

Earnley Parish Council

Minutes of the Planning Committee Meeting held on 25th June 2020 which commenced at 18.45 on Microsoft Teams due to the Coronavirus Emergency.

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

In attendance: Louise Chater (Clerk), and one member of the public.

P61.2020 PUBLIC QUESTION TIME

None.

P62.2020 APOLOGIES AND REASONS FOR ABSENCE

John Williams - absent.

P63.2020 CODE OF CONDUCT

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

P64.2020 MINUTES

On a proposal by Cllr. Stant, it was RESOLVED to agree and sign the minutes of the meeting held on 28th May 2020.

P65.2020 MATTERS ARISING FROM THE MINUTES

None.

P66.2020 PLANNING APPLICATIONS

EWB/20/01344/DOM

6 Clappers Lane Bracklesham Chichester West Sussex

Removal of rear conservatory and side porch and erection of a 2 storey side extension with front and rear dormer projections (Resubmission of EWB/20/00579/DOM).

It was noted that that the application had not changed significantly from the previous application which had been refused. East Wittering and Bracklesham Parish Council had made no objection to the application, having previously objected. A significant amount of work has commenced on site including the removal of the existing roof and replacement of the roof including the installation of the dormer windows. It was noted that East Wittering & Bracklesham Parish Council had reported the work to Chichester District Council Enforcement department. On a proposal by the Chairman, it was RESOLVED to make no objection, however, highlight the issue that the work has commenced prior to the application being submitted.

20/01454/FUL

132A Almodington Lane Almodington Earnley PO20 7JU

Replacement commercial building.

It was noted the ridge high will increase to 5.2m and the eaves height 4m 135.50 to 146sq metres, it was noted that if the application is permitted there is the possibility to increase the number of employees.

7.30-18.30 M-F 7.30-13.00 Saturday

On a proposal by the Chairman, it was RESOLVED to make no objection, however it was agreed to request the removal of the bamboo on the verge at the front of the property and a condition that the visibility splays be kept clear due to the close location to the bend.

20/01492/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)

On a proposal by the Chairman, it was RESOLVED to make no objection however, as the building dates back to the 1940's and there has been no use of the building in 30 years as referred to in the Planning Statements. It was agreed to make the following comments:

1. As the building has not been used for 30 years the committee questioned why the roofing sheets have recently been replaced.
2. The Parish Council expect the District Council guidelines for Part Q to be met.
3. In addition, the Parish Council were concerned that the application may not meet the nationally described space standards.
4. Due to the age of the building (1940s) and the roofing sheets having been replaced we would request that an onsite visit is made to inspect the building.

20/01532/DOM

Highfields Farmhouse Somerley Lane Earnley

Part single storey and part two storey extensions, replacement doors and windows and recladding.

On a proposal by Cllr. Stant, it was RESOLVED to make no objection.

P67.2020 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES

None.

P68.2020 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS

20/00371/LBC

Jasmine Cottage Bell Lane Earnley PO20 7HZ

Replacement water reed thatch to roof.

PERMIT

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

REFUSE

20/00967/FUL

101A First Avenue Almodington PO20 7LQ

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

PERMIT, however, it was noted that the applicant has lodged an appeal against the planning conditions attached to the permission.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q8Q9HPERI3700>

20/01195/DOM

Hawthorn Nursery Batchmere Road Almodington Earnley

Single storey side extension

PENDING CONSIDERATION

20/01235/FUL

111 Second Avenue Almodington Earnley PO20 7LF

Erection of 1 no. dwelling - Alternative design to planning permission

E/18/02530/FUL

PENDING CONSIDERATION

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

PRIOR APPROVAL IS REQUIRED & HEREBY REFUSED

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).

WITHDRAWN

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

Additional information submitted:

The new proposal put forward are token changes which do not address the real issue.

This is a large development on a greenfield site in an area that is an ecologically sensitive area. The issue of perceived coalescence still remains; the removal of one row of lodges adjacent to the stilt pool is completely inadequate. The Medmerry Nature Reserve and stilt pool form significant compensatory habitat for land built on on the Solent and the whole proposal remains unacceptable.

