

Earnley Parish Council Planning Committee

Minutes of the meeting of Earnley Parish Council Planning Committee held on 19th May 2025 which commenced at 19.50 at Bracklesham Barn, Beech Avenue, Bracklesham.

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

In attendance: Vicky Middleton-Head (Clerk), District Cllr Elizabeth Hamilton and County Councillor Pieter Montyn, Dawn White (Community Warden) and 2 members of the public.

P63.25 PUBLIC QUESTION TIME

NONE

P64.25 APOLOGIES AND REASON FOR ABSENCE

NONE

P65.25 CODE OF CONDUCT

1. Declaration of Interest **NONE**
2. Dispensation requests **NONE**

P66.25 MINUTES

The Committee agreed to accept the minutes for the meeting held on 28th April 2025 and they were duly signed

P68.25 MATTERS ARISING FROM THE MINUTES

NONE

P69.25 NEW PLANNING APPLICATIONS

Chairman John Stant advised that the application in respect of 4 Clappers Lane has now been withdrawn.

101c First Avenue, Almodington 25/01155/PA3R- Change of use of agricultural building to Class C

Cllr Stant advised that this appears to be the same application that the Committee has objected to twice in the past, the last application being withdrawn. Cllr Stant proposed that the Committee repeat the **OBJECTIONS** from the last two applications as follows which was **AGREED**;

Earnley Parish Council wishes to express its objection to this proposal as it did to the near-identical applications 23/00949/PAR3 and 24/02832/PA3R. The Council is particularly concerned about noise pollution, the impact of additional traffic on the public right of way (FP49) and loss of amenity to neighbours as the site entrance is extremely narrow and is between two residential dwellings. We note the comments of WSCC Highways regarding the wider road network, but would stress that they do not comment on the effect on the private single track road which allows access to the proposed development site. We agree with the owners of the road in our concern for the integrity and safety of First Avenue and the public right of way which passes along it.

P70.25 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES

Koolbergen And Ramsay Bell Lane Birdham Chichester West Sussex PO20 7HY 25/00791/FUL

Cllr Stant advised the Committee that the former Koolbergen site is now proposed as new craft workshop to replace existing buildings. It appears that the application has generated some support with neighbours in favour of it. The Committee **AGREED** that on this basis Earnley Parish Council don't feel it necessary to object

as the successful application would support local jobs and is a good use of the site.

P71.25 DISTRICT AND COUNTY COUNCIL MATTERS IN RELATION TO PLANNING

NONE

P72.25 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS, MADE and PENDING

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

[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

PERMIT

[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

PENDING CONSIDERATION

NO CHANGE

[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

PENDING CONSIDERATION

NO CHANGE

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)

APPLICATION WITHDRAWN

P73.25 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](#) **NOTHING HAS CHANGED**
- Land South of Clappers Lane [20/03125/OUT](#) Landscaping has now been approved and Cllr Carey advised that he is in the process of arranging a meeting with Andrew Frost to see what District Council intend to do about condition 22 regarding the Southern water off site improvement works. Currently Southern Water have said there is only capacity for 50 dwellings so there is a need to establish with the Planning Department what they intend to do as the Developer is already advertising that sales of the completed properties will commence in Autumn 2025.
- Medmerry Park [23/01967/FULEIA](#) - **NOTHING HAS CHANGED**

P74.25 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS

Appeal: 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 DISMISSED so REFUSED

Appeal: Batchmere Lodge, G5 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: **APPEAL IN PROGRESS**

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 DISMISSED so REFUSED

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.

P75.25 CHAIRMAN'S REPORT - Nothing in addition to above items already discussed

P75.25 EXTERNAL CORRESPONDENCE - The Committee is still awaiting a response from Andrew Frost, Chichester District Council regarding enforcement of Condition 22 (Land South of Clappers Lane) and the need to upgrade off-site sewerage infrastructure.

P77.25 REPORTS ON EXTERNAL MEETINGS -

NONE

P78.25 ITEMS FOR REPORTING AND FUTURE AGENDA

NONE

MEETING ENDED AT 8.02pm