

## Earnley Parish Council

Minutes of the Planning Committee Meeting held on 23<sup>rd</sup> January 2020 which commenced at 18.45 at Bracklesham Barn, Beech Avenue, Bracklesham.

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

**In attendance:** Louise Chater (Clerk), District Cllr. Elizabeth Hamilton, District Cllr. Susan Taylor and nine members of the public.

### P01.2020 PUBLIC QUESTION TIME

- 19/02840/FULEIA A consultant for Medmerry Park application stated that the proposal increases the number of static holiday caravans and lodges to 518 which is a net increase of 210 caravans and lodges which will be built over 10 years. He stated that all the properties would be owner occupied which have a ~~peak~~ occupancy of 30-35% compared to rental ~~peak~~ occupancy which stands at 95%. Having reviewed the Parish Council's comments submitted in relation to the EIA scoping application he disagreed with the Parish Council's concerns in relation to the traffic impact as the increase will only be 11 extra trips per hour, every hour, per twenty four hour period by the owner occupiers if all the lodges were occupied.

The Consultant stated that the construction traffic would be directed to use Clappers Lane and the main roads, and the owner occupiers were unlikely to use the quiet lanes and would travel to the site via the main roads and Clappers Lane.

Q. Cllr. Carey asked if all the chalets are currently owner occupied.

A. The Site Manager confirmed that all the chalets are currently owner occupied and that the site does not rent out any of the properties, however, some of the current leaseholders rent them out.

Q. Cllr. Martin, how will the site prevent subletting of the new properties.

A. The consultant stated that this can't be controlled by a planning constraint it would have to be controlled by the lease/site rules.

The Chairman stated that the presentation of the extra vehicular movements by the caravan/lodges owners was potentially misleading as the owners are unlikely to travel between midnight and 5am.

Cllr. Martin queried the consultant's statement in relation to the construction traffic and in particular the owner occupiers travelling to the site in the summer as SAT Nav will direct travellers via the northern lanes.

Cllr. Williams stated that the consultant was misinformed if he was of the view that traffic did not try to find alternative routes when the traffic to West Wittering was causing issues.

The Site Manager stated that the owner occupiers were more likely to travel outside of the peak times, in particular in relation to the West Wittering issues.

The Chairman asked for clarification on the current site occupation and if this was to remain in place, to prevent the site becoming the owner occupier's permanent residence. The Site Manager stated that the site is currently closed from 6<sup>th</sup> January to 6<sup>th</sup> March and this closure will stay in place to allow for site maintenance. The consultant stated that it is not the applicant's intention for the site to become a permanent residential site it is the applicant's intention to run the site as a tourist site.

The Site Manager stated that they had carried out flood modelling and the site will be breached; therefore, they have to build sea defences to protect the site and the RSPB freshwater ponds. To make the site viable to build the sea defences they need to build the additional units. He also stated that if the application was not permitted then the applicants would revert to a holiday camp which will increase the traffic issues.

The consultant stated that Natural England have not objected to the application but have requested further information. West Sussex County Council Highways and the Lead Flood Authority have not objected to the application.

- 19/01193/FUL The Planning Consultant stated that Sidlesham Parish Council have objected to the application on environmental grounds and traffic issues on Easton Lane and overdevelopment. The Parish Council had originally objected to the application, they subsequently withdrew the objection and then resubmitted it following local pressure.

The permission was granted in 2010, however, the site was permitted with no hours of operation. The applicants have subsequently extended the site into the adjacent field and installed portacabins. This application is to regularise the activity that has taken place on the site since the permission has been granted. The applicants have reviewed the application and have removed the road within the site, reduced the parking and reduced the number of portacabins and storing units. The planning consultant stated that if the District Council permit this application then they can take this opportunity to control the hours of operation.

#### **P02.2020 APOLOGIES AND REASONS FOR ABSENCE**

Cllr. John Stant - holiday

On a proposal by the Chairman it was RESOLVED to accept the apology and the reason for absence

#### **P03.2020 CODE OF CONDUCT**

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

2. Dispensation requests - none.

**P04.2020 MINUTES**

On a proposal by Cllr. Martin, it was RESOLVED to agree and sign the minutes of the meeting held on 28<sup>th</sup> November 2019; this was duly completed.

**P05.2020 MATTERS ARISING FROM THE MINUTES**

None.

**P06.2020 PLANNING APPLICATIONS**

19/02956/FUL

The Shed Orchid Answers 113 Second Avenue Batchmere PO20 7LF  
Replacement dwelling - amendments to design permitted under  
E/19/00171/FUL.

It was noted that the application proposed a 65% increase, however, it is not overlooking any adjacent properties, is in keeping with the surrounding area and the plot is large enough to absorb the increase. Therefore, on a proposal by the Chairman, it was RESOLVED to make no objection.

