

Earnley Parish Council

Minutes of the Planning Committee Meeting held on 23rd April 2020 which commenced at 18.45 on Microsoft Teams.

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

In attendance: Louise Chater (Clerk), District Cllr. Elizabeth Hamilton, District Cllr. Grahame Barrett and two members of the public.

P32.2020 PUBLIC QUESTION TIME

A member of public advised that he and his business partners had recently completed the purchase of Earnley Butterfly Farm which consists of four acres, he advised that he has experience of owning a Land Settlement Association site in Sidlesham.

A Heras fence has been installed for security reasons and work to clear the site has commenced. The rubbish generated is being deposited in the car park and this is not fly tipping.

They have purchased the site but at the current time do not have a proposed scheme and have engaged consultants to assess the viability as a tourist attraction, however, the current attraction relies heavily on onetime visitors and has not been financially viable for a number of years.

Cllr. Martin stated that the purchaser provide some sort of understanding of the number of visitors in a period of time, weekday and weekend for the current use. Then when discussing any future use of the site with the wider community the volume of traffic generated by the current use will be available and it will set the bench mark.

The landowner stated that they wanted the Parish Council's and local community's support and buy in with any future project for the site. The technical studies are being carried out and will be presented to the Parish Council in due course.

The Chairperson confirmed that the Parish Council look forward to working with the them in future.

P33.2020 APOLOGIES AND REASONS FOR ABSENCE

John Stant - absent

P34.2020 CODE OF CONDUCT

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

P35.2020 MINUTES

On a proposal by Cllr. Carey, it was RESOLVED to agree and sign the minutes of the meeting held on 27th February 2020, this will be completed via DocuSign.

P36.2020 MATTERS ARISING FROM THE MINUTES

None.

P37.2020 PLANNING APPLICATIONS

19/03174/FUL

116 Second Avenue Batchmere PO20 7LF

Existing garages/store demolished, New garage/store structure and stables.

On a proposal by Cllr. Martin, it was RESOLVED to ratify the comments submitted on 1st April 2020 under delegated powers; No objection as a well thought out design incorporating the willow tree and using existing hard stand and provision to improve the wildlife habitat have been considered and included in the application.

20/00911/PA3Q

112 Second Avenue Batchmere Chichester

Notification for prior approval for a proposed change of use of agricultural building to a dwellinghouse (Class C3), and for associated operational development. It was noted that a structural survey has been submitted, however this appear to only be a cursory report. On a proposal by Cllr. Carey, it was RESOLVED to make no objection as the application doesn't overlook anybody and is in a good location, however it was agreed to request that the District Council note that the structure be looked at critically and further checks, such as the removal of panels and other support structures, to be carried out if thought necessary.

20/00945/PA3Q

106 First Avenue Almodington Batchmere PO20 7LQ

Class Q(b) Application for Prior Approval - Change of Use of Agricultural Building from Agriculture to 1 no. Dwelling (C3 Use Class).

It was noted that a cursory structural survey has been included in this application. On a proposal by the Chairman it was RESOLVED to make no objection, however, the Committee were sceptical that a wooden building going back to the 1940s will be structurally sound, it was also noted that the date specified in the Structural Surveyors report conflicts with the statement provided by the applicant at 4.7 in the planning statement. Additionally, the Committee were concerned that the bedroom sizes do not meet the government guidance.

P38.2020 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES

6 Clappers Lane Bracklesham PO20 8JB

Removal of existing rear conservatory and side porch and erection of two storey side chalet extension with front and rear dormer, change of loft space to habitable accommodation with internal and external alterations.

It was noted that East Wittering and Bracklesham has objected to the applications due to, overdevelopment, street scene and amenity of neighbours therefore on a proposal by Cllr. Martin, it was RESOLVED that no action was required.

P39.2020 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS

19/03153/DOM

Oakwood Manor Farm Barns Clappers Lane Earnley PO20 7FB

Garage extension

PERMIT

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)

NOT TO PREPARE A TREE PRESERVATION ORDER

E/20/00055/PA3Q

Buildings West Of 105 First Avenue Almodington Batchmere

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

REFUSE

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

The applicants have submitted a winter bird survey report and agricultural land classification report.

