



Earnley Parish Council Planning Committee

Minutes of the meeting of Earnley Parish Council Planning Committee held on 26th January 2026 which commenced at 6.45pm at Bracklesham Barn, Beech Avenue, Bracklesham.

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

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

P01.26 PUBLIC QUESTION TIME - None

P02.26 APOLOGIES AND REASON FOR ABSENCE - None

P03.26 CODE OF CONDUCT

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

P04.26 MINUTES

The committee agreed to ACCEPT the minutes of the meeting held on 24th November 2025 and 15th December and they were duly signed.

P05.26 MATTERS ARISING FROM THE MINUTES - NONE

P06.26 NEW PLANNING APPLICATIONS

(Including any applications received following the publication of the Agenda)

[25/03069/TCA](#) – Case Officer: Henry Whitby

Mr Gavin Watson 3 Church Cottages Clappers Lane Earnley PO20 7JL

Notification of intention to fell 1 no. Chestnut tree (T1).

The Committee agreed to **OBJECT** to the removal of the tree and requests that the applicant needs to demonstrate that the tree is going to die soon and if so, a more suitable replacement tree is planted to replace it in accordance with the conservation area surroundings.

[26/00043/ELD](#) – Case Officer: Emma Kierans

Mr N Paul Batchmere Lodge 95 First Avenue Almodington Chichester West Sussex PO20 7LQ

Existing lawful development certificate for the change of use of former stable building to dwelling.

The Committee agreed that NO COMMENTS were required on the application.

P07.26 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES (including any applications received following the publication of the Agenda) - None

P08.26 DISTRICT AND COUNTY COUNCIL MATTERS IN RELATION TO PLANNING - None

P09.26 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.

[25/02375/FUL](#) – Case Officer: Emma Kierans

Mr James Hazelgrove Tykes Farm Barn Somerley Lane Earnley Chichester West Sussex PO20 7JB

Retrospective application under s73a for the retention of existing building to provide indoor sports facilities.

PENDING CONSIDERATION

[25/02811/DOM](#) – Case Officer: Emma Kierans

Mr G Cowell Freedom Cottage 97 First Avenue Almodington West Sussex PO20 7LQ
Demolition of outbuilding and erection of garaging PENDING CONSIDERATION

[25/02868/ADV](#) – Case Officer: Annie Gietzold

Mr Alasdair MacLean Land East of Drove Lane Earnley West Sussex PO20 7LJ
1 no. billboard sign PENDING CONSIDERATION

[25/02475/OUT](#) – Case Officer: Joanne Pritchard

Land South Of Clappers Lane Clappers Lane Earnley West Sussex
S73 application for variation of condition 22 of permission 20/03125/OUT - foul water drainage).
PENDING CONSIDERATION

[25/02681/OUT](#) – Case Officer: Joanne Pritchard

Land South of Clappers Lane Clappers Lane Earnley West Sussex
Section 73 application to vary Conditions 15 (vehicular access) and 17 (pedestrian access) of outline
permission E/20/03125/OUT (APP/L3815/W/22/3291160) - Proposed amendments is to allow a limited number
of occupations whilst the footpath works are completed. PENDING CONSIDERATION

[25/02807/DOM](#) – Case Officer: Richa Kumar

Mr & Mrs Oliver & Roxanne Lingham-Davis Rutherglen Third Avenue Batchmere West Sussex PO20 7LB
Remodelling of existing dwelling comprising side and rear extensions, roof dormers, porch and associated
works. **PERMIT**

[25/02754/FUL](#) – Case Officer: Eleanor Midlane-Ward

Mr & 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. **REFUSED**

[25/02740/FUL](#) – Case Officer: Benjamin Marshall

Ms Joella Nutt Wylder 115 Second Avenue Batchmere Chichester West Sussex PO20 7LF
Replacement dwelling and free-standing solar arrays. **PERMIT**

[25/02328/PA3R](#) – Case Officer: Rebecca Perris

Mr J Sullivan 101c First Avenue Batchmere Chichester West Sussex PO20 7LQ
Change of use of a building and any land within its curtilage from the use as an agricultural building to a flexible
commercial use, as defined in Class E(g) of the Use Classes Order (as amended)
PRIOR APPROVAL REQUIRED HEREBY PERMITTED

