



Earnley Parish Council Planning Committee

Minutes of the meeting of Earnley Parish Council Planning Committee held on 27th April 2026 which commenced at 6.45pm at Bracklesham Barn, Beech Avenue, Bracklesham.

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

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

P46.26 PUBLIC QUESTION TIME - None

P47.26 APOLOGIES AND REASON FOR ABSENCE – Apologies received and accepted from District Councillor Elizabeth Hamilton

P48.26 CODE OF CONDUCT

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

P49.26 MINUTES

The committee agreed to ACCEPT the minutes of the meeting held on 23rd March 2026 and they were duly signed.

P50.26 MATTERS ARISING FROM THE MINUTES - NONE

P51.26 NEW PLANNING APPLICATIONS

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

[26/00669/FUL](#) – Case Officer: Alex Ransom

Mr T Bloxham Millside Bell Lane Earnley Chichester West Sussex PO20 7JD

Demolition of 2no. dwellings and removal of 1no. mobile homes, erection of 2no. self-build dwellings and movement of access.

Committee agreed that in principal there is **NO OBJECTION** but will object if the following issues cannot be addressed.

- The application states that the new dwellings will connect to the mains sewer but there is NO mains sewer.
- Whilst the new dwellings are raised to avoid flooding issues there are concerns that neighbouring properties will be affected by surface water running towards them instead and the Clerk will contact the neighbours to ask them to submit their concerns on the Planning portal.
- Committee requests that the issues raised by Coastal Partners are addressed by a professional Flood Risk Assessment by a drainage expert.

[26/00749/OUT](#) – Case Officer: Eleanor Midlane-Ward

BDW Homes Ltd Land South Of Clappers Lane Clappers Lane Earnley West Sussex

Outline application for the erection of up to 100 dwellings with associated access, landscaping and public open space. All matters reserved other than access. Section 73 application to vary Conditions 2 (approved plans), 15 (vehicular access) and 17 (pedestrian access) of outline permission E/20/03125/OUT (APP/L3815/W/22/3291160) - Proposed amendment is to allow a limited number of occupations whilst the footpath works are completed. (Variation of condition 9 of permission 25/02681/OUT - to allow occupation of dwellings following the installation of a Real Time Control (RTC) system).

Committee agreed to **REPEAT OBJECTION** made previously and to refer to Carolyn Cobbold comments on 13th April 2026; the Committee fully support her comments.

Cllr. Carey referred to the report by Lucan Beck to vary the conditions and in particular the mention of off-site infrastructure but the proposed off-site telemetry is NOT what the Planning Inspector had intended.

Page 4 of the document states *In the event that off-site capacity is impacted beyond the maximum on-site storage capacity, the system includes triggers that allow sufficient time for deployment of an emergency storage relief unit, ensuring no environmental impact and foul water containment.* which refers to the use of tankers with further comments on page 5 indicating that the whole system would fail.

[26/00703/TPA](#) – Case Officer: Henry Whitby

Earnley Concourse Clappers Lane Earnley Chichester West Sussex PO20 7JN

Removal of 4 no. branches by 3.5m on Northern sector of 2 no. English Oak trees subject to 12/00038/TPO within area A1.

Committee agreed **NO OBJECTION**

P52.26 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES (including any applications received following the publication of the Agenda)

The Clerk advised that BDW Homes have now withdrawn the application for 300 dwellings at Stubcroft Farm in East Wittering.

P53.26 DISTRICT AND COUNTY COUNCIL MATTERS IN RELATION TO PLANNING - None

P54.26 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.

[26/00640/PLD](#) – Case Officer: Emma Kierans

Land South Of Clappers Lane Clappers Lane Earnley West Sussex Proposed lawful development - Installation of Real Time Control (RTC) to foul water system, including foul storage tanks and all requisite on-site telemetry, monitoring and control systems. **PENDING CONSIDERATION**

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

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

Replacement workshop building **PENDING CONSIDERATION**

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

Mr C 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. **PENDING CONSIDERATION**

[26/00305/FUL](#) – Case Officer: Eleanor Midlane-Ward

Mr C 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. **PERMIT**

[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. **PERMIT**

[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) **WITHDRAWN**

[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 **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. **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.

PERMIT with Section 106 and conditions

P55.26 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](#)

Cllr. Martin is concerned that the response from Southern Water to the email sent by the Clerk is still not satisfactory, so the Committee agreed to contact the Planning Department with a copy of the response received from Southern Water, advising that we are not satisfied with their response and ask that our concerns are on record.

- Land South of Clappers Lane [20/03125/OUT](#) No update
- Medmerry Park [23/01967/FULEIA](#)

Following a recent BBC report, the company that owns Medmerry Park doesn't have the money needed to pay compensation to the Lessees and are still unable to agree a figure with their insurers so no compensation is being paid but the planning application is still pending.

P56.26 APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS

[26/00069/CONT](#) **Lidney Croft Batchmere Road Almodington Earnley Chichester West Sussex PO20 7LH**

Alleged felling of trees within area A1 of 13/00157/TPO

Awaiting update from Officer

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

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

Pending Consideration

25/00257/OPEDEV Land South Of 1 Bookers Lane Earnley West Sussex

Breach of Planning relating to siting of staddle barn. Pending Consideration

Enforcement: 25/001G5/CONBC Orchid Answers Limited, 113 Second Avenue, Batchmere PO20 7LF

Breach of Planning Condition 2 relating to approved plans

Pending Consideration

Enforcement: 25/0020G/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

P57.26 CHAIRMAN'S REPORT - NONE

P58.26 EXTERNAL CORRESPONDENCE - NONE

P59.26 REPORTS ON EXTERNAL MEETINGS - NONE

P60.26 ITEMS FOR REPORTING AND FUTURE AGENDA NONE

Meeting ended at 19.25pm