



Earnley Parish Council Planning Committee

Minutes of the meeting of Earnley Parish Council Planning Committee held on 28th July 2025 which commenced at 8.07pm at Bracklesham Barn, Beech Avenue, Bracklesham.

PRESENT: Cllr's. John Stant (Chairman), Robert Carey, John Williams, Frank Doel (Vice Chairman) and Keith Martin

In Attendance: Vicky Middleton-Head (Clerk), District Cllr. Elizabeth Hamilton and 2 members of the public

P94.25 PUBLIC QUESTION TIME NONE

P95.25 APOLOGIES AND REASON FOR ABSENCE

Apologies received from County Cllr. Pieter Montyn who is attending another meeting

P96.25 CODE OF CONDUCT

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

P97.25 MINUTES

The committee agreed to accept the minutes for the meeting held on 30th June 2025 and they were duly signed

P98.25 MATTERS ARISING FROM THE MINUTES

The Clerk confirmed that a letter had been sent to the email address on the recent Fossil Bay newsletter asking that they send a copy of each newsletter to the Clerk so that she can ensure that all residents are kept up to date with progress as the newsletters were not delivered to all residents last time. Clerk advised she had not received a reply so Cllr. Carey suggested that an email was sent to Nick Miller, BDW Homes as he was generally very responsive to emails sent to him. Clerk to action.

Following concerns at the lack of clarity in the application 25/01367/PLD Cllr. Stant advised that the 2 Azara Parade, Bracklesham planning application has now been re-submitted with the new application now shown as 25/01721/PA3MA Prior approval for conversion of retail and restaurant into 2 dwelling houses.

The Clerk confirmed that an email was sent on 7th July to Fiona Baker, Democratic Services Officer for CDC requesting copies of the slides from the recent District Planning Training. Fiona advised these would follow soon but copies have still not been received so Cllr. Carey requested that a gentle reminder was sent so that copies of the slides can then be issued to members of the Planning Committee that were unable to attend the training. Clerk to action.

P99.25 NEW PLANNING APPLICATIONS

(Including any applications received following publication of the agenda)

[25/01576/PA3Q](#) – Case Officer: Rebecca Perris

Mr C Luck 105 First Avenue, Almodington, Batchmere, Chichester PO20 7LQ
Prior approval CoU Agricultural to Dwelling C3

The committee wishes to **OBJECT** on the basis that it is not suitable for Class Q conversion, and two small properties on the site would not be consistent with other dwellings in the area

[25/01643/ELD](#) - Case Officer: Emma Kierans

Mr & Mrs Moores & Lambert 114 Second Avenue Batchmere Chichester West Sussex PO20 7LF

Lawful Development Certificate for the existing use of the building and land at 114 Second Avenue for domestic storage and garden lane uses in connection with the host house.

The Committee advised that they did not wish to make a COMMENT on this application.

P100.25 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES (Including any applications received following publication of the agenda) NONE

P101.25 DISTRICT AND COUNTY COUNCIL MATTERS IN RELATION TO PLANNING

NONE, but District Cllr. Elizabeth Hamilton had already advised in the earlier Full Council Meeting that the Chichester Local Plan 2021-2039 will now go to Full Council on 19th August 2025 with a recommendation that the plan is adopted, incorporating the Main Modifications identified by the Inspectors as necessary for the plan to be sound, along with other minor Additional Modifications.

P102.25 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.

[25/00812/DOM](#) - Case Officer: Annie Gietzold

Mr & Mrs Burley Somerley Farm House Almodington Lane Almodington West Sussex PO20 7JR
Two-storey rear extension, replacement single-storey structure and shed, replacement existing conservatory with orangery and conversion of existing loft space
PENDING CONSIDERATION

[25/01365/ADV](#) - Case Officer: Annie Gietzold

Land South of Clappers Lane, Earnley West Sussex
2 no. main totems (quoted as 1), 4 no. static flag DWH logo (quoted as 4), 3 no. static flag 5 star (quoted as 5), 1 no. SSM 5 star sign (quoted as 6), 1 no. ACM wall tray sign (quoted as 8), 1 no. Fascia sign (quoted as 9), 1 no. Window vinyl (quoted as 10), 1 no. A4 Acrylic (quoted as 11), 2 no. bespoke secondary totems (quoted as 12), 1 no. SSM H&S sign (quoted as 13), 4 no. SSS VP sign (quoted as 14) and 1 no. stand off lettering (quoted as 15)
WITHDRAWN - It was noted that the works had already been carried out

[25/01235/PA1A](#) - Case Officer: Annie Gietzold

Mr Chris Price Chester House 7 Earnley Manor Close Earnley Chichester
Single storey rear extension to replace Conservatory. 4.45m from dwelling, maximum height 3.97m, 2.40m height of eaves
O.S. Grid Ref. 481679/97070
PRIOR APPROVAL NOT REQUIRED