It was noted that Chichester District Council have consulted the Environmental Initiatives Team who have advised that development should NOT be permitted in fields B & D and full development of field E should NOT be permitted. In addition, the concrete wall upstands whilst necessary for flood defence, would have a negative impact on the landscape and views toward the site. They conclude that the application as it stands demonstrates a negative adverse impact on the landscape and visual quality of the area and significant revisions are required to render the development acceptable and therefore have submitted a holding objection.

Cllr. Martin reported that the report also stated that the traffic generation will result in an erosion of rural lanes and loss of tranquillity as the increased traffic will have a negative effect on Clappers Lane, Drove Lane and of the rural hamlet of Earnley and the conservation area. Taking into account this increase in traffic and the closing of the gap along the beach between Bracklesham and the application site, the mitigation measures proposed are not enough to reduce the impact, and the size of the development needs to be scaled back. In addition, Cllr. Martin reported that on his bike ride today there were six avocet birds which highlights the significance of the stilt ponds.

The Chairman stated that this was a very helpful report and very positive move forward.

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 DECISION

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 applicant has submitted a notification of the intention to submit an appeal due to failure to determine the application.

Cllr. Martin asked District Councillor Barrett if there is any further information as there is no response from Chichester District Council on the website. District Cllr. Barrett confirmed that he would request an update tomorrow.

19/02627/FUL

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

Replacement dwelling and associated works

PERMIT

19/01687/DOM

Byre Cottage Clappers Lane Earnley PO20 7JL

Single storey extension and extended and adapted hard landscaping

PENDING DECISION

It was noted that additional tree protection plans had been submitted, however it was noted that the Parish Council had made no reference to the trees in their comments submitted in November 2019.

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.

PERMIT

P40.2020 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.

CASE CLOSED.

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.

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 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.

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.

P41 .2020 LOCAL PLAN

It was noted that despite the current pandemic Chichester District Council continue to work on the Local Plan.

It was noted that the A27 has been identified as a pipeline project the Government's Road Investment Strategy and a joint letter has been sent to Highways England from West Sussex County Council, Chichester District Council and Gillian Keegan MP.

The Chairman asked for an update from District Cllr. Barrett, he stated that he couldn't see anything being done to the A27 beyond the end of the new plan The upcoming Development Plan & Infrastructure Panel are due to review the progress of the Local Plan.

Cllr. Martin expressed concern that the letter sent to Highways England, asked that Highways England comprehend the plans in the Local Plan for the mitigation of the A27, however, these plans have yet to be consulted on and voted on by the Council. Therefore, how can these plans be taken into consideration.

Cllr. Barrett stated that a very good report has been produced by Dr Cobbold on the environmental issues and climate change in the District. Which the Clerk confirmed has been circulated to the Parish Councillors this afternoon.

P42.2020 NEW TREE PRESERVATION ORDER Clappers Lane

Chichester District Council has advised that a tree preservation order is not required on the horse chestnut trees on Clappers Lane as the "Local Planning Authority already have jurisdiction on them and at present it is not necessary for any greater controls to be placed on these trees.

If the owner wishes to fell or prune (cut live growth) from these or any other trees within the Conservation Area which have girths of 75mm at 1.5m (above ground level), they will require the prior approval from the Local Planning Authority. If an application came in for the felling or heavy pruning and it was deemed inappropriate, then at that stage we would consider making a TPO."

P43.2020 CHICHESTER DISTRICT COUNCIL PLANNING PROCESS

Nothing further.

P44.2020 EXTERNAL CORRESPONDENCE

None.

P45.2020 REPORTS ON EXTERNAL MEETINGS

None.

P46.2020 ITEMS FOR REPORTING AND FUTURE AGENDAS

None.

There being no further matters to discuss the meeting closed at 19.20

Signed _____ Chairperson Earnley Parish Council Planning Committee

Dated _____