

Earnley Parish Council

Minutes of Earnley Parish Council Planning Committee meeting held on 27th February 2020 which commenced at 18.45 at Bracklesham Barn, Beech Avenue, Bracklesham.

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

In attendance: Louise Chater (Clerk) and five members of the public

P16.2020 PUBLIC QUESTION TIME

A resident expressed concern that the pothole work had not been completed following the advertised road closure of Almodington Lane.

P17.2020 APOLOGIES AND REASONS FOR ABSENCE

None

P18.2020 CODE OF CONDUCT

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

P19.2020 MINUTES

On a proposal by Cllr. Carey, it was **RESOLVED** to amend the fifth sentence first paragraph minute number 01.2020 "He stated that all the properties would be owner occupied which have a peak occupancy of 30-35% compared with the rental peak occupancy which stands at 95%." To "He stated that all the properties would be owner occupied which have occupancy of 30-35% compared with the rental occupancy which stands at 95%."

Following the above amendment on a proposal by Cllr. Stant, it was **RESOLVED** to agree and sign the minutes of the meeting held on 23rd January 2020; this was duly completed.

P20.2020 MATTERS ARISING FROM THE MINUTES

P15.2020 (1) Agricultural Entrance opposite Plover Cottage the Clerk confirmed that she had notified Birdham Parish Council who had raised it as an enforcement matter.

P21.2020 PLANNING APPLICATIONS

19/03153/DOM

Oakwood Manor Farm Barns, Clappers Lane, Earnley, PO20 7FB
Garage extension

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

20/00356/TCA

Oakwood Manor Farm Barns Clappers Lane Earnley

Notification of intention to fell 1 no. Willow tree (T1), 1 no. Silver Birch tree (T2), 1 no. Poplar tree (T3) and 1 no. Sycamore tree (T4)

On a proposal by the Chairman, it was RESOLVED to make no objection to the felling of the trees subject to the proposed hedgerow being planted with native species.

P22.2020 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES

None.

P23.2020 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS

19/02956/FUL

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

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).

PENDING CONSIDERATION

It was noted that the applicants are in the process of preparing responses via specialist consultants to address the concerns raised by consultees.

SI/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).

PENDING CONSIDERATION

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 - It was noted that the applicants have had a meeting with Chichester District Council. Prior to the meeting the planning officer had advised the applicant that he was recommending the applicant withdraw the application as the applicants had not addressed the issues discussed at the pre application stage or address comments from consultees, including highways and ecological considerations and the lack of provision of

community use. Prior to the meeting the applicants have submitted a document listed as Potential Amendments to Scheme to discuss with the Planning Officer

- reduction in the overall plot number to 30 no. units (from 32);
- Removal of all proposed built form from within the Conservation Area boundary;
- Retention of the "Gatehouse" building and conversion of the same into 2 no. bungalow units;
- Removal of all 2.5 metre storey units, with the exception of 2 no. located on the western side of the development envelope adjacent to a mature tree grouping;
- 9 no. house types to offer variety;
- House types following traditional form and massing;
- Irregular building lines and plots with reference to the existing character of Earnley;
- Housing mix adjusted to include more 2 bed units; and
- Increase of soft landscape to the eastern site boundary

It appears that the site has been relisted with Savills the Clerk has contacted the agent to confirm that the site has been relisted and requested early meetings with any potential purchasers.

Cllr. Martin reported that he had met with a representative from Sustrans who are investigating the extension of access to Chichester Harbour and Pagham Nature Reserve via quite lanes. Cllr Martin advised the representative of the parish councils aspirations for the new bridleway to connect the RSPB car park and Footpath 2.

19/02769/PLD

Milburn Cottage Clappers Lane Earnley PO20 7JJ

Installation of mobile home.

PERMIT

19/02627/FUL

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

Replacement dwelling and associated works

PENDING CONSIDERATION

It was noted that the applicants had submitted replacement plans to address the Environment Agencies concerns, however, the Environment Agency still remained concerned about the proposals.

