

## Earnley Parish Council

Minutes of the Extra Ordinary Planning Committee Meeting held on 20<sup>th</sup> August 2020 which commenced at 18.45 using an online video platform due to the Coronavirus Restrictions.

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

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

### **P89.2020 PUBLIC QUESTION TIME**

The representative for Earnley Gardens stated that they have been investigating the regeneration of the site, including the viability of investment for a leisure facility on the site. The main issue is that Earnley Gardens hasn't had any investment in a number of years and would require a substantial reinvestment in the region of £1-1.5million to bring it up to standard. However, due to the limited acreage of the site there is not the space available to cater for the number of visitors required to ensure the site is viable, which amounts to 60,000-80,000 visitors per year. Therefore, a low density, high quality housing scheme with one house per acre is proposed by the representative.

Cllr. Carey stated that he had read the report carefully and felt that the report was well founded.

**Q:** Will the District Council question the density on the site and request further housing.

**A:** The representative stated that he felt the site should not hold a high density development and it is potentially going to be a difficult scheme to sell to the District Council as the land is classed as being in the open countryside. However they are aiming for paragraph 79 housing.

District Cllr. Taylor stated that Cllr. Carey has a point and there is no doubt that the District Council are looking for small dwellings to accommodate first time and second time buyers rather than large executive homes.

Cllr. Martin stated that the key issue in the parish is highways and therefore the numbers required to make a leisure facility viable is concerning.

Cllr. Simpson stated consideration should be given to the needs of the local community and consideration should be given to properties suitable for the local residents rather than larger properties.

The Chairman thanked the representative for attending who then left the meeting at 19.13.

The representative for planning application 20/01722/FUL stated that the site is outside the settlement boundary and is within the Horticultural Development Area. Although the site is in the countryside, it is well connected to the public footpath network and is near the bus route. The preliminary ecological survey has been carried out and there is limited ecological benefit to the site currently and they hoped to improve this.

The two buildings reflect the agricultural history of the area including a corrugated metal finish which is respectful of the surrounding area. Both properties will have detached garages providing two parking spaces, therefore there will be an increase on the current built site. The buildings are designed to passive housing design levels and are a sustainable development.

Cllr. Simpson requested clarification on the blue line and the red line on the site.

The agent confirmed that the red line is the area of land for development. The blue line indicates all the land in the ownership of the applicant.

Having visited the site, the new driveway is almost complete Cllr. Simpson expressed concern regarding the electricity pylons which are now exposed.

Q: Has there been any consultation with the electricity board?

A: As far as the agent was aware there has not been any consultation.

Cllr. Carey stated that this application has only come forward as the sheds on the site were not suitable for development under the Part Q.

The agent confirmed that this was correct, however, they are planning to deliver two properties that comply with Paragraph 79 of the NPPF.

Cllr. Martin expressed concerned that this application is within the boundary of the HDA and that if permitted this application would result in the loss of prime horticultural land.

The whole area of land is in the ownership of the applicant. One of the glasshouses was no longer needed by the landowner and this has been cleared from the site. The remaining glass houses will be served by the existing access.

The Chairman thanked the representative for her presentation.

**P90.2020 APOLOGIES AND REASON FOR ABSENCE**

None.

**P91.2020 CODE OF CONDUCT**

1. Declaration of Interest - none.
2. Dispensation requests - none.

**P92.2020 MINUTES**

1. On a proposal by Cllr. Carey, it was RESOLVED to agree and sign the minutes of the meeting held on 16<sup>th</sup> July 2020

**P93.2020 MATTERS ARISING FROM THE MINUTES**

None.

**P94.2020 PLANNING APPLICATIONS**

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.

On a proposal by the Chairman , it was RESOLVED to object on the same grounds as the parish council objected to plot 3, that lawful development should not be granted on a building that has not been converted in full accordance with the planning permission granted.

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.

On a proposal by the Chairman, it was RESOLVED to object on the same grounds as the parish council objected to plot 1 & 3, that lawful development should not be granted on a building that has not been converted in full accordance with the planning permission granted.

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. Concern was raised that the proposal might be detrimental to access to The Gatehouse if this building were to remain and become a village hall.

On a proposal by the Chairman, it was RESOLVED to object to the reinstatement of the driveway for the following reasons.

The applicant and associated documentation that was submitted with this application is not current. We understand that the blue line around the long

field is no longer in the ownership of the applicants. It is our opinion that the drawings presented need updating to accompany this application, as they appear to come from previous applications. Earnley Parish Council object to the siting of a pavement from the concourse into the village (as shown on drawing P20\_1149\_002) as this would not be in keeping with the rural aspect of the village or the Grade 2\* listed church, therefore we need to see a new plan without a pavement. In addition, we object to a pavement and associated disruption to this area as protected water voles inhabit the ditches and surrounding areas in Earnley.

The Design and Access Statement 3.4 makes reference to the driveway being culverted, however, a culvert is already in existence. Should the applicant be considering renewing this culvert the parish council would prefer to see a bridge installed at this location to assist with flood prevention. It is not clear from the drawings that have been presented with this application if the applicant is proposing to move the entrance from its existing location as there are no plans showing the existing driveway and entrance and the proposed.

