

## Earnley Parish Council Planning Committee

Minutes of the meeting of Earnley Parish Council Planning Committee held on 27<sup>th</sup> January 2025 which commenced at 18.45 at Bracklesham Barn, Beech Avenue, Bracklesham.

**PRESENT:** Cllrs John Stant (Chairman), Robert Carey and John Williams

**In attendance:** Kazza Jannece (Clerk), District Cllr. Ian Ballantyne, District Cllr. Elizabeth Hamilton, County Cllr. Pieter Montyn, and four members of the public.

### **P01.25 Public Question Time**

None

### **P02.25 Apologies and Reason for Absence**

On a proposal by Cllr Stant, it was RESOLVED to accept Cllr. MacDonald and Cllr. Doel's apologies and the reasons for absence.

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

None

### **P04.25 Minutes**

On a proposal by Cllr. Stant, it was RESOLVED to agree and sign the [minutes of the Planning Council meeting held on 25th November 2024](#). This was duly completed.

### **P05.25 Matters Arising from the Minutes**

None

### **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

The Council commented that the public comments covered traffic, noise, safety, contamination and flooding. It was noted that WSCC Highways won't comment on private roads.

On a proposal by Cllr Stant, it was RESOLVED to object to the application, submitting comments as per the objection to the previous similar application.

[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.

PENDING DECISION

The Council commented that the unit is hidden behind another dwelling and therefore invisible to the road, there will be little impact on traffic.

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

[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

The Clerk reported that the application title has been changed to remove conditions 7 and 8 (now only windows & doors).

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

County Cllr. Montyn reported that Southern Water cancelled the meeting where the sewerage issues were to be discussed and have offered 3 alternative dates in February.

[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/13815/W/20/3255383

PENDING CONSIDERATION

On a proposal by Cllr. Carey, it was RESOLVED that Cllr. Carey will email the planning officer to ask how the foul drainage and surface water drainage conditions have been discharged given the lack of comments from Southern Water.

[E/24/02512/TCA](#) The Manor House Clappers Lane Earnley

Notification of intention to crown thin by 20% on 1 no. Horse Chestnut tree (T1). Crown reduce by up to 2m (all round) on 1 no. Oak tree (T2). Reduce south sectors by up to 2m on 7 no. Beech tree (T3- T9). O.S. Grid Ref. 481665/97018.

PENDING CONSIDERATION

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

#### **P07.25 Significant Applications in Adjacent Parishes**

(Including any applications received following publication of the agenda)

None

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

Cllr. Stant gave a brief update on the National Planning Policy Framework, describing the changes since the public consultation closed as follows:

- the use of agricultural land will continue to be a reason for refusing an application.
- Plans will not have to accommodate 10% of the housing requirement on small sites as was envisaged.
- Developers will have to provide annual statements of how building on their sites is progressing.
- New legislation will allow planning authorities to refuse applications from developers who have failed to build previously permitted developments.
- The standard method for determining housing requirement still uses average earnings, not average income, to determine the earnings/house price ratio.

Cllr. Stant reported that CDC's new plan is far enough along the road to completion for the old housing requirement to apply, but CDC will be expected to start producing a new plan almost immediately.

District Cllr. Ballantyne reported that CDC have started to produce the new plan already so that the groundwork is completed as soon as possible.

District Cllr. Hamilton reported that the Stubcroft Farm applications need any comments to be submitted by the end of this week.

2 members of the public left the meeting at 7:08pm.

On a proposal by Cllr. Stant, it was RESOLVED to object to the 3 new applications submitted in relation to the land at Stubcroft Farm. The Chair and Clerk will finalise the wording with reference to our previous comments, also considering Dr Carolyn Cobbold's comments.

### **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

[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).

PENDING CONSIDERATION

The Clerk reported that CDC had requested confirmation whether comments that were submitted by the Council on 18<sup>th</sup> December 2024 were an objection. The Clerk responded that the previous comments were not a formal objection.

[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

The Clerk reported that the applicant requested an extension to the decision date to 31st October 2025 to enable the applicant to have enough time to submit all documents relating to flood modelling in July/Aug.

[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.

On a proposal by Cllr. Stant, it was RESOLVED that the Clerk should ask the planners if the enforcement is going to 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.

Cllr. Stant reported that some planting has started.

On a proposal by Cllr. Stant, it was RESOLVED that the Clerk should follow up with the officer to see if the planting is being monitored.

#### **P11.25 Consultation**

1. Clappers Lane development: The Council have been requested to provide input on street naming for the development. The consultation closes on 21<sup>st</sup> February 2025. [Consultation letter](#). [Site location plan](#).

The Council discussed the proposed names and commented that the names seem to fit with the Concourse development rather than Clappers Lane.

On a proposal by Cllr. Stant, it was RESOLVED that the Clerk should contact the Concourse developers to ask if they sent the names in.

On a proposal by Cllr. Stant, it was RESOLVED that the Clerk should respond to the consultation stating that Church Field, *Hermitage Close* and *Eagles Wood* are not suitable suggestions as they would fit better in the Concourse development, and that there are no objections to 'The Eyries'.

#### **P12.25 Clerk's Report**

None

#### **P13.25 External Correspondence**

None

#### **P14.25 Reports on External Meetings**

1. Clappers Lane BDW Meet the Builder event.

Cllr Stant reported that the event was not well attended as it was not well publicised and was held away from the Parish. On a proposal by Cllr. Stant, it was RESOLVED that the Clerk should not request that the event be rerun.

#### **P15.25 Items for Noting or for Future Agendas**

None

There being no further business, the meeting closed at at 7.29pm