19/01687/DOM

Byre Cottage Clappers Lane Earnley PO20 7JL

Single storey extension and extended and adapted hard landscaping

PENDING CONSIDERATION

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.

REFUSE

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

P24.2020 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.

NOTICE ISSUED

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 13th January 2020 no response received email sent to District Cllr. Hamilton requesting assistance to provide an update.

Enforcement Ref: 18/00373/CONBC

107 First Avenue Batchmere PO20 7LQ

Stationing of metal containers on small holding

PENDING CONSIDERATION On a proposal by Cllr. Martin, it was RESOLVED to request an update on this case from District Cllr. Hamilton.

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 20th February 2020

17/00391/CONDWE

Dragon Nursery Third Avenue Batchmere

Non-compliance with 15/04244/PA3P

NOTICE ISSUED - date for compliance 18th December 2019 request for update sent on 13th January 2020 no response received email sent to District Cllr. Hamilton requesting assistance to provide update.

17/00285/CONBC

Enforcement Notice E/35

Medmerry View Drove Lane

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

Enforcement Notice issued 9th 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.

P25.2020 LOCAL PLAN

It was noted that the District Council were in the process of reviewing and updating the timetable to produce the Local Plan.

P26.2020 PART Q PLANNING APPLICATIONS

Consultation on Guidance note for prior approval changes of use (Agricultural to Residential) ends on 16th March 2020. Cllr. Carey stated that it was a good document but needed to be strengthened in several areas including;

1. To include an explanation as to why the document exists
2. Structural integrity- although each application will be required to provide a structural survey, it was considered important that building control carry out a review of each application prior to a decision being made and on occasions that there should be more than a visual inspection carried out.
3. The fallback position should be an exception and not part of the process.
4. The spirit of the act is not to urbanise the countryside therefore careful consideration needs to be given to additional driveways, parking spaces and gardens.

On a proposal by the Chairman, it was agreed that Cllr. Carey would draft a response to be submitted by the Clerk taking consideration of the issues raised.

P27.2020 NEW TREE PRESERVATION ORDER Clappers Lane

The Clerk has written to the tree officer requesting guidance on the process of placing tree preservation orders on the horse chestnut trees opposite the church, response awaited.

P28.2020 CHICHESTER DISTRICT COUNCIL PLANNING PROCESS

None.

P29.2020 EXTERNAL CORRESPONDENCE

1. Southdowns Holiday Park. Aa resident had emailed expressing concern with regard to the reserved matter application 20/00336/REM Reserved matters following outline approval 18/00753/OUT (appearance, landscaping, layout and scale) - Erection of 80 dwellings with associated parking, landscaping, open space and works. The committee reviewed the application and on a proposal by the Chairman, it was RESOLVED to make no objection, however, it was agreed to request the hedgerow on Clappers Lane be

substantially infilled and would appreciate it if the planning officer could address the concerns of the resident of The White House (listed as Ashbridge House on the application) with regard to the boundary treatment adjacent to their property which appears to be an anomalous regarding the lack of provision of a fence/hedgerow.

P30.2020 REPORTS ON EXTERNAL MEETINGS

Cllr Martin reported that he had recently attended the Manhood Peninsula Partnership Meeting where the proposed delay in the Local Plan was raised and concern was expressed. The request was made that the District Council consider instigating a Facilitating Appropriate Development Policy (FAD) which they did when the Local Plan was previously out of date. The meeting also agreed to prepare a paper on building on low lying land to be submitted to Chichester District Council: there was some unrealistic discussion on the datum setting for the height as which buildings can be placed.

P31.2020 ITEMS FOR REPORTING AND FUTURE AGENDAS

None.

There being no further business the meeting closed 19.50

Signed: _____ Chairman Earnley Parish Council Planning Committee

Dated: _____