

Earnley Parish Council

1 Charlmead, East Wittering, Chichester, West Sussex, PO20 8DN

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Agenda for the Planning Committee Meeting to be held on 20th August 2020

I hereby give notice that a meeting of Earnley Parish Council Planning Committee is due to be held on 20th August 2020 commencing at 18.45 using an online video platform due the Coronavirus Restrictions. Please use this link to [Join Microsoft Teams Meeting](#). All members are hereby summoned to attend.

Signed: L. Chater Clerk to Earnley Parish Council Dated: 30th July 2020

P89.2020 PUBLIC QUESTION TIME

P90.2020 APOLOGIES AND REASON FOR ABSENCE

P91.2020 CODE OF CONDUCT

1. Declaration of Interest
2. Dispensation requests

P92.2020 MINUTES

1. To agree and sign the minutes of the meeting held on 16th July 2020
2. Minutes previously signed via DocuSign

P93.2020 MATTERS ARISING FROM THE MINUTES

P94.2020 PLANNING APPLICATIONS (including any applications received following publication of the agenda)

20/01679/PLD

Almodington Nurseries Batchmere Road Almodington Earnley
Provision of habitable rooms at first floor of converted barn comprising bedrooms and bathroom; Insertion of dormer window in the rear roof plane; Erection of 6m single storey rear extension to plot 1 of barn conversion permitted under planning permission E/17/02910/FUL.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QD37R3ERL8700>

Comments to be submitted by 5pm on 21st August

E/20/01680/PLD

Almodington Nurseries Batchmere Road Almodington Earnley
Provision of habitable rooms at first floor of converted barn comprising bedrooms and bathroom; Insertion of dormer window in the rear roof plane;

Erection of 6m single storey rear extension to plot 2 of barn conversion permitted under planning permission E/17/02910/FUL.
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QD37RAERL8900>

Comments to be submitted by 5pm on 21st August

20/01610/FUL

Earnley Concourse Clappers Lane Earnley PO20 7JN
Change of use of Earnley Place from Adult Education Centre (Class C2) to residential use (Class C3), and the reinstatement of existing driveway.

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QCJGVIERKVB00&prevPage=inTray>

Comments to be submitted by 5pm on 4th September

P95.2020 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES

P96.2020 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS

20/01575/FUL

113 Second Avenue Almodington Earnley PO20 7LF

Erection of 2 no. semi-detached 3 bedroom bungalows - alternative to planning permission - E/18/00578/FUL for change of use to 2no. dwellings and external works, (resubmission 20/00998/FUL).

PENDING CONSIDERATION

20/01675/TCA

Oakwood Manor Farm Barns Clappers Lane Earnley PO20 7FB

Notification of intention to fell 1 no. Willow tree (T1)

PENDING CONSIDERATION

20/01681/PLD

Almodington Nurseries Batchmere Road Almodington Earnley PO20 7LG

Provision of habitable rooms at first floor of converted barn comprising bedrooms and bathroom; Insertion of dormer window in the side roof plane; Erection of 6m single storey side extension to plot 3 of barn conversion permitted under planning permission E/17/02910/FUL.

PENDING CONSIDERATION

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).

PENDING CONSIDERATION

20/01454/FUL
132A Almodington Lane Almodington Earnley PO20 7JU
Replacement commercial building.
PENDING CONSIDERATION

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)
PENDING CONSIDERATION

20/01532/DOM
Highfields Farmhouse Somerley Lane Earnley
Part single storey and part two storey extensions, replacement doors and windows
and recladding
PENDING CONSIDERATION

20/01195/DOM
Hawthorn Nursery Batchmere Road Almodington Earnley
Single storey side extension
PENDING DECISION

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 - Chichester District Council have requested an
extension of time for decision until 30th September 2020

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 planning appeal statement
of case and additional plans
[https://publicaccess.chichester.gov.uk/online-
applications/applicationDetails.do?activeTab=documents&keyVal=PYNFUKER
IGK00](https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PYNFUKERIGK00)

P97.2020 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.

20/00029/CONDWE
107 First Avenue Almodington Batchmere PO20 1LQ
Unauthorised Dwelling - use of packing shed as a dwellinghouse
Notice Issued

20/00161/CONBC
Medmerry View Drove Lane Earnley West Sussex
Non compliance with conditions granted by APP/L3815/C/15/3136912
Notice Issued

20/00102/CONTRV
Medmerry View Drove Lane Earnley West Sussex
Erection of a raised deck with hand rail
Pending Consideration

20/00129/CONHDG

Holdens Caravan Park, Earnley

Hedgerow Removal. Non compliance with 96/00418/FUL. Creation of a new pedestrian access.

The District Council Planning Officer has carried out a further site visit And the site manager has confirmed that the access will only be used in emergencies should the access along Bracklesham Lane be closed off for any reason. Other than that, it will remain closed off.

The hedgerow was removed as part of an ongoing plan to improve the visual amenity of the caravan park. As part of this plan, the metal gates along Clappers Lane will be replaced with timber gates and brick pillars, to match others on the site.

It is noted that a significant amount of soil has been removed from the land since the case was opened which has improved the appearance of the area. The soil is being gradually used for works within the caravan park when replacing the bases for the caravans, no materials are being imported onto the land.

It is considered that the hedgerow will establish in time, which will provide a screen from the road and the land will be kept free of additional materials. On this basis, the harm to the visual amenity has been addressed and the access will not be used.

It was noted that the Clerk had requested clarification that if the gate was to be replaced would planning permission be required. Chichester District Council have confirmed that no planning permission would be required to change the gate but permission would need to be sought if the gate was to be used for anything other than emergency access.

P98.2020 LOCAL PLAN

P99.2020 CHICHESTER DISTRICT COUNCIL PLANNING PROCESS

P100.2020 EXTERNAL CORRESPONDENCE

P101.2020 REPORTS ON EXTERNAL MEETINGS

P102.2020 ITEMS FOR REPORTING AND FUTURE AGENDAS