It was noted that the applicants were now proposing to carry out the flood defence work in 14 months in 2029. This will involve 1500 vehicle movements through the conservation area and down a footpath, the applicant's statement that the vehicles will "have road friendly suspension" is wholly inadequate and the Council would question why the applicant has not considered bringing in materials via barges.

14th March 2019 the planning officer requested seven further reports to support the scoping report. The applicant has not address several of these issues including vibration and the effect on Earnley Conservation Area and the Grade II* Parish Church.

The Parish Council is aware that the Environment Agency has engaged consultants to carry out a survey for the coastline from Medmerry through to East Head. The work proposed by the application may compromise the Environment Agency's proposals for the area.

The report states that the owners model is the preferred option but ignores totally that a significant number of the existing bungalows are on various letting agencies for holiday accommodation. There is no commitment to prevent subleasing.

The applicants have opted not to provide a cycle path which would significantly reduce the traffic on the footpath. In addition, there does not appear to be any provision for cycle storage within the site.

The applicant's statement in relation to wildlife habitat does not reconcile with the proposed expansion into the green fields and the inevitable recreational disturbance.

The applicants state that the proposal will bring significant economic benefit to the area which assumes that occupants will spend £90 per day per lodge.

Therefore, on a proposal by the Chairman, it was RESOLVED to maintain the Parish Council's objection to this application.

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 the applicant has submitted notification of appeal but no further update

P69.2020 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. Final papers submitted decision awaited

Enforcement Ref: 18/00373/CONBC

107 First Avenue Batchmere PO20 7LQ

Stationing of metal containers on small holding

PLANNING CONTRAVENTION NOTICE ISSUED

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

Compliance Date 20 May 2020

17/00391/CONDWE

Dragon Nursery Third Avenue Batchmere

Non-compliance with 15/04244/PA3P

NOTICE ISSUED - date for compliance 18th December 2019.

The District Council Enforcement Officer has confirmed that they continue to liaise with the landowner.

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.

Compliance check to be carried out when Covid 19 restrictions are lifted.

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.

Chichester District Council have advised the landowners that the gate is a breach of planning conditions. If they intend to use the gate they will need to apply to vary the conditions.

The Officer has advised the landowner that the soil needs to be removed within 30 days and if this is not complied with further action will be considered.

The original hedgerow was not protected therefore the Council are not able to carry out any action, however, if the landowners apply to vary the condition in relation to the gate the replanting of a native hedgerow could be dealt with under a landscaping scheme.

20/00029/CONDWE

107 First Avenue Almodington Batchmere PO20 1LQ

Unauthorised Dwelling - use of packing shed as a dwellinghouse

Notice Issued

P70.2020 LOCAL PLAN

1. Chichester District Council Interim Housing Policy Consultation closes 11.59pm on 19th July 2020

The document is referencing the existing policies in the local plan and therefore is uncontentious and this is not the time to be raising new policies: the drafting of the replacement local plan is the time to do this.

Section 6.2 (1) states "The site boundary whole or in part is contiguous with an identified settlement boundary (i.e. at least one boundary must adjoin the settlement boundary or be immediately adjacent to it)". This statement is an extract of an existing policy which goes on to state "and not result in apparent coalescence with another settlement." It was agreed to submit a comment requesting that the statement include the whole of the existing policy statement.

2. Climate Change Policy presented by Manhood Peninsula Partnership for consideration by Chichester District Council

Earnley Parish Council support the document in principle but would like to put forward a suggested amendment "for locations within at least 2 miles of the open coast depending on height above sea level. A maximum temperature increase of 4 Degree Celsius needs to be factored in due to the cataclysmic impact of a coastal breach. This stipulation is in line with recommendations recently published by the Environment Agency and the Committee for Climate Change"

P71.2020 CHICHESTER DISTRICT COUNCIL PLANNING PROCESS

None.

P72.2020 EXTERNAL CORRESPONDENCE

None.

P73.2020 REPORTS ON EXTERNAL MEETINGS

None.

P74.2020 ITEMS FOR REPORTING AND FUTURE AGENDAS

It was noted that Earnley Gardens was being advertised on Right Move. The Clerk had contacted the new landowner for clarification.

There being no further business the meeting closed at 19.52

Signed _____ Chairman Earnley Parish Council Planning Committee

Dated: _____