19/02840/FULEIA

Medmerry Park Stoney Lane Earnley PO20 7JP

Hybrid planning application - Full application for the redevelopment of Medmerry Park to provide 518 static holiday caravans and lodges in lieu of 308 holiday bungalows and associated works including drainage, landscaping, habitat enhancement areas, access roads, footpaths and a comprehensive flood defence scheme including bund. Outline planning application for the part demolition of the existing facility buildings and erection of replacement facility buildings together with extension/refurbishment of existing facility buildings (with all matters reserved except for access).

The Chairman stated that there were a number of objections from local residents which expressed concern in relation to traffic, site density and scale, lack of public transport and the effects on the wildlife in particular in relation to the special nature of the surrounding area as a nature reserve.

Cllr. Martin stated that when the Medmerry sea defences were constructed the rock was brought in via a barge and the majority of the soil was generated from within the site. This application is proposing to bring in all the construction materials by road, the Medmerry application traffic plan provided for 100 vehicle movements, which was subsequently reduced, compared to this application which is proposing 1600 construction traffic vehicular movements.

It was noted that in 2013 an application in an adjacent field was submitted for three caravans, Chichester District Council refused this application and the appeal was dismissed. The application was refused as the introduction of three caravans into the open countryside would seriously harm the character of area and due to the location was inherently unsustainable.

Following long discussion, on a proposal by the Chairman, it was RESOLVED to object to the application for the following reasons:

- Coalescence between the adjoining village and caravan sites
- One of last undeveloped stretches of coastline between Portsmouth and Brighton
- Impact on an environmentally sensitive area
- Detrimental impact of traffic on the conservation area and the northern lanes of the parish but in particular footpath 55 which is heavily used by pedestrians and cyclist, West Sussex County Council highways have not taken into consideration the 1600 large vehicular movement on a footpath.
- The applicant states that it will recycle 60% of the existing buildings on site, however, there is no evidence to support this statement in the report, therefore there is the potential need to increase the construction traffic vehicular movements.
- The District Council Planning Officer recommended the applicant provide a vibration report in relation to the Grade 2\* listed building this has not been provided, the Cllrs. were particularly concerned with regard to the cumulative effects of the construction traffic which at its peak is expected to be 15 vehicular movements a day and at its lowest 5 vehicular movements a day.
- The application fails to comply with the adopted Local Plan in particular in relation to policies 30 and 31, it was noted that the Holdens application (19/00159/FUL) was turned down on these policies and this application was significantly smaller than this application.

19.35 one member of the public left the meeting.

20/00055/PA3Q

Buildings West Of 105 First Avenue Almodington Batchmere

Change of use of an agricultural building to 1 no. dwelling house.

It was noted that this application was previously refused on the grounds of not being suitable for conversion. On a proposal by the Chairman, it was RESOLVED that Cllr. Carey compare the differences between the two applications and provide a report for the councillors to consider and any comments on the application would be submitted via delegated powers.

19.48 District Cllr. Taylor arrived.

## **P07.2020 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES**

19/01193/FUL

Units 1 To 7 Purchase Farm Easton Lane Sidlesham PO20 7NU

Vehicular access; use of buildings for purposes within Use Classes B1 and B8 and for vehicle and boat repair and maintenance; retention of 4 no. portacabins and 5 no. storage containers for ancillary purposes; extension to existing parking areas with associated landscaping (retrospective application).

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

19.52 four members of public left.

District Cllr. Hamilton stated that the regulations in relation to cesspits has recently changes and therefore this application is likely to have to comply with the new regulations.

**PO8.2020 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS**

19/02493/OUT

Earnley Concourse Clappers Lane Earnley PO20 7JN

Outline planning application with all matters except Access reserved.

Demolition of Earnley Concourse buildings, Elm Lodge, Gate Cottage and the Ranch House and replacement with residential development of up to 32 no. dwellings with associated access and footway works, landscaping, open space and drainage infrastructure

PENDING CONSIDERATION

19/02664/FUL

Earnley Grange Almodington Lane Almodington Earnley PO20 7JS

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. (variation of condition 3 of permission E/18/02025/FUL - replacement roof for building 1).

PERMIT

19/02769/PLD

Milburn Cottage Clappers Lane Earnley PO20 7JJ

Installation of mobile home.

PENDING DECISION

The Planning Officer has stated that the use is lawful and therefore a certificate will be granted. On a proposal by Cllr. Martin, it was RESOLVED to withdraw the Parish Councils objection.

19/02766/TCA

Manor Farm Barns, Sandalwood Clappers Lane Earnley PO20 7F

Notification of intention to crown reduce by 15% (all round) on 2 no. Monterey Cypress trees.

