

Earnley Parish Council Planning Committee

Minutes of the meeting of Earnley Parish Council Planning Committee held on 30th June 2025 which commenced at 18.45 at Bracklesham Barn, Beech Avenue, Bracklesham.

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

In attendance: Vicky Middleton-Head (Clerk) and 2 members of the public

P79.25 PUBLIC QUESTION TIME

Concerns were raised to the Committee from a member of the public that with the recent planning applications and the ongoing roadworks in Clappers Lane for gas pipes to the new Fossil Bay development, traffic through Almodington and Earnley had greatly increased and with the absence of pedestrian footpaths along the lanes it was making it dangerous. The Committee were asked to consider this with new applications received and further consideration given to how this could be addressed moving forward.

P80.25 APOLOGIES AND REASON FOR ABSENCE

John Williams was noted as ABSENT

P81.25 CODE OF CONDUCT

1. Declaration of Interest NONE
2. Dispensation requests NONE

P82.25 MINUTES

The Committee agreed to accept the minutes for the meeting held on 19th May 2025 and they were duly signed

P83.25 MATTERS ARISING FROM THE MINUTES - NONE

P84.25 NEW PLANNING APPLICATIONS

(Including any applications received following publication of the agenda)

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

Mr & Mrs Burley Somerley Farm House Almodington Lane Almodington West Sussex PO20 7JR
2.5 storey extension to east and west elevations, roof extension, hip-to-gable extensions to east and west, single-storey side extension to south elevation, wrap around canopy, dormer to southern elevation, fenestration alterations, introduction of render.

Comment: Committee has NO OBJECTION

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

Land South of Clappers Lane, Earnley West Sussex

Updated description and documents sent to Planning Committee prior to meeting

2 no. illuminated main totems (quoted as 1), 1 no. illuminated folded tray wall sign (quoted as 2), 10 no. static flags (quoted as 3, 4 and 5), 2 no. illuminated ACM tray with rear panel and posts (quoted as 6 and 7), 1 no. illuminated ACM wall tray sign (quoted as 8), 1 no. Fascia sign (quoted as 9), 1 no. window vinyls (quoted as 10), 1 no. wall sign (quoted as 11), 2 no. bespoke secondary totems (quoted as 12), 5 no. illuminated ACM tray with rear panel and posts (quoted as 13 and 14), 1 no. stand off lettering (quoted as 15), 1 no. trough light over item 15 (quoted as 16), 6 no. signage on close board fencing (quoted as 25).

The Committee expressed disappointment that the static flags and signs appear to have been erected without waiting for permission to proceed but have NO OBJECTION

The Committee also requested that contact was made with the Developer asking why are not all houses in the Parish being updated with newsletters and updates of how works are progressing, and the Clerk will contact them.

Subsequent applications received to be discussed:

[25/01329/TCA](#) - Case Officer: Henry Whitby

Mr MacDonald The Old Coach House Bell Lane Earnley Chichester West Sussex PO20 7HZ
Notification of intention to crown lift by up to 2m (above ground level) on 1 no. Sycamore tree.

Comment: NO OBJECTION

P85.25 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES (Including any applications received following publication of the agenda)

25/01367/PLD – Case Officer Annie Gietzold

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

Proposed lawful development - use will be C3 conversion from A3 and A1 under Class E of Permitted development.

Earnley Parish Council is concerned by the loss of commercial amenities used by parishioners, as well as by the lack of clarity within the plans submitted. While 2 Azara Parade is ostensibly the subject of the application, the plans clearly show Nos. 1 and 2 within the property boundary and indeed the building under consideration in one plan is named "1". In addition 1 Azara Parade is currently what used to be A4 use and nowhere mentioned in the application. Earnley Parish Council believe that more detail as to the applicant's intentions needs to be supplied.

P86.25 DISTRICT AND COUNTY COUNCIL MATTERS IN RELATION TO PLANNING - NONE

P87.25 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.

[25/01235/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

PENDING CONSIDERATION

[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

PERMIT

[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

PERMIT

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) .S. Grid Ref. 81858/99154

PENDING CONSIDERATION

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

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

P88.25 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](#) It was noted that a demolition company had been seen visiting the site however

NOTHING HAS CHANGED

- Land South of Clappers Lane [20/03125/OUT](#)

Distribution of information is not covering all residents and Clerk will address this with the Developer.

The gas pipe has now been laid and a sewage pipe has also been laid underneath which has been connected to the network. Cllr. Carey has now written to Jamie Aspinall at CDC regarding an update on Condition 22 and County Councillor Pieter Montyn has also written asking for clarification of the current situation but as yet no response.

- Medmerry Park [23/01967/FULEIA](#) **NOTHING HAS CHANGED since August 2024 and park is still closed**

P89.25 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS

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.

P90.25 CHAIRMAN'S REPORT - Nothing in addition to above items already discussed

P91.25 EXTERNAL CORRESPONDENCE

The Committee is still awaiting a response from Andrew Frost, CDC regarding Condition 22 (Land South of Clappers Lane) along with reply from Jamie Aspinall, CDC Enforcement Department following email sent by Cllr. Carey this week

P92.25 REPORTS ON EXTERNAL MEETINGS

Cllr. Robert Carey and Parish Clerk Vicky Middleton-Head attended the CDC Planning Training on Wednesday 18th June at Pallant House. The presentation outlined the changes to the Planning System, including the red card process and that there is no bearing by how many people object but must ensure that the objections are clear and valid. A copy of the presentation will be provided by CDC and the Clerk was requested to follow this up and then circulate it to the Committee.

P93.25 ITEMS FOR REPORTING AND FUTURE AGENDA

Cllr. Stant would like to add for a future agenda, to investigate the planning application for a property in Second Avenue, Almodington that appears to still have a caravan on site and for a Garage unit that didn't have planning permission for accommodation above. Clerk to investigate

Cllr. Carey suggested that in the next Parish newsletter a feature on Planning Guidelines should be included with advice on the guidelines regarding size and boundary information for garden outbuildings and the Committee agreed

MEETING ENDED AT 19.20pm