

## **Earnley Parish Council**

Minutes of the Planning Committee Meeting held on 24<sup>th</sup> September 2020 which commenced at 18.45 on Microsoft Teams 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 seven members of the public.

### **P103.2020 PUBLIC QUESTION TIME**

A resident expressed concern about the future effect on Earnley Village due to the expiry of the Local Plan, proposed housing within Earnley Concourse and increase in numbers within Medmerry Holiday Park. The Chairman responded by saying that Earnley Concourse application has gone to appeal and a decision regarding Medmerry Holiday Park is still being considered, the Parish Council has submitted its robust objections to both these applications. The resident stated that the church had rare bats nesting in the belfry and any works taking place at Earnley Concourse should take this into consideration during the construction stage and in the design. The resident asked if an environmental impact assessment had taken place for the Concourse application? The Chairman confirmed that there had been an environmental assessment and the Parish Council has submitted its response addressing the environmental issues. The Chairman stated that the Parish Council had also made a robust response to the application at Medmerry Park.

Another resident asked why the Concourse application had gone to appeal; the Clerk responded that the District Council had not determined the application within the required timetable, therefore the applicant is entitled to go to appeal for determination. Cllr. Martin highlighted that the Medmerry Park determination date is on 30<sup>th</sup> September and Earnley Place change of use application has gone past determination date. District Cllr. Taylor confirmed that she would follow up both these applications with the relevant planning officers.

Another resident expressed concern on the impact on Earnley due to expiry of the Local Plan. District Cllr. Taylor stated that even if the District Council had a Local Plan in place the District Council does not have the five-year housing supply within the Local Plan area. Applications can be submitted to develop land via the District Council Interim Housing Policy which give guidance to applicants whilst there is no Local Plan in place. The resident thanked the Parish Council for its work on planning issues and requested that the Parish Council continues to update the residents on these issues.

A resident asked if the working hours on the construction for the Richardson site had been agreed. The Chairman responded that the Parish Council had objected to the proposed working hours at the last meeting of the Parish Council. However, the applicant has submitted a reviewed plan stating that the operating hours would be 07:30-18:00 Monday-Friday and 08:00-13:00 on Saturday and the Parish Council would be discussing this later in the meeting.

**P104.2020 APOLOGIES AND REASON FOR ABSENCE**

None.

**P105.2020 CODE OF CONDUCT**

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

**P106.2020 MINUTES**

On a proposal by Cllr. Stant, it was RESOLVED to agree, and sign minutes of the extra ordinary meeting held on 20<sup>th</sup> August 2020.

**P107.2020 MATTERS ARISING FROM THE MINUTES**

None.

**P108.2020 PLANNING APPLICATIONS**

20/01725/DOM

Manor Farmhouse, Clappers Lane, Earnley, PO20 7JL

Installation of a new garden machinery store/workshop within an extension of existing parking area and installation of temporary fence. Removal of 1 Lombardy tree and section of Beech hedge.

It was noted that the Lombardy tree is in poor condition and if it were blown down it would demolish the proposed building.

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

20/02256/FUL

Somerley Farmhouse, Almodington Lane, Almodington, Earnley, PO20 7JR  
Agricultural barn.

On a proposal by the Chairperson, it was RESOLVED to make no objection, subject to a condition that the barn is to only be used in conjunction with the agricultural activity on site and for no other purpose.

20/02162/DOM

Blackthorn Barn 101B First Avenue Almodington Earnley PO20 7LQ  
Single storey rear extension.

On a proposal by the Chairperson, it was RESOLVED to make no objection, however, the Committee were concerned that the proposed extension left limited garden area within the existing residential curtilage.

**P109.2020 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES**

None.

**P110.2020 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS**

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.  
PENDING CONSIDERATION

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.  
PENDING CONSIDERATION

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.  
PENDING CONSIDERATION

20/01722/FUL

Land South Of 102A First Avenue Almodington Batchmere Chichester  
Demolition of existing buildings and erection of 2 no. dwellings and associated new access off First Avenue.  
PENDING DECISION

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).  
NOT TO PREPARE A TREE PRESERVATION ORDER

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 applicant had submitted a reviewed construction management plan which state the new proposed start times of 7.30-18.00 Monday-Friday and 8.00 -13.00 hours on Saturday.

However, please note:

Under new central government guidelines, applicants can now apply to extend working hours until April 2021 to enable safe construction to continue in light of the ongoing Covid-19 situation. These changes could see longer working hours on the site than those which are proposed in the updated construction management plan.

On a proposal by Cllr. Martin, it was RESOLVED to withdraw the objection.

20/01675/TCA

Oakwood Manor Farm Barns, Clappers Lane, Earnley, PO20 7FB

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

NOT TO PREPARE A TREE PRESERVATION ORDER

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

20/01454/FUL

132A Almodington Lane, Almodington, Earnley, PO20 7JU

Replacement commercial building.

PERMIT

20/01532/DOM

Highfields Farmhouse, Somerley Lane, Earnley

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

PENDING CONSIDERATION

Substitute plans submitted.

On a proposal by the Chairperson, it was RESOLVED to raise no objection to the substitute plans.

20/01195/DOM

Hawthorn Nursery, Batchmere Road, Almodington, Earnley

Single storey side extension

PERMIT

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.

