

Earnley Parish Council

Minutes of the Planning Committee Meeting held on 28th May 2020 which commenced at 18.45 on Microsoft Teams.

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

In attendance: Louise Chater (Clerk), District Cllr. Grahame Barrett and County Cllr. Pieter Montyn and one member of the public

P47.2020 PUBLIC QUESTION TIME

None.

P48.2020 APOLOGIES AND REASONS FOR ABSENCE

None.

P49.2020 CODE OF CONDUCT

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

P50.2020 MINUTES

On a proposal by Cllr. Williams, it was RESOLVED to agree and sign the minutes of the meeting held on 23rd April 2020; these would be signed via DocuSign in due course.

P51.2020 MATTERS ARISING FROM THE MINUTES

None.

P52.2020 PLANNING APPLICATIONS

20/00371/LBC

Jasmine Cottage Bell Lane Earnley PO20 7HZ

Replacement water reed thatch to roof.

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

20/00998/FUL

113 Second Avenue Almodington Earnley PO20 7LF

Erection of 2no semi-detached 4bed chalet bungalows - alternative to planning permission - E/18/00578/FUL for change of use to 2no dwellings and external works

It was noted that following the issue of the District Councils guidelines for Part Q applications this application would no longer be permitted. On a proposal by the Chairman, it was RESOLVED to make no objection.

20/00967/FUL

101A First Avenue Almodington PO20 7LQ

Proposed cladding to walls and roof of existing Horticultural building (greenhouse) and additional internal works

On a proposal by the Chairman, it was RESOLVED to make no objection, however, the planning committee were concerned that this application is a precursor to a permitted development application in the future. In particular concern was expressed that this application is quite extensive work for a greenhouse, in particular as the applicant states;

" to provide a steel and timber frame structure on new foundations to support the external wall and roof cladding". This work appears to be over substantial strengthening of a greenhouse for horticultural use.

It was agreed to request that the District Council assess whether or not the building would be suitable as it is now for conversion under the permitted development rules or at least to note the fact that it may well not be.

20/01195/DOM

Hawthorn Nursery Batchmere Road Almodington Earnley
Single storey side extension.

It was noted that there was no indication in the application that the proposal was for business use, although it was noted that if it was for business use there was sufficient space on the site for the parking of customers vehicles.

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

20/01235/FUL

111 Second Avenue Almodington Earnley PO20 7LF

Erection of 1 no. dwelling - Alternative design to planning permission E/18/02530/FUL

On a proposal by the Chairman, it was RESOLVED to object due to the extra increase in the roof height from what is already permitted which will dominate the landscape especially in the winter months. The development will also overpower the street scene due to being visible from the road.

P53.2020 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES

None.

P54.2020 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS

19/03174/FUL

116 Second Avenue Batchmere PO20 7LF

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

PERMIT

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

PENDING DECISION

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).

PENDING CONSIDERATION

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.

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 it was noted that the date for determination had been set for 2nd April 2020, District Cllr. Barrett had highlighted this date to the planning officer in the hope to prevent the applicant going to appeal for non-determination.

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 application was due to go before Chichester District Council Planning Committee on 13th May 2020, the officer was recommending permit, however, the application was WITHDRAWN

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 applicant have submitted notification of appeal but no further update on Chichester District Council website.

It was noted that surveyors had recently been on site and the surrounding areas.

19/01687/DOM

Byre Cottage Clappers Lane Earnley PO20 7JL

Single storey extension and extended and adapted hard landscaping

PERMIT

P55.2020 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS

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.

Appeal Ref: APP/L3815/W/19/3241939

Planning Ref 19/02407/PA3Q

Land South of 102A First Avenue, Almodington, Chichester PO20 7LQ

Change of use from agricultural buildings to C3 residential dwellings and associated works

APPEAL DISMISSED

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.

20/00129/CONHDG
Holdens Caravan Park Bracklesham Lane Bracklesham PO20 8JG
Hedgerow Removal. Non-compliance with 96/00418/FUL. Creation of a new pedestrian access.
It was noted that the pedestrian access has recently been blocked up.

Enforcement Notice E/34
Land at Medmerry View Drove Lane
Breach of Planning Permission
Action Required: remove additional touring caravan from land reducing the total number of caravans on the land to three.
Period of compliance: 6 months

P56.2020 LOCAL PLAN
No further update.

P57.2020 CHICHESTER DISTRICT COUNCIL PLANNING PROCESS
It was noted that the District Council were now holding their planning committee meetings online via www.chichester.gov.uk/viewcouncilmeetings

P58.2020 EXTERNAL CORRESPONDENCE
20/00336/REM a resident had raised concern regarding the removal of the trees to rear of plots 60-63 during the planning stage and had received no correspondence from the District Council in relation to the concerns expressed. It was noted that the Parish Council had not objected to the application, however, had requested that the District Council Officer contact the resident to address her concerns, unfortunately the District Council had not contacted the resident and the application had now been permitted which included the removal of the trees. It was noted that the application included the planting of a native hedgerow.

The resident had also expressed concern that the planting plan for application 17/00289/REM Land South of Clappers Lane, has not been complied with, the

masterplan states existing vegetation on Clappers Lane is to be retained and enhanced. The Planning decision notice states before first occupation of any dwelling on the development a timetable and phasing plan shall be submitted to and approved in writing by the Local Planning Authority for the implementation of the planting details shown in the landscaping scheme hereby approved. Although this condition was discharged (18/01937/DOC) on 29th August 2018, it was noted that a planting plan was not available to view online. The Clerk had advised the resident to report their concerns to Chichester District Council enforcement team. It was agreed that the Clerk would request a copy of the planting plan.

P59.2020 REPORTS ON EXTERNAL MEETINGS

None.

P60.2020 ITEMS FOR REPORTING AND FUTURE AGENDAS

None.

There being no further business the meeting closed at 19.25

Signed: _____ Chairman Earnley Parish Council Planning Committee

Dated: _____