helyer Davies Architects Ltd provided a report and stated that his client would like to restore the brick and flint building known as Bookers Barn, Bookers Lane, which burnt down in the late 1980's. He advised that prior to the fire the building was listed but was de-listed after the fire. The architect stated that the building was an obvious building to restore but would not be extended, and although the use for the building when restored was not known the most feasible use would either be accommodation, or a holiday let.

Q: Your report states that you are looking to put on a thatch roof. Why have you chosen thatch?

A: This is thought to be the original roofing material; however, they have not been able to locate any photographic evidence of the building. Concern was expressed by members of the council regarding the isolated location and the use of thatch. The architect responded that consideration could be given to handmade clay peg tiles or slate.

Q: Are you planning to contact Chichester District Council for pre-application advice?

A: Yes; we are.

18.53 The Chairman thanked the representative of Helyer Davies Architects Ltd for attending the meeting and giving a presentation on the plan. The representative then left the meeting.

### **P34.19 APOLOGIES AND REASONS FOR ABSENCE**

Cllr. Sandy Simpson - prior commitment.

Cllr. John Williams - prior commitment.

### **P35.19 CODE OF CONDUCT**

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

### **P36.19 MINUTES**

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

### **P37.19 MATTERS ARISING FROM THE MINUTES**

None.

### **P38.19 PLANNING APPLICATIONS**

19/00611/FUL

136 Almodington Lane Almodington Earnley PO20 7JR

Demolition of existing building, erection of 1 no. new dwelling with amended design and siting permitted under E/18/02665/FUL.

It was noted that the application had been previously permitted as two holiday lets. On a proposal by the Chairman, it was RESOLVED to make no objection to the application, however, it was agreed to request clarification with regard to the holiday let permitted under application 17/03249/PA3Q

19/00734/PA3Q

The Cuckoo's Nest Nursery 125 Third Avenue Batchmere PO20 7LB  
Change of use of existing agricultural building to 1 no. larger dwelling (C3 Use Class).

The application appears to be structurally sound, therefore on a proposal by the Chairman it was resolved to make no comment.

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

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

#### **P39.19 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES**

None.

#### **P40.19 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS**

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.  
PERMIT

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.  
PERMIT

19/00406/LBC

Earnley Grange Cottage Almodington Lane Almodington Earnley PO20 7JS  
Lighting scheme with alterations and additions to external enclosure of cottage  
PENDING DECISION

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.  
PENDING CONSIDERATION - Extension agreed to 23<sup>rd</sup> April 2019

19/00171/FUL

Orchid Answers Limited 113 Second Avenue Batchmere

Replacement dwelling.  
PENDING CONSIDERATION

19/00250/DOM  
1 Manhood Cottages Almodington Lane Almodington Earnley  
Two storey side and single storey rear additions including render finish to existing property  
PENDING DECISION

EWB/19/00159/FUL  
Land to North of Holdens Farm Caravan Park Bracklesham Lane Bracklesham Bay  
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  
PENDING CONSIDERATION - East Wittering Parish Council have clarified their submission as a comment and not an objection. It was noted that District Cllr. Martin had "red carded" the application on the basis of public interest.

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  
CLOSED - DECISION LETTER ISSUED

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

18/02413/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.  
PERMIT WITH SECTION 106

#### **P41.19 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS**

Planning Appeal Ref:  
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.

APPEAL LODGED

Planning Appeal: APP/L3815/W/19/3220273

Planning Ref: 18/01983/FUL

Yendor Farm, Hundredsteddle Lane Birdham, PO20 7BL

Demolition of buildings and replacement with 4 mobile holiday homes

It was agreed that no further comments would be submitted.

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.

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

Cllr. Martin reported that the soil mound has recently got larger. The landowner claims that the rubble has been removed, however, the District Council have referred the issue to West Sussex County Council. On a proposal by Cllr. Martin, it was RESOLVED to write to Chichester District Council to express concern that the soil and rubble is growing not decreasing contrary to the landowners statement.

**P42.19 LOCAL PLAN**

Nothing further.

**P43.19 PART Q PLANNING APPLICATIONS**

1. Update on survey - Cllr. Carey reported that the survey has been submitted to Chichester District Council and in addition Sidlesham Parish Council has submitted their data.

Chichester District Council has requested confirmation that a visit to both Sidlesham and Earnley is still required, it was confirmed that this was still the case and it was agreed that Cllr. Carey would liaise with the Sidlesham representative to obtain some dates which would be sent to Chichester District Council.

**P44.19 SPECIMEN TREES AND HEDGEROWS IN THE PARISH**

Cllr. Stant stated that he would contact the Manhood & Wildlife Group to ascertain if there is already a list of the hedgerows and trees in the parish and if the Parish Council can have access to this information.

**P45.19 CHICHESTER DISTRICT COUNCIL PLANNING PROCESS**

Nothing further to report.

**P46.19 EXTERNAL CORRESPONDENCE**

None.

**P47.19 REPORTS ON EXTERNAL MEETINGS**  
Apologies sent to the Manhood Groups Meeting

**P48.19 ITEMS FOR REPORTING AND FUTURE AGENDAS**  
None.

Meeting closed 19.19pm

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

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