[25/01155/PA3R](#) – Case Officer: Rebecca Perris

Mr J Sullivan 101C First Avenue Almodington Batchmere Chichester West Sussex PO20 7LQ
Change of use of agricultural building to class E
REFUSE

Birdham

[25/01207/PA3Q](#) – Case Officer: Benjamin Marshall

Greenhouse 2 at Kelly's Nursery Bell Lane Birdham Chichester West Sussex PO20 7HY
Change of use of existing agricultural building to 2 no. dwellinghouse (use class 3) and for associated operational development, under Part 3, Class Q (a) (b)
PRIOR APPROVAL REQUIRED HEREBY PERMITTED

[25/00791/FUL](#) – Case Officer: Vicki Bake

Koolberg & Ramsey Bell Lane Birdham Chichester West Sussex PO20 7HY

Demolition of existing glass houses and packing workshop/office and erection of new craft workshop for use classes E(g), E(g)(i), E(g)(ii) and E(g)(iii), with associated parking, compound, access, landscaping and biodiversity enhancements.

O.S Grid Ref. 81858/99154

PENDING CONSIDERATION

East Wittering & Bracklesham

[25/01721/PA3MA](#) – Case Officer Annie Gietzold

Mr M Finch 1 & 2 Azara Parade Bracklesham Lane Bracklesham Bay West Sussex PO20 8HP

Prior Approval - Conversion of retail and restaurant into 2 dwelling houses

PENDING CONSIDERATION

P103.25 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](#) No change but changes have been made to conditions regarding demolition.
- Land South of Clappers Lane [20/03125/OUT](#) No change
- Condition 22 Clappers Lane - Cllr. Carey advised that he had a copy of a very good report from Joanne Pritchard which clearly stated that they cannot allow occupation until condition 22 is adhered to and that this should apply to all 100 houses. Potential buyers may not be aware but this should be picked up by Solicitors acting for buyers and will highlight a delay of up to 2 years for the required sewage network upgrade. Council agreed that as this is something that people are not aware of, we should now consider contacting the Chichester Observer with the story in the public interest
- Medmerry Park [23/01967/FULEIA](#) No change

P104.25 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS

Appeal: Earnley Place, Clappers Lane, Earnley PO20 7JL

Original application: [24/01722/FUL](#) Demolition of existing garden pavilion, and the construction of a detached dwelling, new vehicular access, landscaping and associated works

Appeal ref:3368848 Start date:16.07.2025 **NEW APPEAL LODGED**

No Comments to the appeal but Council agreed that the new entrance appears much bigger than the application appeared to show so will make arrangements to take measurements of the new concrete entrance to compare against the application for the field gate that planning permission was granted for.

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: **APPEAL IN PROGRESS**

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.

P105.25 CHAIRMAN'S REPORT

Update from Chairman regarding two properties in Second Avenue and possible planning breaches:

113 Second Avenue, Almodington had permission granted for a house in 2019 followed by permission for two bungalows granted in 2021 with garage permission granted in 2022. Looking at the plans for the garage submitted with the application, the roof of the garage is not as the plan showed with the addition of stairs to the exterior showing access to a second floor and a dormer to side of roof. Permission granted was for a single storey garage but it is clearly two floors indicating that this may now be used for residential purposes. In addition a covering letter submitted with the application noted that the exterior materials would be brick and clay tiles to complement the house but clearly they have not been used and the exterior is actually black cladding. Whilst the greenhouses are currently still visible and not having been replaced with the two bungalows, Cllr. Doel did highlighted that there appears to be another building located on the site. Cllr. Stant to investigate if planning permission had been obtained and the Clerk to contact Enforcement with the above points.

111 Second Avenue, Almodington had Class Q conversion agreed in 2017. 18/02530/FUL

Application was made in 2018 to move the existing building with an application for new 2 storey bigger design refused on appeal. Whilst the main building is not a concern, currently there is a caravan and four storage containers on site without permission and there appears to be a new vehicular entrance. The containers are sited on agricultural land so should be used for agricultural purposes but appear not to be, with one container clearly showing two windows and a chimney. Clerk to contact Enforcement with above points and copies of the photographs of the site.

P106.25 EXTERNAL CORRESPONDENCE NONE

P107.25 REPORTS ON EXTERNAL MEETINGS NONE

P108.25 ITEMS FOR REPORTING AND FUTURE AGENDA

Cllr. Stant to investigate the report of a house located behind the greenhouses at Second Avenue to determine if planning permission had ever been obtained.

MEETING ENDED AT 8.56 pm