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,

**P111.2020 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

Appeal Ref: APP/L3815/W/20/3254498

Planning Ref: 20/00967/FUL

101A First Avenue, Almodington, PO20 7LQ

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

This application was permitted; however, the appeal is against planning condition 4.

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 handrail

Pending Consideration

20/00133/CONBC

Medmerry Park, Stoney lane, Earnley, PO20 7JP

Permanent occupation of holiday accommodation

Pending Consideration

20/00009/CONMHC

Almodington Nurseries, Batchmere Road, Almodington, PO20 7LG

Siting of Mobile Home

Pending Consideration

20/00277/CONAGR

Clappers Lane, Earnley, Chichester, West Sussex, PO20 7JN

Laying of hard standing and creation of earth bund without planning permission

**P113.2020 LOCAL PLAN**

District Cllr. Taylor advised that a new Housing and Economic Land Availability Assessment will be issued by the District Council shortly.

**P114.2020 CHICHESTER DISTRICT COUNCIL PLANNING PROCESS**

None.

**P115.2020 GOVERNMENT CONSULTATION**

1. Changes to the current planning system closes at 11.45pm 1<sup>st</sup> October 2020

<https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>

Councillors expressed concern that the document did not take into consideration the following issues: The potential sea level inundation and coastal erosion, geographic issues with 70% land mass of the District being within the SSI and National park and therefore the limited area available to put the housing; the

impact of housing numbers on the peninsula and the issue of the A27; environmental impact; affordability figures distorted for the area with the high number of retired residents and second homes.

District Cllr Taylor expressed concern that in the consultation on the changes to the current planning system the national park is being used within the affordability datum and therefore this is artificially inflated. The issue of raising the affordable housing from 10 to 40 or 50 properties will encourage developers to submit piecemeal application. She advised that the District Council have written to the local MP's and Gillian Keegan MP has had a meeting with the Secretary of State to highlight the issues in the District. District Cllr. Taylor suggested that residents and parish councillors write individually to MP's and Conservative party headquarters.

On a proposal by the Chairman, it was RESOLVED that Councillors submit their comments by 5pm 29<sup>th</sup> September and the comments will be collated by the Chairman and the Clerk and submitted by 1<sup>st</sup> October 2020.

2. Planning for the Future consultation closes at 11.45pm on 29<sup>th</sup> October 2020  
<https://www.gov.uk/government/consultations/planning-for-the-future>

On a proposal by the Chairman, it was RESOLVED to form a working party to draft a response to be ratified at the meeting on 22<sup>nd</sup> October 2020

#### **P116.2020 EXTERNAL CORRESPONDENCE**

1. Seaward Homes, Clappers Lane Site - a resident has emailed requesting consideration be given to the purchase of this field to prevent the coalescence between Bracklesham Bay and Earnley. The Chairman stated that Seawards have already purchased an option on the field and therefore it is highly unlikely that the landowner will consider selling the land at anything other than development prices which would be significantly higher than that of agricultural land. It was noted that agricultural land is selling on average at £8,500 per acre and the site is 21 acres, which amounts to £179,000 without any other associated costs. In addition, the site was listed in the 2018 Housing & Economic Land Assessment Availability (HELAA) as achievable.

It was noted that a residential group called Greenfield action group has been formed. Cllr. Carey stated that residents and the action group need to prepare to raise funds to enable the engagement of specialist services, e.g. of traffic consultants, if the application is brought forward.

#### **P117.2020 REPORTS ON EXTERNAL MEETINGS**

1. Cllr. Martin reported the Manhood Peninsula Action Group have produced a flyer highlighting the issues surrounding proposed housing on the peninsula. On a proposal by the Chairman, it was RESOLVED to support this flyer and disseminate this information via the Parish Council's distribution list.
2. Cllr. Martin reported that he attended the Manhood Peninsula Partnership online presentation on coastal erosion which was very detailed and the issue of coastal erosion at Medmerry was raised; the response was that the Environment Agency were proposing to come up with a plan at the end of year. However, subsequently

an email follow up stated that the Environment Agency were not planning to carry out any work. However, Chichester District Council were proposing to carry out work next year on the Bracklesham Beach Management Plan and the Environment Agency would like to piggyback on this project.

District Cllr Barrett reported that the issues surrounding the Southern Water Sewage facilities at Sidlesham water treatment plant were also raised at this meeting.

It was requested that District Cllr. Barrett contact the relevant officer and the cabinet member requesting clarification on how Chichester District Council are proposing to work with the Environment Agency and Southern Water on both these issues.

3. Cllr. Carey reported that at the All Parishes Online Meeting presentations were given on the new permitted development rights, issues and procedures when a travellers' encampment enters parish council land and the two planning consultations issued by the Government. The District Council agreed to provide a copy of their reports in relation to the planning consultation documents prepared to be presented to Chichester District Council's committee to the parish council for information.

#### **P118.2020 ITEMS FOR REPORTING AND FUTURE AGENDAS**

1. Land west of Birdham Road. It was noted that a permanent injunction had been awarded. The injunction requires the land to be stopped being used for human habitation and all caravans and accessories to be removed by 31<sup>st</sup> December 2020 and all cablings, stabling, tracks etc and the land to be restored to agricultural use by 31s January 2021, The Defendants were ordered to pay the District Council's costs.

There being no further business the meeting closed at 20.09

Signed \_\_\_\_\_ Chairperson Earnley Parish Council Planning Committee

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