



Earnley Parish Council Planning Committee

Minutes of the meeting of Earnley Parish Council Planning Committee held on 23rd February 2026 which commenced at 6.45pm at Bracklesham Barn, Beech Avenue, Bracklesham.

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

In Attendance: Julia Bowering (taking minutes) and three members of the public. 1 person arrived at 18.53, a further 1 at 18.55, 2 further at 19.03 and two more at 19.08.

P16.26 PUBLIC QUESTION TIME - None

P17.26 APOLOGIES AND REASON FOR ABSENCE

Apologies were received and accepted from Councillor Martin.

P18.26 CODE OF CONDUCT

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

P19.26 MINUTES

The committee agreed to ACCEPT the minutes of the meeting held on 26th January 2026 and they were duly signed.

P20.26 MATTERS ARISING FROM THE MINUTES - NONE

P21.26 NEW PLANNING APPLICATIONS

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

[26/00305/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.

The Committee agreed that its objection had been addressed therefore **NO COMMENT**.

[26/00189/FUL](#) – Case Officer: Annie Gietzold

Mr J Strachan 113 Second Avenue Batchmere Chichester West Sussex PO20 7LF

Demolition of greenhouse and erection of 3no. 3bed dwellings - alternative to Class Q prior approval - E/25/03716/PA3Q.

The Committee agreed the design was improved and to make **NO COMMENT**.

[26/00294/PA3Q](#) – Case Officer: Vicki Baker

Mr C Thorp 118 Batchmere Road Almodington Earnley Chichester West Sussex PO20 7LE

Change of use of agricultural building to 6 no dwellings (C3 use class)

The Committee agreed to **OBJECT** on design, flood risk and traffic impact.

[25/03007/OBG](#) – Case Officer: Sascha Haigh

Land South Of Clappers Lane Clappers Lane Earnley West Sussex

Discharge of Obligation Schedule 1, Part 2 4.1.4 (Articles and Memorandum of the Association of the Manco) and Schedule 1 Part 4.1.6 (Management Company Structure Scheme) of the S106 Agreement E/20/03125/OUT

The Committee agree that **NO COMMENT** was required.

P22.26 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES (including any applications received following the publication of the Agenda) - None

P23.26 DISTRICT AND COUNTY COUNCIL MATTERS IN RELATION TO PLANNING - None

P24.26 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. - None.

[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)

NOT TO PREPARE A TREE PRESERVATION ORDER

[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.

PENDING CONSIDERATION

[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.

DECLINE TO DETERMINE No change and under enforcement.

[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 **PERMIT**

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

Mr Alasdair MacLean Land East of Drove Lane Earnley West Sussex PO20 7LJ

1 no. billboard sign **PERMIT**

[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 – NOW REFUSED

[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. **PERMIT**

[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 **PERMIT**

[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

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 DECISION**

P25.26 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 Chairman noted that the Clerk had been asked to contact the planners regarding the use of Bookers Lane by lorries. Reported workers' parking round the church did not contravene planning conditions. It was also noted that due to works, clay was being washed into ditches on Drove Lane causing environmental disturbance.

- Land South of Clappers Lane [20/03125/OUT](#)
- Condition 22 Clappers Lane

It was noted that the foul water condition (now condition 9) had been refused and that marketing of the site had been paused. It was agreed by the committee that the report produced by the planning officer leading to the decision was thoughtful and clearly demonstrated a great deal of effort, for which the parish council is grateful.

- Medmerry Park [23/01967/FULEIA](#) – No change.

P26.26 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS

Enforcement: Land South of 1 Bookers Lane, Earnley

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

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

Breach of Planning Condition 2 relating to approved plans **NO CHANGE**

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.

P27.26 CHAIRMAN'S REPORT - None

P28.26 EXTERNAL CORRESPONDENCE

Parking around church noted at P25.26.

P29.26 REPORTS ON EXTERNAL MEETINGS - None

P30.26 ITEMS FOR REPORTING AND FUTURE AGENDA - Nothing further

Meeting ended at: 7.14 pm