However, it was agreed that the Parish Council had no objection to change of use Earnley Place from its current Class C2 to resident use Class C3.

20/01722/FUL

Land South Of 102A First Avenue Almodington Batchmere PO20 7LQ  
Demolition of existing buildings and erection of 2 no. dwellings and associated new access off First Avenue.

It was noted that the site is wrongly listed and should be listed as land south of 103.

On a proposal by the Chairman, it was RESOLVED to object: the site is within the designated Horticultural Development Area and if this application were successful, the parish would be losing a prime horticultural site. Therefore, it is not an appropriate site for housing.

If this application were approved, it would be new housing in the countryside.

The application demonstrates that the position of one of the houses would be intrusive as overlooking an established property on the adjacent plot.

The new access to the plot has already been sculpted out and to the right and left of the new entrance are two electricity poles with live running electricity.

19.35 two members of the public left the meeting.

E/20/01850/TCA

Chapel Cottage Bookers Lane Earnley Chichester

Notification of intention to fell 1 no. Crack Willow (T1) and prune back to previous pollarding point 1 no. Crack Willow (T2).

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

20/01863/DOC

South Downs Holiday Village Bracklesham Lane Bracklesham Bay PO20 8JE

Discharge of condition 19 of permission 18/00753/OUT.

It was noted that the construction management plan stated:

"General site working hours are envisaged to be as follows and will be written into all supply chain sub-contractor orders:- - Monday to Friday - 06:00 to 18:00 hours - Saturday - 08:00 to 13:00 hours - Sundays and Bank Holidays - No noisy working audible at the site boundary"

On a proposal by the Chairman, it was RESOLVED to object to the proposed start time of 6am Monday Friday it is the view of the council that no works should commence prior to 8am Monday to Friday and no work should take place on site on a Sunday or Bank Holidays.

**P95.2020      SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES**

None.

**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 DECISION

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).

PERMIT

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)

PRIOR APPROVAL REQUIRED HEREBY REFUSED

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

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

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 30<sup>th</sup> September 2020

On a proposal by Cllr. Carey, it was RESOLVED to ratify the further objection comments submitted on 17<sup>th</sup> August 2020.

It was noted that the Environment Agency were currently upholding their objection to this application and they are opposed to the placing of caravans in the field near to the coast.

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

**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 20<sup>th</sup> 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 18<sup>th</sup> 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 9<sup>th</sup> 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.

Enforcement Reference awaited:  
Land on the south side of Clappers Lane, Earnley, Chichester  
Engineering works to provide a car park.

**P98.2020**

### **LOCAL PLAN**

Local Plan Timetable Review

<https://www.chichester.gov.uk/article/30926/Timeline---Local-Plan-Review>

Q Will the government's proposed changes to the planning system affect the Local Plan?

A: District Councillor Taylor responded that the District Council had requested clarification from the Government in relation to both documents.

The new methodology for the Government's housing numbers takes into account affordability and therefore the District Council may be required to increase its yearly provision from the current figure of 628 to over 900 dwellings per annum. The Government have made provision for an authority that is in an advanced stage of producing its Local Plan then it may not need to increase its provision. Therefore it is vitally important that Chichester District Council get to regulation 19 at the earliest opportunity to ensure that the District does not have to increase its figures again.

Q: The Environment Agency is currently reviewing its stance on coastal erosion how will this will be factored into the Local Plan and are Chichester District Council talking to the Environment Agency at this stage?

A: Cllr. Taylor confirmed that a meeting took place and the new HELAA plan takes this into account This should be available from October.

On a proposal by the Chairman, to was agreed to put the following consultations on the agenda for the September meeting. .Planning For the Future, the consultation closes at 11.45pm on 29<sup>th</sup> October 2020

<https://www.gov.uk/government/consultations/planning-for-the-future>

Changes to the current planning system closes at 11.45pm on 1<sup>st</sup> October 2020 <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>

All members to review both documents prior to the next meeting.

**P99.2020 CHICHESTER DISTRICT COUNCIL PLANNING PROCESS**

Nothing further.

**P100.2020 EXTERNAL CORRESPONDENCE**

1. Earnley Gardens 122 Almodington Lane. Option Appraisal covered in the public session agenda item 89.2020
2. Clappers Lane Seaward Homes  
The scheme will be proposing approximately 100 homes, which will be inspired by existing Earnley village properties set around a village green. The layout would be designed for maximum solar gain and with a series of traditional farm/cottage style buildings complemented by the use of traditional materials and inspired by local and existing properties in the area. The mix of dwellings will be designed to suit people with disabilities, including provision of level access and internal layouts to allow for wheelchair or mobility impaired access.  
<https://www.seawardproperties.co.uk/planning/clappers-lane-earnley/>  
On a proposal by Cllr. Carey, it was RESOLVED that the Clerk complete the questionnaire in conjunction with the Chairman and Cllr. Martin via Teams.

**P101.2020 REPORTS ON EXTERNAL MEETINGS**

None.

**P102.2020 ITEMS FOR REPORTING AND FUTURE AGENDAS**

None.

There being no further business the meeting closed at 19.30

Signed: \_\_\_\_\_ Chairman Earnley Parish Council Planning Committee

Dated: \_\_\_\_\_