[25/02490/DOM](#) – Case Officer: Rebecca Perris

Mr & Mrs M Reed Tomlins Meadow 130A Almodington Lane Almodington Earnley Chichester PO20 7JU
Single storey side extension PENDING CONSIDERATION

[25/02495/FUL](#) – Case Officer: Rebecca Perris

Mr M Cowell Southern Counties Tractors 137 Almodington Lane Almodington West Sussex PO20 7JR
Erection of 1 no. dwelling **PERMIT WITH S106**

[25/02561/FUL](#) – Case Officer: Emma Kierans

Mr and Ms Moores and Lambert
Land South West Of 114 Second Avenue Batchmere Chichester West Sussex PO20 7LF

Retain permeable hardstanding for use as tennis court. 4 no. corner poles and retractable netting. **REFUSED**

[25/02499/OBG](#) – Case Officer: Joanne Pritchard

Land South of Clappers Lane Earnley West Sussex

Deed of Variation to S106 agreement pursuant to planning permission E/20/03125/OUT.

PENDING CONSIDERATION

[25/02716/PA3Q](#) – Case Officer: Vicki Baker

Stephen Jupp

Orchid Answers Limited 113 Second Avenue Batchmere Chichester West Sussex PO20 7LF

Change of use of agricultural building to 3no dwellings (C3 use class).

PRIOR APPROVAL REQUIRED HEREBY PERMITTED

[25/02588/DOM](#) – Case Officer: Rebecca Perris

Mr & Mrs Seymour 127 Third Avenue Batchmere Chichester PO20 7LB

Side and rear extensions, roof dormer and associated works. **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 but WITHDRAWN from CDC Planning Committee**

Meeting last week

P10.26 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 Committee are concerned that in correspondence within a recent application to discharge the condition regarding the foul/wastewater from the development, Southern Water had confirmed that they have capacity to join the network. The Parish Council were not advised of the application being received and therefore had not been able to object or provide historic background information that may have prevented the application being permitted. The Clerk contacted the Planning Officer, Jeremy Bushell at CDC and received a reply to advise that *Discharge of Condition applications are not included on the weekly list of applications so there would be no Parish Council notification. DOC's are predominantly technical assessments and not matters of principle.*

The Committee agreed that Cllr. Martin is to draft a response to Southern Water to provide reasons why the condition should not have been discharged with a copy sent to Jess Brown-Fuller and Planning Officers Jo Pritchard and Jeremy Bushell asking that the response is added to the application for public viewing.

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

Cllr. Stant advised that the visible ponds on site are only temporary and that when the fence is removed then the water will drain away naturally.

- Condition 22 Clappers Lane

The Environment Agency has issued a letter which is now available to view on the CDC website regarding the application to discharge Condition 22 but the Committee agreed that nothing had changed so did not feel that they need to make any further comments on the application.

- Medmerry Park [23/01967/FULEIA](#) – Nothing new

P11.26 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: 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 – Assesed 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.

At the request of Cllr. Martin, the Clerk will add the following case to future Agenda's and will request an update from CDC for the next meeting.

Enforcement: Land South of 1 Bookers Lane, Earnley

Breach of Planning in relation to the siting on 1 no. Staddle Barn

P12.26 CHAIRMAN'S REPORT

The Committee agreed that the next meeting on 23rd February 2026 at 6.45pm will be go ahead without the Clerk in attendance and Julia Bowring will take the minutes that evening

P13.26 EXTERNAL CORRESPONDENCE

Following an email received by the Clerk in respect of Marsh Farm Barns, Earnley PO20 7JW regarding the quantity of storage containers and the current condition of them, Cllr. Stant advised that there is planning permission for 79 containers and was granted on a permanent basis. The Committee agreed that there does not appear to be a breach of any planning rules, but the condition of the site could be referred to Chichester District Council, Environmental Health Department if necessary. The Clerk will reply to the correspondence received asking for any photographic evidence of any environmental damage being caused so that we can liaise with Chichester District Council.

P14.26 REPORTS ON EXTERNAL MEETINGS - None

P15.26 ITEMS FOR REPORTING AND FUTURE AGENDA - Nothing further

Meeting ended at: 19.20pm