

MEETING OF EARNLEY PARISH COUNCIL PLANNING COMMITTEE

Minutes of the Planning Committee Meeting held on 18th July which commenced at 18.45 at Bracklesham Barn, Beech Avenue, Bracklesham.

PRESENT: Cllrs. Sandy Simpson (Chair Person), John Stant (Vice Chairman), Keith Martin and John Williams

In attendance: Louise Chater (Clerk), District Cllr. Susan Taylor, District Cllr. Elizabeth Hamilton, District Cllr. Grahame Barrett, County Cllr. Pieter Montyn and four members of the public.

P82.19 PUBLIC QUESTION TIME

None.

P83.19 APOLOGIES AND REASONS FOR ABSENCE

Cllr. Robert Carey on holiday.

P84.19 CODE OF CONDUCT

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

P85.19 MINUTES

On a proposal by Cllr. Martin, it was RESOLVED to agree and sign the minutes of the meeting held on 27th June 2019; this was duly completed.

P86.19 MATTERS ARISING FROM THE MINUTES

None.

P87.19 PLANNING APPLICATIONS

19/01723/TCA

Earnley Forge, Bell Lane, Earnley, PO20 7HZ

Notification of intention to crown reduce by 50% on 2 no. Oak trees (T1 and T2) and 1 no. Weeping Willow tree (T3).

Concern was expressed with regard to the proposal to reduce the tree by 50%.

For the tree's health a tree should only be reduced by 1/3 therefore on a proposal by Cllr. Williams, it was RESOLVED to request that the work be carried out over two years if the reduction of 50% is required.

19/01344/DOM

Glencairn, Clappers Lane, Earnley, PO20 7JJ

Single story rear extension to house and garage including 1 no. rooflight and associated alterations. Alterations to existing dormers. Proposed extension to rear garden room. New boundary walls and gates.

On a proposal by the Chairman, it was RESOLVED to object to the new boundary wall due to its height and suburban nature and to the proposal to removal of hedgerow and trees to facilitate the building of the wall. However, the Parish Council has no objection to the proposed extension to the house.

19/01772/TCA

Byre Cottage Clappers Lane Earnley Chichester

Notification of intention to reduce Southern sector by up to 3m, including removal of 1 no. branch on Southern sector on 1 no. Malus Domestica Tree (quoted as T1)

The Parish Council was unable to comment on the work proposed as the tree listed in the application as T3 does not appear on the associated plan which only refers to T1 which does not appear to have any effect on the single storey extension.

P88.19 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES

None.

P89.19 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS

19/01331/DOM

The Paddocks Almodington Lane Almodington Earnley PO20 7LA
Two storey extension and internal changes
PENDING CONSIDERATION

19/01415/PRESM

Earnley Concourse Clappers Lane Earnley PO20 7JN
Residential development of approximately 32 new homes, which will include landscaped open space, access, amenity enhancements, displacement of dilapidated Earnley Concourse buildings and heritage-based enhancements.
PENDING CONSIDERATION

Cllr. Martin reported that a meeting had taken place with District Cllr. Taylor to discuss the parish councils concerns with regard to this application. The Parish Council had requested that District Cllr. Taylor raise the following issues with the planning officer:

1. Request that RSPB are consulted
2. The applicant's proposal to demolish the Gate House which is a building of interest in the Conservation Plan
3. That the Gate House is used as a replacement community facility
4. Highlight the Parish Plan and the objectives included within the document.
5. No mention had been made in the application of the proposed development enhancing the conservation area or Earnley Church.

District Cllr. Taylor had advised that the Planning Officer had noted the parish council concerns and had advised that the Parish Council raise the issues above at the full application stage.

19.04 District Cllr. Taylor arrived.

19/01073/DOM

117 Second Avenue Almodington Earnley PO20 7LF
Erection of single storey north/side extension with alterations and additions to fenestration.
PERMIT

19/01255/FUL

111 Second Avenue Almodington Earnley PO20 7LF
Erection of replacement agricultural barn.
WITHDRAWN

19/02190/ELD

Redhouse Farm Bookers Lane Earnley PO20 7JG
Existing lawful development certificate for the use of land for the stationing of a caravan for human habitation by agricultural workers.
PENDING CONSIDERATION

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
PENDING CONSIDERATION

19/00171/FUL
Orchid Answers Limited 113 Second Avenue Batchmere Chichester
Replacement dwelling.
PERMIT

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 DECISION

P90.19 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS

Enforcement Ref: 18/00383/CONWST
Holdens Caravan Park, Bracklesham Lane
Dumping of soil and waste.
NOTICE ISSUED

Enforcement Notice E/32
Enforcement Ref: 16/00320/CONCOU
Land at Witsend Nursery, Third Avenue, Batchmere
Without planning permission, the change of use of land for the storage of
caravans, motorhomes, boats and boat trailers
Time for compliance: three months after the notice takes affect on 18th July,
unless an appeal is made against it beforehand.

Enforcement Ref: 18/00373/CONBC
107 First Avenue Batchmere PO20 7LQ
Stationing of metal containers on small holding
PENDING CONSIDERATION

Enforcement Ref: 18/00340/CONENF
Marsh Farm Barn Drove Lane Earnley PO20 7JW
Use of field as amenity land in breach of enforcement notice.
PENDING CONSIDERATION

Enforcement Notice E/31
Enforcement Ref: 17/00391/CONDWE
Dragon Nursery Third Avenue Batchmere
Noncompliance with 15/04244/PA3P
NOTICE ISSUED - appeal against the enforcement notice has been withdrawn by
the landowners therefore the new date for compliance is 19th December 2019.

Enforcement Ref: 17/00285/CONBC
Medmerry View Drove Lane
Noncompliance with site layout plan attached to 16/04007/DOC
PENDING CONSIDERATION

Following the request for an update on the outstanding enforcement issues District Cllr. Taylor reported that she had not had the opportunity to raise this issue with the relevant officer.

Cllr. Martin reported that a resident who was affected by one of the enforcement cases had submitted a formal complaint due to the lack of resolution of the issues on the site.

P91.19 LOCAL PLAN

Chichester District Council Landscape Gap Assessment Study - concern was expressed that there was no mention of any landscape gap on the Manhood Peninsula.

District Cllr. Taylor reported that Chichester District Council continue to collate the statutory consultee responses and are in the process of discussing further work required. The District Council are investigating the issue of nitrates in the harbour and the potential drafting of the nitrate neutral policy.

Peter Brett has been instructed to carry out a further study on the A27 which will be available in the Autumn. County Cllr. Montyn asked District Cllr. Taylor what was the brief for Peter Brett; District Cllr. Taylor responded that she had not seen the brief but was aware that they had been asked to look at alternative solutions.

P92.19 PART Q PLANNING APPLICATIONS

Nothing further to report.

P94.19 CHICHESTER DISTRICT COUNCIL PLANNING PROCESS

Covered in agenda item P90.19.

P95.19 EXTERNAL CORRESPONDENCE

None.

P96.19 REPORTS ON EXTERNAL MEETINGS

1. Manhood Parishes Action Group (MPAG) had still received no response from Gillian Keegan MP regarding its request for a formal meeting. It was noted that she is holding an open meeting on 26th July 2019 commencing at 7pm in The Selsey Centre.

P97.19 ITEMS FOR REPORTING AND FUTURE AGENDAS

None.

Meeting closed: 19.22

Signed: _____ Chairman Earnley Parish Council Planning Committee

Dated: _____