



Earnley Parish Council Planning Committee

Minutes of the meeting of Earnley Parish Council Planning Committee held on 22nd September 2025 which commenced at 6.45pm at Bracklesham Barn, Beech Avenue, Bracklesham.

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

In Attendance: Vicky Middleton-Head (Clerk) and 4 members of the public

P109.25 PUBLIC QUESTION TIME - None

P110.25 APOLOGIES AND REASON FOR ABSENCE

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

P111.25 CODE OF CONDUCT

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

P112.25 MINUTES

The committee agreed to ACCEPT the minutes of the meeting held on 28th July 2025 and they were duly signed

P113.25 MATTERS ARISING FROM THE MINUTES - NONE

P114.25 NEW PLANNING APPLICATIONS

(Including any applications received following the meeting on 28th July 2025 and any applications received following the publication of the Agenda)

[25/01540/DOM](#) – Case Officer: Emma Kierans

Mr Leach Earnley Place Clappers Lane Earnley Chichester West Sussex PO20 7JL

Detached garage. (Variation of condition 2 permission 23/01997/DOM amended size and amenity of proposed garage)

Conservation had no objections, the increase of size is southwards and applicant felt it provided better screening from the Concourse site. This has now been **PERMITTED**

[25/01756/ELD](#) – Case Officer: Rebecca Perris

Mr A Bloxam Millside Bell Lane Earnley Chichester West Sussex PO20 7JD

Use of timber building behind bungalow as a separate dwellinghouse

Re-submission and last time the Committee had no objection so **NO COMMENTS** made

[25/01731/FUL](#) – Case Officer: Rebecca Perris

Mr M Cowell Southern Counties Tractors 137 Almodington Lane Almodington Earnley West Sussex PO20 7JR
Demolition of existing building and erection of 1 no. dwelling, as alternative to Class MA prior approval under E/24/02818/PA3MA.

The Committee made no comments on the original proposal so **NO COMMENTS** on this application

District Councillor Elizabeth Hamilton and District Councillor Iain Ballantyne joined the meeting at 6.50pm.

[25/02082/PA3Q](#) – Case Officer: Rebecca Perris

Mr S Jupp 105 First Avenue Almodington Batchmere Chichester West Sussex PO20 7LQ

Change of use of agricultural building from agriculture to 1no dwelling (C3 Use Class).

This has previously been refused solely on the flood risk so **NO COMMENTS** necessary on this application

[25/02172/TCA](#) – Case Officer Henry Whitby

J Pretorius Sparrow Cottage Bell Lane Earnley Chichester West Sussex PO20 7HZ

Notification of intention to re-pollard (back to previous points), remove limbs at ground level and up 1.5m height, and reduce crown by approx. 14-16 no crack willow (salix Fragilis) trees

NO OBJECTION

P115.25 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES (including any applications received following the meeting on 28th July 2025 and any applications received following the publication of the Agenda)

[25/02123/PA3Q](#) – Case Officer: Benjamin Marshall

Mr Paul Knappett Kellys Farm Bell Lane Birdham Chichester

Prior approval – Change of use of agricultural building to No 3 dwellings (C3 use class)

NO COMMENTS

P116.25 DISTRICT AND COUNTY COUNCIL MATTERS IN RELATION TO PLANNING

District Cllr. Iain Ballantyne advised that there is a slight change in the current planning regime following pressure from Government to make planning decisions quicker so a new process is now being used where local Councillors are being consulted on some applications to speed up decisions. Parish Councillor Keith Martin asked if the ‘Red Card Procedure’ can still be used when a Parish Council objects but the red card process has recently changed so this will not be applied.

P117.25 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.

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

Mr C Luck 105 First Avenue, Almodington, Batchmere, Chichester PO20 7LQ

Prior approval required hereby **REFUSED**

[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. **NOW PERMITTED**

[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

PERMIT

Birdham

[25/00791/FUL](#) – Case Office: Vicki Blake

Mr Edward Fitzgerald Koolbergen And Ramsay 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. **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

REFUSED

P118.25 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](#)

The site is almost demolished but no further development

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

On 8th September 2025, Cllr. Carey and Cllr. Stant met with Adam Quayle, Technical Director BDW Homes. Vicky Middleton-Head (Clerk) also attended and produced meeting notes that have been agreed as a true record by all that attended and these have now been circulated. Cllr. Carey advised that some sympathy was felt for BDW Homes as Condition 22 could delay the sale of the houses however Mr Quayle advised all potential Purchasers are being made aware of the current delays in occupation. Mr Quayle at the time advised that they had no intention to evoke Section 73 (to vary the Condition) but after the meeting and following a subsequent meeting with Chichester District Council Planning Department, Mr Quayle advised that they do now intend to make a Section 73 application on the basis of installing an underground storage system referred to as Real Time Control and whilst initially the capacity would be for up to 24 hours, for engineering reasons, this will now be a capacity for 10-12 hours and without the extra 24 hours of extra storage in case the pump failed. Cllr Carey requested that Cllr. Martin review this application with his engineering background so that when the application is submitted Earnley Parish Council can submit comments.

District Councillor Iain Ballantyne advised that following a recent meeting he attended, Southern Water now has budget approval for upgrading sewerage solutions in the area.

Cllr Stant advised that the Fossil Bay street names have now been confirmed as Briton Drive, Saxon End, Cissa Crescent, Mallow Close, Sea Lavender Way and Sloe Lane

- Condition 22 Clappers Lane – as above
- Medmerry Park [23/01967/FULEIA](#)

Development is now looking unlikely and remaining leases are now being bought back from Leaseholders for £1k per year remaining of the lease.

P119.25 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS

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

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

Appeal ref: 3368848 Event date: **APPEAL IN PROGRESS**

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: 25/00195/CONBC Orchid Answers Limited, 113 Second Avenue, Batchmere PO20 7LF

Breach of Planning Condition 2 relating to approved plans

Enforcement: 25/00209/CONBC Hollybank, 111 Second Avenue Almodington PO20 7LF

Breach of Planning Condition 2 in relation to access – Assessed as LOW priority

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.

P120.25 CHAIRMAN'S REPORT

As previously discussed, the risk of sea flooding is receiving high priority in all applications.

Changes to Class Q for a greater number allowed on one site but smaller.

Cllr Stant wishes to extend thanks to all involved in raising awareness of Southern Water's failings in the matter of sewerage on the Manhood.

P121.25 EXTERNAL CORRESPONDENCE - None

P122.25 REPORTS ON EXTERNAL MEETINGS - None

P123.25 ITEMS FOR REPORTING AND FUTURE AGENDA

Cllr. Martin advised that a large structure has appeared in Earnley next to the field with all the animals. It appears to be a pigeon coop but due to its size and due to its location being close to the boundary.

CLERK TO PHOTOGRAPH AND INVESTIGATE IF PLANNING PERMISSION IS REQUIRED

Meeting closed 7.15pm