

Earnley Parish Council Planning Committee

Minutes of the meeting of Earnley Parish Council Planning Committee held on 28th April 2025 which commenced at 18.45 at Bracklesham Barn, Beech Avenue, Bracklesham.

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

In attendance: Julia Bowering (Minutes), District Cllr Elizabeth Hamilton from 18.55, and 7 members of the public.

P47.25 PUBLIC QUESTION TIME

Responding to a member of the public, Cllr Stant stated that upon completion of the Clappers Lane site no restrictions will apply to traffic.

P48.25 APOLOGIES AND REASON FOR ABSENCE

Apologies were received and accepted from Frank Doel and County Cllr Pieter Montyn.

P49.25 CODE OF CONDUCT

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

P50.25 MINUTES

On a proposal from Cllr Williams it was RESOLVED to agree and sign the minutes of the meeting held on [held 24th March 2025](#). This was duly completed.

P51.25 MATTERS ARISING FROM THE MINUTES

None

P52.25 NEW PLANNING APPLICATIONS

Earnley

E/25/00541/FUL - Case Officer: Rebecca Perris

Georgie and Owain Parker

Bookers Barn Bookers Lane Earnley West Sussex

Replacement of 2 no. existing barns with 1 no. dwelling, 1 no. outbuilding and associated works, including landscaping and installation of wildlife pond.

O.S. Grid Ref. 481344/97728

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SSPDL5ERGF00>

Mr and Mrs Parker were invited to comment and gave details of their intentions to rebuild and to rewild the surrounding area to include a pond, meadow and trees. There was a discussion as to whether a meadow would require permission for change of use.

Cllr Stant commented that the plan to raise the built height by a metre was a concern. Mr Parker explained that it was necessary to provide sufficient living space. Responding to comment from Cllr Stant, Mr Parker confirmed that details of sewerage treatment had now been added to the application. Cllr Carey asked about the purpose of the proposed outbuilding. Mr Parker explained

that it was a workshop and garage. Cllr Stant confirmed that the structure kept to the existing footprint.

Cllr Carey suggested that the Manhood Wildlife and Heritage Group may be able to provide useful advice on rewilding should permission be granted and he agreed to provide details.

NO OBJECTION

Earnley

E/25/00777/DOM - Case Officer: Rebecca Perris

Mr Leach

Earnley Place Clappers Lane Earnley Chichester

Proposed erection of new timber field access gate

O.S. Grid Ref. 481544/96871

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=STQSSAERGUZ00>

NO OBJECTION

P53.25 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES

Birdham

BI/25/00641/PA3Q - Case Officer: Benjamin Marshall

Mr Paul Knappett

Greenhouse Two Kellys Nursery Bell Lane Birdham

Change of use of Agricultural building from agriculture to 2no. dwellings (C3 use)

O.S. Grid Ref. 481781/99131

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ST9D31ERGMG00>

No objection from Birdham.

COMMENT – to express surprise that no structural survey has taken place and that there is no information on sewerage treatment.

East Wittering And Bracklesham

EWB/25/00127/DOM - Case Officer: Vicki Baker

Mr & Mrs J Ellis

4 Clappers Lane Bracklesham Chichester West Sussex

Demolition of garden room and garage. Construction of 1.5 storey pitched roof side extension and rear dormer.

O.S. Grid Ref. 480854/96970

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SR7RV4ER10R00>

NO COMMENT

P54.25 DISTRICT AND COUNTY COUNCIL MATTERS IN RELATION TO PLANNING

Cllr Stant relayed comments received from Cllr Montyn. Cllr Montyn has continued to chase Southern Water (SW) regarding their intentions for the foul construction and capacity for the Clappers Lane development. SW state that they are currently heavily occupied with their appeal against the inadequate determination by OFWAT of the PR24 submission. They have given an assurance that this does not stand in the way of their AMP25 plan in the first years as they and their shareholders have committed £600 million to this AMP.

Commenting upon revisions to the local plan, Cllr Stant informed the meeting that the new plan acknowledges the possibility of insufficient supply of water, strengthens the importance of public transport, the need to protect against rising sea levels and the maintenance of horticulture in Batchmere and Sidlesham.

Cllr Hamilton informed the meeting of suggested changes to planning committee procedure including reducing the time permitted for members of the public to speak from 3 minutes to 2 as well as reducing the number of speakers. Cllr Hamilton agreed to send full details of the proposed changes to enable the parish council to respond.

P55.25 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS, MADE and PENDING

[E/25/00342/LBC](#) - Case Officer: Eleanor Midlane-Ward

S De Vaal

Strath Cottage Batchmere Road Almodington Earnley

Replacement 16 no. windows.

O.S. Grid Ref. 482761/97872

**** PERMIT ****

[E/25/00498/ELD](#) - Case Officer: Rebecca Perris

Ms Doyle

Caravan 112 Second Avenue Batchmere Chichester

Existing lawful development certificate for use of land for stationing of a caravan for residential purposes.

O.S. Grid Ref. 482610/98364

PENDING CONSIDERATION

**** E/24/01722/FUL**

Mr and Mrs C Leach

Earnley Place Clappers Lane Earnley Chichester West Sussex PO20 7JL

Demolition of an existing garden pavilion, and the construction of a detached dwelling, new vehicular access, landscaping and associated works.

REFUSE **

P56.25 MAJOR DEVELOPMENTS

To reduce the time of the meeting, the following will be discussed if there are any significant updates:

- Earnley Concourse [19/02493/OUT](#)
- Land South of Clappers Lane [20/03125/OUT](#)

RC chasing solicitors to find out when purchase will complete and to advise xx.

- Medmerry Park [23/01967/FULEIA](#)

P58.25 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS

Appeal: Tykes Farm Barn, Somerley Lane, Earnley **NO CHANGE**

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 **NO CHANGE**

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. **NO CHANGE**

Enforcement: 24/00013/CONMHC Hundredsteddle Lane, Birdham **NO CHANGE**

Alleged siting of a caravan

Pending Consideration

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

P59.25 CHAIRMAN'S REPORT

None

P60.25 EXTERNAL CORRESPONDENCE

The only correspondence was the email from Cllr Montyn discussed under item P54.25.

P61.25 REPORTS ON EXTERNAL MEETINGS

None

P62.25 ITEMS FOR REPORTING AND FUTURE AGENDA

None.

The meeting closed at 19.18