

## **EARNLEY PARISH COUNCIL PLANNING COMMITTEE**

Minutes of the Planning Committee Meeting held on 27<sup>th</sup> June 2019 which commenced at 18.45 at Bracklesham Barn, Beech Avenue, Bracklesham.

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

**In attendance:** Louise Chater (Clerk), and three members of the public

### **P82.19 PUBLIC QUESTION TIME**

A member of the public stated that the Royal Oak public house is having difficulties finding a buyer for the pub. If the landowners can't sell the property can it be turned into housing. The Chairperson responded that it would have to go through the proper planning process and will have to prove that it has been marketed properly to show that it is not viable.

### **P83.19 APOLOGIES AND REASONS FOR ABSENCE**

District Cllr. Elizabeth Hamilton - prior engagement.

District Cllr. Susan Taylor - prior engagement.

### **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. Stant, it was RESOLVED to agree and sign the minutes of the meeting held on 22<sup>nd</sup> May 2019; this was duly completed.

### **P86.19 MATTERS ARISING FROM THE MINUTES**

71.19 111 Second Avenue Almodington Earnley PO20 1LF, having reviewed the application further on a proposal by Cllr. Stant it was RESOLVED to retrospectively change the decision to object to the application on the following grounds:

- The barn is essential to the agricultural business
- Construction of a 70 metre driveway in open countryside
- Sets a precedent
- If it is not possible to refuse the application or rescind the permitted development rights for a new dwelling, then the Parish Council would urge that the planning authority instead allow the existing barn to be retained on the condition that it

cannot be "converted" to a dwelling again, it being absurd and wasteful of resources to demolish a perfectly usable barn and then build a new one

## **P87.19 PLANNING APPLICATIONS**

19/01331/DOM

The Paddocks Almodington Lane Almodington Earnley PO20 7LA

Two storey extension and internal changes.

The applicant stated that the cladding materials would be blacken farmyard style and would not be cement board and the ground floor would be painted brick not rendered.

The Chairperson asked if the application was doubling the size of the property, the applicant responded that the application was not quite 50% increase on the current property.

The Chairperson asked for clarification on the existing garage as it was not mentioned in the application. The applicant responded that at the present time they had no plans for the garage, but funds allowing may change the outside appearance to match the house.

Following a request for clarification the applicant stated that the extension would not affect the existing culvert and a flood risk assessment had been submitted with the application, but as yet the Environment Agency has not made any comments on the application.

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

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.

On a proposal by Cllr. Martin, it was RESOLVED to accept District Cllr. Taylor's invitation to a meeting to brief her on the Parish Council's concern with regard to this application and request she raises the following issues with the planning officer. Request that the Community Partnership Support Manager be included in the consultation process as the application takes no consideration of the community assets. The Conservation Officer be consulted to ensure the impact on the conservation area, the building of interest and the

grade 2\* listed building are taken into consideration and that the RSPB be included in this early consultation stage.

The applicant has stated that they had given consideration to the parish councils previous suggestion to the significantly reduced housing number and the applicant considered that the suggestion is not financially viable. The Parish Council felt that financial viability is not a planning consideration and the applicants should have taken into consideration the considerable number of constraints on the site when purchasing it. The proposed application shows no imagination and has too higher density for the location and constraints and includes no replacement community asset and the destruction of a building of interest.

In addition, the issues surrounding the footpath/cycleway have not been addressed.

#### **P88.19 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES**

None.

#### **P89.19 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS**

19/01073/DOM

117 Second Avenue Almodington Earnley PO20 7LF

Erection of single storey north/side extension with alterations and additions to fenestration.

PENDING DECISION

19/01255/FUL

111 Second Avenue Almodington Earnley PO20 7LF

Erection of replacement agricultural barn.

PENDING CONSIDERATION

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

19/00859/PA3Q

Land Adjacent To 112 Second Avenue Batchmere PO20 7LF

Notification for Prior Approval for a Proposed Change of Use of Agricultural Building to a Dwellinghouse (Class C3), and for Associated Operational Development  
WITHDRAWN

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

Having reviewed the substitute plans, on a proposal by the Chairperson, it was RESOLVED to make no further comment.

19/00171/FUL

Orchid Answers Limited 113 Second Avenue Batchmere  
Replacement dwelling.

PENDING CONSIDERATION

Having reviewed the substitute plans, on a proposal by the Chairperson, it was RESOLVED to make no further comment.

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**

Planning Appeal Ref: APP/L3815/W/8/3211159

Planning Ref: 17/02842/FUL

Dragon Nursery, Third Avenue, Batchmere

Erection of 1no custom/selfbuild 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, 40x 300W PV Panels and roof lanterns.

Start Date: 30 May 2019

APPEAL WITHDRAWN

Planning Appeal Ref: APP/L3815/C/18/3207730

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 WITHDRAWN.

E/18/00383/CONWST

Land Adjacent to Seaview Clappers Lane Earnley PO20 7JJ

Dumping of soil and waste.

Planning contravention to be issued by Chichester District Council

Enforcement Notice E/32

Planning 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

Action required:

- I. Cease the use of the land for the storage of caravans, motorhomes, boats and boat trailers
- II. Remove the caravans, motorhomes, boats and boat trailers from the Land
- III. Remove the hard core from the land
- IV. Following the complete of (III) above, level and reseed the land with grass

Time for compliance: three months after the notice takes affect on 18<sup>th</sup> July, unless an appeal is made against it beforehand.

#### **P91.19 LOCAL PLAN**

Nothing further to report.

#### **P92.19 PART Q PLANNING APPLICATIONS**

1. Update on meeting with representatives from Chichester

District Council held on 21<sup>st</sup> June 2019

Chichester District Council representatives agreed to three actions as a result of the meeting

1. Look at drafting a guideline note as issued by Hertfordshire Council
2. Agreed to be more vigilant regarding the applications, in particular glasshouses. It was noted that Chichester District Council had recently won an appeal in relation to the refusal notice issued in relation to the conversion of a glasshouse into a dwelling house.

3. Consider invoking Article 4 for Almodington in relation to the impact, character, size of the village and impact on services  
It was considered that it was a very positive meeting, however, the Act does override local policies. It was noted that the District Council will consider engaging a surveyor to inspect potential conversions.

**P93.19 SPECIMEN TREES AND HEDGEROWS IN THE PARISH**

On a proposal by the Chairperson, it was RESOLVED move this matter to the full council agenda to gain volunteers.

**P94.19 CHICHESTER DISTRICT COUNCIL PLANNING PROCESS**

Nothing further to report.

**P95.19 EXTERNAL CORRESPONDENCE**

None.

**P96.19 REPORTS ON EXTERNAL MEETINGS**

1. Manhood Peninsula Action Group (MPAG) Meeting - a letter has been sent to Gillian Keegan MP responding to her letter of response, highlighting the issues that she had not responded to which included the issue of the housing formula laid down by the Government and the A27 and had requested a meeting.

**P97.19 ITEMS FOR REPORTING AND FUTURE AGENDAS**

1. It had been ascertained that some agricultural land including glasshouses in First Avenue had been sold. It was not expected that the new owners would wish to continue with agricultural / horticultural use. The Council would be watchful for developments.

Meeting closed: 19.45

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

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