NOT TO PREPARE A TREE PRESERVATION ORDER

19/02627/FUL

The Paddocks, Almodington Lane, Almodington, Earnley, PO20 7LA

Replacement dwelling and associated works

PENDING CONSIDERATION

It was noted that the Environment Agency has objected to the application.

19/01687/DOM

Byre Cottage Clappers Lane Earnley PO20 7JL

Single storey extension and extended and adapted hard landscaping

PENDING CONSIDERATION

19/02601/PA3Q

Almodington Nurseries Batchmere Road Almodington Earnley PO20 7LG  
Change of Use from Agriculture to 1 no. Dwelling (C3 use class) together with  
building operations to convert the building.

PRIOR APPROVAL REQUIRED HEREBY REFUSED

19/01883/FUL

Royal Oak Stocks Lane East Wittering PO20 8BS

Full Planning Application to revise the approved and implemented permission  
EWB/18/00016/FUL to provide a change of use of the former Royal Oak public  
house and 8 ancillary residential accommodation units, to provide 8no.market  
dwelling units at ground, first and second floors of Public House, together with  
proposed internal and external alterations and associated parking and  
landscaping at Stocks Lane, East Wittering.

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

**P09.2020 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS**

Enforcement Ref: 18/00383/CONWST

Land Adjacent to Seaview Clappers Lane Earnley PO20 7JJ

Dumping of soil and waste.

Appeal Ref: APP/L3815/C/19/323846

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

Appeal by written representation.

Request for update sent on 13<sup>th</sup> January 2020.

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

Enforcement Notice E/33

Marsh Farm Barn Drove Lane Earnley PO20 7JW

Use of field as amenity land in breach of enforcement notice.

Enforcement Notice takes effect on 20<sup>th</sup> February 2020

1. Discontinue use of the Land for the stationing of a caravan for the purposes of human habitation and as recreational amenity land in association with the gypsy and traveller site to the south;
2. Remove the said caravan and all vehicles from the Land;
3. Remove all children's play equipment, swings, slides, decking, chairs and swimming pool from the Land; and
4. Remove all boats from the Land.

Date for compliance: three months after this notice takes effect unless an appeal is made.

17/00391/CONDWE

Dragon Nursery Third Avenue Batchmere

Non-compliance with 15/04244/PA3P

NOTICE ISSUED - date for compliance 18<sup>th</sup> December 2019, it was noted that the Clerk had requested clarification from Chichester District Council that the notice has been complied with.

17/00285/CONBC

Enforcement Notice E/35

Medmerry View Drove Lane

Noncompliance with site layout plan attached to 16/04007/DOC

Enforcement Notice issued 9<sup>th</sup> January 2020

Required to plant a native tree in the approximate position as shown on attached plan.

Period for compliance: two months beginning with the date that the notice is served.

#### **P10.2020 LOCAL PLAN**

District Cllr. Taylor stated that at the December Full Council meeting a report on the comments submitted by the public was received. The District Council has reviewed it timetable in the light of the large number of technical documents that are required to support the plan. District Cllr. Taylor raised the matter of the unmet housing need in relation to the South Downs National Park and that Wealden District Council's Local Plan had recently be rejected at Stage 1 by the Planning Inspector as Wealden had not provided sufficient evidence that it had complied with the duty to cooperate with adjacent Council's.

#### **P11.2020 PART Q PLANNING APPLICATIONS**

Consultation on Guidance note for prior approval changes of use (Agricultural to Residential)

On a proposal by the Chairman, it was RESOLVED to that Cllr. Carey would draft a response, including a comment to clarify the background as to why the document is required.

Cllr. Simpson would contact Sidlesham to obtain their view.

**P11.2020 CHICHESTER DISTRICT COUNCIL PLANNING PROCESS**

Concern was raised with District Cllr. Hamilton and District Cllr. Taylor with lack of public notice in relation to the Medmerry application due to the isolated nature of the site, residents who will be directly affected by the traffic generated by the proposal have not been made aware of the application.

**P13.2020 EXTERNAL CORRESPONDENCE**

None.

**P14.2020 REPORTS ON EXTERNAL MEETINGS**

None.

**P15.2020 ITEMS FOR REPORTING AND FUTURE AGENDAS**

1. Agricultural Entrance opposite Plover Cottage, which was objected to by Birdham Parish Council. The application was withdrawn; however, a field entrance has recently been put in place.
2. Tree preservation orders on the Horse Chestnut trees opposite Earnley Church.

Meeting closed 20.10

Signed: S. Simpson Chairman Earnley Parish Council Planning Committee

Dated: 27<sup>th</sup> February 2020