



## Earnley Parish Council Planning Committee

Minutes of the meeting of Earnley Parish Council Planning Committee held on 23<sup>rd</sup> March 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:** Vicky Middleton-Head, 2 members of the public and District Councillor Iain Ballantyne (arrived at 6.55pm)

**P31.26 PUBLIC QUESTION TIME** - None

**P32.26 APOLOGIES AND REASON FOR ABSENCE** - Apologies were received and accepted from Councillor Martin.

### **P33.26 CODE OF CONDUCT**

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

### **P34.26 MINUTES**

The committee agreed to ACCEPT the minutes of the meeting held on 23<sup>rd</sup> February 2026 and they were duly signed.

**P35.26 MATTERS ARISING FROM THE MINUTES** - NONE

### **P36.26 NEW PLANNING APPLICATIONS**

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

[26/00359/FUL](#) – Case Officer: Alex Ransom

J Sullivan 101 First Avenue Almodington West Sussex Earnley PO20 7LQ

Replacement workshop building

**NO OBJECTION** but the Committee would like to see that the sewerage treatment plant is not on a part of the site that is in a flood risk zone

[26/00528/FUL](#) – Case Officer: Alex Ransom

Mr & Mrs Clowes 132A Almodington Lane Almodington Earnley Chichester West Sussex PO20 7JU

Change of use of commercial building to 1 no. dwelling, and associated works.

**NO OBJECTION** but the Committee would like a condition applied that all shipping containers are removed from the site.

**P37.26 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES** (including any applications received following the publication of the Agenda)

[24/01005/FULEIA](#) – Case Officer: David Cranmer

Barratt David Wilson Homes Land at Stubcroft Farm Stubcroft Lane East Wittering PO20 8PJ

Erection of 268 no. residential dwellings (including affordable housing), associated highway and landscape works, open space and flexible retail and community floorspace (Use Classes E and F)

[24/01044/FULEIA](#) – Case Officer: David Cranmer

Barratt David Wilson Homes Land at Stubcroft Farm Stubcroft Lane East Wittering PO20 8PJ

Change use of agricultural land to public open space.

[24/01004/OUTEIA](#) – Case Officer: David Cranmer

Barratt David Wilson Homes Land at Stubcroft Farm Stubcroft Lane East Wittering PO20 8PJ  
Outline application (with all matters reserved except for Access) for the construction of sheltered living accommodation.

The Committee agreed that they had no additional objections but would make a further comment to support East Wittering and Bracklesham Parish Council's recently submitted comments and their objections in particular regarding the flood risk.

### **P38.26 DISTRICT AND COUNTY COUNCIL MATTERS IN RELATION TO PLANNING**

Cllr. Iain Ballantyne advised that whilst the recently adopted Local Plan states that there will be no further building on the Manhood, this was based on the fact that over 5 years CDC could demonstrate where the supply would come from. The Government have now advised that they must find an additional 20% so CDC officers are trying to source locations for possible development and need to report to government by July 2026.

### **P39.26 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.

[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. PENDING CONSIDERATION

[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. PENDING CONSIDERATION

[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) PENDING CONSIDERATION

[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  
PENDING CONSIDERATION

[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.  
**REFUSE**

[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**

[25/02871/FUL](#) – Case Officer: Benjamin Marshall

Kellys Farm Bell Lane Birdham Chichester West Sussex PO20 7HY

Partial demolition of existing agricultural building and erection of 2 no. detached dwellings, as an alternative to Class Q prior approval under BI/25/01207/PA3Q, with associated parking, utilising the existing approved access. **REFUSED**

[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

#### **P40.26 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 Clerk confirm that she had received a further reply from Southern Water following her recent email;

***I have spoken with the modeller and they have advised that the developer, alongside Willow Pumps ltd have confirmed the drainage strategy for the existing site and provided evidence that the existing flows are greater than the new development flows so betterment is provided.***

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

Nothing new but work appears to have stopped and a night watchman is in place.

- Medmerry Park [23/01967/FULEIA](#)

Nothing new

#### **P41.26 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS**

[25/02561](#) Land South West Of 114 Second Avenue Batchmere Chichester West Sussex PO20 7LF

NEW APPEAL to retain permeable hardstanding for use as tennis court. 4 no. corner poles and retractable netting.

[25/00257/OPEDDEV](#) Land South Of 1 Bookers Lane Earnley West Sussex

Breach of Planning relating to siting of staddle barn

The Clerk advised that she has received an update from CDC to say;

***I have had an opportunity to review this matter in some detail, and it appears that the staddle barn constructed adjacent to Bookers Lane matches the location of an agricultural building approved under application 14/03063/FUL. However, there remains a breach of planning control as the building does not accord with the approved details agreed under this application, and therefore a letter has been sent to the owner of the land to advise of the need to obtain further planning permission to regularise the development.***

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

Breach of Planning Condition 2 relating to approved plans

Pending Consideration

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

Alleged development of a track and stationing of a caravan and a shipping container

Pending Consideration

**Enforcement: 24/00013/CONMHC Hundredsteddle Lane, Birdham**

**NO CHANGE**

Alleged siting of a caravan

Pending Consideration

#### **P42.26 CHAIRMAN'S REPORT**

The Chairman advised he has read the Government's Land Use Framework Report, which is a policy paper outlining how we can use our land more effectively to increase the resilience of our homes, communities, infrastructure, and food systems, while speeding up development and restoring nature. There is currently no legal framework to accompany this but it is expected that 9% of agricultural land will change its use. Communities will be able to register land (this has previously only been buildings) and also notes that there will be a default yes for developments close to railway stations and that they also want to ensure small scale food growing. More details can be found at [Land Use Framework - GOV.UK](#)

**P43.26 EXTERNAL CORRESPONDENCE - NONE**

**P44.26 REPORTS ON EXTERNAL MEETINGS - NONE**

**P45.26 ITEMS FOR REPORTING AND FUTURE AGENDA**

**Meeting ended at 7.10pm**