

Earnley Parish Council Planning Committee

Minutes of the meeting of Earnley Parish Council Planning Committee held on 24th February 2025 which commenced at 18.45 at Bracklesham Barn, Beech Avenue, Bracklesham.

PRESENT: Cllrs John Stant (Chairman), Dougie MacDonald, Frank Doel and John Williams

In attendance: Kazza Jannece (Clerk), District Cllr. Elizabeth Hamilton, 2 members of the public, and 2 representatives from BRICS Development Southern, one of whom was the Head of Planning.

P16.25 Public Question Time

None.

P17.25 Apologies and Reason for Absence

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

P18.25 To receive Declarations of Interest from Members in respect of any matter on the agenda.

None

P19.25 Minutes

On a proposal by Cllr MacDonald, it was RESOLVED to agree and sign the [minutes of the meeting held on 27th January 2025](#) This was duly completed.

P20.25 Matters Arising from the Minutes

None

P21.25 Planning Applications

The following applications were discussed after P25.25 Earnley Concourse, starting at 18:58.

[E/25/00116/REM](#) Land South of Clappers Lane Clappers Lane, Earnley.

Application for reserved matters (Appearance, Landscaping, Layout and Scale) details and approval of Conditions 13 (Sustainable Design and Construction Statement) and 19 (Landscaping details) of outline permission E/20/03125/OUT, for the erection of up to 100 dwellings with associated access, landscaping and public open space. Application under Section 73 to amend the wording to Condition 2 (approved plans), 4 (roof verges), 8 (pedestrian footpath) and 10 (LEAP/LAP) of approved reserved matters E/23/02916/REM
PENDING CONSIDERATION

The Clerk reported that Taylor Woodrow have been contacted to confirm that the council is willing to pay for their legal costs for the land purchase necessary to complete the route of the footpath. They will provide a quote.

Cllr. Stant reported that the developers are considering moving the footpath back to the original route.

P22.25 Significant Applications in Adjacent Parishes

(Including any applications received following publication of the agenda)

None

P23.25 District and County Council Matters in Relation to Planning

None

P24.25 Chichester District Council Planning Decisions

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

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

Prior Approval is Refused

[EWB/24/01943/FUL](#) 1 & 2 Azara Parade Bracklesham Lane Bracklesham Bay PO20 8HP

Demolition of 2 no. existing units (A3 and A1 use). Erection of a two-storey mixed use building with retail E(a) use on ground floor and 2 no. C3 dwellings on 1st floor, with associated access, parking and landscaping
Refuse

[24/02368/ELD](#) Millside, Bell Lane, Earnley PO20 7JD

Use of land for stationing of a caravan for residential purposes unconnected with the main dwelling
Permit

[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.

Prior Approval Required Hereby Permitted

P25.25 Major Developments

The Chair of the Committee resolved to discuss the following item first to ask questions of the Head of Planning for BRiCS.

- Earnley Concourse [19/02493/OUT](#)

Cllr Stant provided an update on the changes to the number of parking spaces that will be provided, described as reintroducing 3 parking spaces which will conform to WSCC guidelines. The developers had requested that the Council withdraw the objection on this basis.

District Cllr Hamilton arrived at 18:47

On a proposal by Cllr. Stant, it was resolved that the Clerk withdraw the objection.

The meeting was closed at 18:49

Cllr. Stant asked the Head of Planning for BRiCS to give an update on the sewerage situation at Earnley Concourse. It was reported that a letter from Southern Water had been posted on the CDC planning portal which objected to the scheme and that it appeared that they've misunderstood because capacity for the Concourse in its previous use was included in SW's capacity calculations. This would mean that the new development would lead to less outflow.

The meeting was reopened at 18:57

On a proposal by Cllr Stant, it was RESOLVED that Cllr. Carey would respond to the letter from Southern Water after receiving evidence from BRiCS.

The 2 representatives from BRiCS left the meeting at 18:58.

The meeting then continued with original agenda item P21.25.

- Land South of Clappers Lane [20/03125/OUT](#)
 - [E/24/01636/OBG](#) Land South Of Clappers Lane Clappers Lane Earnley. Discharge of obligation schedule 1 part 2 paragraph 3.1 of the S106 agreement dated 12/07/2022 (Planning ref: E/20/03125/OUT).
PERMIT
- Medmerry Park [23/01967/FULEIA](#)
Cllr Stant reported that there were no updates to the application.
The Clerk reported that Medmerry Park had been contacted to ask them to empty the dog waste bins but no response had been received.

The meeting was closed at 19:17.

Cllr Stant invited a member of the public to report on the status of the dog waste bins that had previously been reported as overflowing. It was reported that the bins had been completely removed along with some litter bins.

The meeting was reopened at 19:19.

P26.25 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.

Appeals: Tykes Farm Barn, Somerley Lane, Earnley

Original application: [23/02147/DOM](#) Erection of detached garage and store.

Appeal refs: [3337338](#), [3341283](#) Event date: Not arranged. Appeal to be heard via written representation.

Appeal: Batchmere Lodge, 95 First Avenue, Almodington, PO20 7LQ

Original application: [23/00089/ELD](#) Existing lawful development certificate for the change of use of building to dwelling.

Appeal ref: [3342319](#) Event date: Not arranged. Appeal to be heard via written representation.

Enforcement: [22/00304/CONHH](#) Tykes Farm Barn Somerley Lane PO20 7JB

Erection of a large metal framed outbuilding

Appeal Reference: APP/L3815/C/24/[3341283](#)

Appeal to be heard by written representation. Event date: not arranged.

Enforcement: [24/00013/CONMHC](#) Hundredsteddle Lane, Birdham

Alleged siting of a caravan

Pending Consideration

Full Planning application submitted but now withdrawn ([24/00940/FUL](#)) therefore enforcement case may be reactivated.

The Clerk reported that the Enforcement case 24/00013/CONMHC remains under consideration and that the Planning Officer (Enforcement) will contact the owners to seek their intentions.

On a proposal by Cllr Stant, it was RESOLVED that the Clerk should thank the Planning Officer and urge them to keep the Council up to date about the status of the enforcement, copying in the Clerk at Birdham Parish Council.

Enforcement: 23/00293/CONBC South Downs Holiday Village, Bracklesham Lane

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 planting has commenced.

P27.25 Consultation

1. Clappers Lane development: street naming consultation.

The Clerk reported that a response has been received from Chichester District Council stating that the street names were for Clappers Lane and not the Concourse and that the consultation requires a total of 6 street names. Several options were discussed, including local wildflowers, birds, hedgerow plants, local historical figures and civilizations that had occupied the area in the past.

On a proposal by Cllr. Stant it was resolved that he compile a list of options and submit them on behalf of the Planning committee.

P28.25 Clerk's Report

None

P29.25 External Correspondence

None

P30.25 Reports on External Meetings

None

P31.25 Items for Reporting and Future Agenda

None

The meeting closed at 7:25pm.