



Earnley Parish Council Planning Committee

Minutes of the meeting of Earnley Parish Council Planning Committee held on
22nd June 2026 commenced at 6.45pm at Bracklesham Barn, Beech Avenue, Bracklesham.

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

In attendance: Vicky Middleton-Head (Clerk) District Councillor Iain Ballantyne and 2 members of the public

P76.26 PUBLIC QUESTION TIME – None

P77.26 APOLOGIES AND REASON FOR ABSENCE

Apologies received and accepted from Cllr. Doel due to work commitments.

P78.26 CODE OF CONDUCT

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

P79.26 MINUTES

The committee agreed to ACCEPT the minutes of the meeting held on 18th May 2026 and they were duly signed.

P80.26 MATTERS ARISING FROM THE MINUTES - None

P81.26 NEW PLANNING APPLICATIONS

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

[26/01243/TCA](#) – Case Officer: Henry Whitby

Mr George Eborn Brook House Clappers Lane Earnley West Sussex PO20 7JJ

Notification of intention to reduce height by 5m and all sectors/sides by 3m on 1 no. Poplar tree 9t10. Reduce height by 3m and all sectors/sides by 2m on 1 no. Sycamore tree (T2)

The Committee had no objection

P82.26 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES (including any applications received following the publication of the Agenda) - None

P83.26 DISTRICT AND COUNTY COUNCIL MATTERS IN RELATION TO PLANNING – None

P84.26 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.

[26/00988/DOM](#) – Case Officer Emma Kierans

Mr & Mrs Guiney 137B Almodington Lane Almodington Earnley Chichester West Sussex PO20 7JR

Single storey side extension **PENDING CONSIDERATION**

[26/00998/PLD](#) – Case Officer Luke Hotchkiss

Mr & Mrs Carrington Dolphins Bookers Lane Earnley Chichester West Sussex PO20 7JG

Proposed lawful development - side dormer and removal of chimney **PENDING CONSIDERATION**

[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. **PERMIT**

[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). **PENDING CONSIDERATION**

[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. **PENDING CONSIDERATION**

[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**

District Councillor Iain Ballantye joined the meeting at 7.00pm

P85.26 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 acknowledged that Cllr. Martin had done a great job monitoring the works around the Church and the Committee noted that the work has been completed to lay power cables to the Concourse site and the trenches have been filled and the workmen have left site. The Clerk has contacted WSCC to advise and requested that they attend to inspect the road surface that has been used to repair the trenches and they confirmed an inspection will be done once the Officers return from holiday.

- Land South of Clappers Lane [20/03125/OUT](#) The Committee noted that Chichester District Council have commented on the existing application in respect of discharging Condition 22 (now Condition 9) and advised BDW Homes that they will not make a decision and will await the decision of the Planning Inspector.

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

The Committee noted that the application has now been withdrawn

P86.26 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

Pending Consideration

[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/OPEDV](#) **Land South Of 1 Bookers Lane Earnley West Sussex**

Breach of Planning relating to siting of staddle barn.

Clerk advised that the Officer has advised that the Landowner has not responded so they are escalating the case to the next stage and have noted another structure adjacent to the staddle barn under construction.

Enforcement: 24/00013/CONMHC Hundredsteddle Lane, Birdham

NO CHANGE

Alleged siting of a caravan Pending Consideration

P87.26 AOB

1. Site surveys for Class Q Conversions

Cllr. Stant advised that he noticed in a recent Sidlesham application, the applicant had been advised that structural survey was not always necessary. Following some research by the Clerk and Cllr Stant, CDC have guidance notes that note that they would expect a detailed structural report. The Committee would like this clarified with the Planning Department and the Clerk will clarify this but Cllr. Carey will review the file he has regarding rules for Class Q conversion and will advise in the next couple of days.

2. CIL Projects 2026/27

Footpath 50 to Somerley Lane, Almodington (conversion to bridleway) Clerk to make further contact with the Church Commissioners to see if they would have any objections to the footpath being converted to a bridleway and diverted to the field edge.

Footpath 2 From Bracklesham to Fossil Bay development. Cllr. Carey advised that planning permission will be required from CDC for the bridge over the water course and he is happy to lead on this and Cllr. Carey will investigate where the water course runs to and from but as the site is not as active the work to build the bridge will be delayed.

Potential land for allotments in Almodington Lane Cllr. Stant and Cllr. Carey will contact the landowner to discuss his ideas for a teaching project and report back to Council in due course.

Booker Lane field – Cllr. Stant will investigate the ownership with a local resident that uses it for grazing his horses and the Clerk will do a land registry search to confirm.

Land behind Meadow View, Almodington Clerk to investigate ownership of the meadow behind by doing a land registry search

Defibrillator – Clerk provided details of two solar powered units for the Almodington Lane bus shelter site. The Committee agreed that in the absence of Cllr. Doel this should be added to the next Full Council Meeting Agenda so that Council can decide (with Cllr. Doel's expert advice) which option would be better suited to the location.

P88.26 CHAIRMAN'S REPORT - None

P89.26 EXTERNAL CORRESPONDENCE – None

P90.26 REPORTS ON EXTERNAL MEETINGS - None

P91.26 ITEMS FOR REPORTING AND FUTURE AGENDA - None

Meeting Ended at 7.16pm