

Earnley Parish Council Planning Committee

16 Waterside Drive, Chichester, West Sussex, PO19 8RN

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I hereby give notice that a meeting of Earnley Parish Council Planning Committee is due to be held on 27th January 2025 commencing at 18.45 at Bracklesham Barn, Beech Avenue, Bracklesham.

If you wish to observe the meeting, you can join us online. Click [here](#) to join the meeting or email the clerk to receive the link.

All members are hereby summoned to attend.

Signed: K. Jannece Clerk to Earnley Parish Council Date: 21st January 2025

AGENDA

P01.25 Public Question Time

Members of the public are invited to ask questions or raise issues which are relevant and are the concern of this Council. A period of 15 minutes is allocated for this purpose. Notice of intention to address Council should be given to the Clerk by noon of the day of the meeting.

P02.25 Apologies and Reason for Absence

P03.25 To receive Declarations of Interest from Members in respect of any matter on the agenda.

P04.25 Minutes

To agree and sign the [minutes of the meeting held on 25th November 2024](#)

P05.25 Matters Arising from the Minutes

P06.25 Planning Applications

(Including any applications received following publication of the agenda)

[24/02832/PA3R](#) 101C First Avenue Almodington Batchmere PO20 7LQ

Prior Approval for change of use of agricultural building to class E.

PENDING CONSIDERATION

[24/02818/PA3MA](#) Land Rear Of Almodington Lane Almodington Earnley PO20 7JR

Change the existing retail unit to 1 no. dwelling, under the provisions of Part 20, Class MA.

By resolution the Parish Council may decide to exclude the Press and the Public from any part of the meeting¹

¹Public Bodies (Admission to Meetings) Act 1960

PENDING CONSIDERATION

[24/02935/DOC](#) Land South Of Clappers Lane Clappers Lane Earnley
Discharge of conditions 6 (Windows and doors) 7 (SUDs) and 8 (footpath link)
from planning permission E/23/02916/REM

PENDING CONSIDERATION

[24/02826/DOC](#) Earnley Concourse Clappers Lane Earnley PO20 7JN
Discharge of conditions 8 (foul drainage) 9 (surface water drainage) 10
(contamination phase 1) and 13 (SUDs) from planning permission 19/02493/OUT -
APP/L3815/W/20/3255383

PENDING CONSIDERATION

P07.25 Significant Applications in Adjacent Parishes

(Including any applications received following publication of the agenda)

P08.25 District, County Council and NPPF Matters in Relation to Planning

P09.25 Chichester District Council Planning Decisions

To reduce the time of the meeting all applications listed below are for noting unless there has been an update since publishing the agenda.

[24/02368/ELD](#) Millside, Bell Lane, Earnley, Chichester, West Sussex, PO20 7JD
Use of land for stationing of a caravan for residential purposes unconnected with the
main dwelling.

PENDING DECISION

[24/02143/ELD](#) Millside, Bell Lane, Earnley, PO20 7JD
Existing lawful development certificate for the use of timber building behind bungalow as a
separate dwellinghouse.

REFUSE

[24/01722/FUL](#) Earnley Place Clappers Lane Earnley PO20 7JL
Demolition of an existing garden pavilion, and the construction of a detached dwelling,
new vehicular access, landscaping and associated works

PENDING CONSIDERATION - New documents to be considered

[24/01775/REM](#) Earnley Concourse, Clappers Lane, Earnley, PO20 7JN
Application for all reserved matters (Access - internal circulation routes, Appearance,
Landscaping, Layout and Scale) for 30 dwellings with associated access, open space, car
parking, landscaping and related works. The application also seeks the Discharge of
Conditions 5 (CEMP), 6 (LEMP), 8 (Foul drainage), 9 (Drainage), 10 (Contamination -
Phase 1), 13 (SuDS), 14 (Ecology), 20 (Travel Plan) and 21 (Homeowners Pack) of outline
approval E/19/02493/OUT (APP/L3815/W/20/3255383).

By resolution the Parish Council may decide to exclude the Press and the Public from any part of the meeting¹

¹Public Bodies (Admission to Meetings) Act 1960

PENDING CONSIDERATION

[24/01005/FULEIA](#) Land at Stubcroft Farm Stubcroft Lane East Wittering PO20 8PJ
Erection of 268 no. residential dwellings (including affordable housing), associated
highway and landscape works, open space and flexible retail and community floorspace
(Use Classes E and F).

PENDING CONSIDERATION

[24/01044/FULEIA](#) Land at Stubcroft Farm Stubcroft Lane East Wittering PO20 8PJ
Change use of agricultural land to public open space.

PENDING CONSIDERATION

[23/01967/FULEIA](#) Medmerry Park, Stoney Lane, Earnley, PO20 7JP
Hybrid Planning Application - Phases 1 (Full Application) demolition, redevelopment and
refurbishment of Medmerry Park to provide 124 no. holiday lodges, wetland area, two lakes,
amenity lake and beach, central village hub, boathouse, childrens play and picnic area,
adventure playground, adventure golf, padel tennis, beachside pool, tennis courts, playing
field and dog park, back of house maintenance area, associated landscaping, drainage
facilities, car parking, access roads and habitat enhancement areas. Outline planning
application for further phases for an additional/replacement 184 no. holiday lodges and
associated works (with all reserved matters accept Access and Layout).

PENDING CONSIDERATION

P10.25 Appeals, Licence Applications and Enforcement Matters

To reduce the time of the meeting all appeals and enforcement cases listed below are for
noting unless there has been an update since publishing the agenda.

[23/02147/DOM](#) Tykes Farm Barn, Somerley Lane, Earnley
Appeal Reference: APP/L3815/C/24/[3337338](#) and APP/L3815/C/24/[3341283](#)
Erection of detached garage and store.
Appeal to be heard via written representation.
Event date not arranged.

[23/00089/ELD](#) Batchmere Lodge, 95 First Avenue, Almodington, PO20 7LQ
Appeal Reference: APP/L3815/X/24/[3342319](#)
Existing lawful development certificate for the change of use of building to dwelling.
Appeal to be heard via written representation.
Event date not arranged.

Tykes Farm Barn Somerley Lane PO20 7JB
Enforcement Reference: 22/00304/CONHH
Appeal Reference: APP/L3815/C/24/[3341283](#)
Enforcement Notice E/36 - withdrawn Enforcement E/37
Erection of a large metal framed outbuilding
ENFORCEMENT NOTICE ISSUED - Appeal to be heard by written representation.

Event date not arranged.

Hundredsteddle Farm, Hundredsteddle Lane, Birdham PO20 7BL

Enforcement Reference: 24/00013/CONMHC

Mobile Home - the owners have been contacted and requested to submit an application to retain the mobile home. Full Planning application submitted but now withdrawn ([24/00940/FUL](#)) therefore enforcement case may be reactivated.

South Downs Holiday Village, Bracklesham Lane

Enforcement Reference: 23/00293/CONBC

Landscaping - the officer has confirmed that replacement planting will commence in the next planting season and the officer will monitor the planting.

P11.25 Consultation

1. Clappers Lane development: street naming consultation - closes on 21st February 2025. [Consultation letter](#). [Site location plan](#). Possibly also include John Betts name within the site.

P12.25 Clerk's Report

P13.25 External Correspondence

P14.25 Reports on External Meetings

1. Clappers Lane BDW Meet the Builder event

P15.25 Items for Reporting and Future Agenda