



Earnley Parish Council Planning Committee

Minutes of the meeting of Earnley Parish Council Planning Committee held on
27th July 2026 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) County Councillor Izabela Mayne, District Councillor Iain Ballantyne, District Councillor Elizabeth Martin, 2 representatives from BRICS and 6 members of the public

P92.26 PUBLIC QUESTION TIME - None

P93.26 APOLOGIES AND REASON FOR ABSENCE - None

P94.26 CODE OF CONDUCT

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

P95.26 MINUTES

The committee agreed to ACCEPT the minutes of the meeting held on 22nd June 2026 and they were duly signed.

P96.26 MATTERS ARISING FROM THE MINUTES - None

P97.26 NEW PLANNING APPLICATIONS

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

[26/01167/FUL](#) – Case Officer: Vicki Baker

Mr J Sulivin 101C First Avenue Almodington Batchmere Chichester West Sussex PO20 7LQ

Demolition of existing buildings and replacement with new workshop building along with associated hard standing, 17 no. parking bays and 2 no. EV charging points, alternative scheme to that approved under application 25/02328/PA3R.

The Committee agreed to **OBJECT** on the same reasons as previously made and supporting the comments made by Batchmere First Avenue Management Ltd

P98.26 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES (including any applications received following the publication of the Agenda)

[26/01425/FUL](#) – Case Officer: Rebecca Perris

Russells Garden Centre Main Road Birdham Chichester West Sussex PO20 7BY

14 no. dwellings (4 x affordable 10 x market), replacement commercial (class E) building, new and altered access and associated works. Variation of conditions 6 (Acoustic Mitigation), 7 (BNG) and 9 (Soft Landscaping) from planning permission BI/23/00067/FUL - **Amendments to conditioning details.**

The Committee agreed **NO COMMENTS** on the amendments

P99.26 DISTRICT AND COUNTY COUNCIL MATTERS IN RELATION TO PLANNING

County Councillor Izabela Mayne advised that WSCC and the District Councils were disappointed that Local Government Reorganisation has been once again delayed with a decision now expected in October 2026.

Following recent reports on security incidents relating to two WSCC buildings, access was gained and pictures taken from inside of documents held there, WSCC confirm that the buildings are not abandoned but currently unoccupied and Sussex Police are investigating.

Following the first Full Council Meeting on 17th July, Cabinet supported fairing funding for West Sussex schools.

West Sussex Fire and Rescue service are offering “FREE safe and well visits” to local residents with advice on how to

make your home safer. More information can be found on the website westsussex.gov.uk/fire or email safeandwell@westsussex.gov.uk

County Cllr. Mayne and District Councillor Elizabeth Hamilton left the meeting at 7.15pm

P100.26 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.

[26/01243/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) **NOT TO PREPARE A TREE PRESERVATION ORDER**

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

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

Single storey side extension **PERMIT**

[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 **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 DECISION**

P101.26 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 welcomed the attendance of two representatives from BRICS who confirm that the site progress is going well but they expect to be in Earnley for 2 years so keen to strengthen the relationship with Earnley Parish Council. The Sales Launch is scheduled for Autum 2026, the main drainage and road infrastructure is now in place and show complex is now almost complete. Marketing has commenced and the end of August/start of September will see plots released with strong level of interest and mainly from people already in PO postcodes and the show home should be open by the end of the year.

Cllr. Martin asked about the use of flint blocks as the conservation area cottages are flint. The Site Manager advised that pebbles are set in rows in concrete, which Chichester District Council approved and the Conservation Officer determined that the right materials were used in the conservation area to match the church wall along with woodland cladding that is being used.

BRiCS are keen to install directional signage within Clappers Lane, and suggested planters that can be sign written. Cllr. Martin asked what will happen with the surrounding verges and BRiCS advised that they are liaising with a biodiversity consultant regarding what will work best in the area and open to suggestions.

Cllr. Carey asked for an update regarding the footpath to the North of Clappers Lane and BRiCS advised that this is still under discussion with the District Planning Authority. Cllr Carey also asked if the damage from lorries to the surrounding roads would be repaired, BRiCS confirmed that repairs would be made and the Site Manager advised he would look at the fingerpost at the start of Drove Lane which appears to have been hit and agreed to meet Cllr. Carey on site to inspect the culvert under Drove Lane for possible damage.

Both representative from BRiCS left the meeting at 7.10pm

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

Chichester Planning Department have confirmed that at the moment NO houses can be occupied despite what BDW Homes have advised regarding Southern Water agreeing capacity. There are rumours regarding occupancy and we would need evidence that they are staying overnight. Southern Water appears to have marked Clappers Lane, looks like it main be works to the main or larger diameter pipe. A member of the public asked what the green box is on Clappers Lane and Cllr. Stant advised that it is a sensor that is linked to the RTC tanks which notifies when the network allows them to discharge.

The Travellers have now gone after arriving Friday evening

P102.26 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**

[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.

APPEAL ALLOWED and retrospective planning permission granted

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

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

P103.26 AOB

1. **Site surveys for Class Q Conversions** – Clerk has contacted the Planning Department for clarification

2. **CIL projects 2026/27**

Footpath 50 to Somerley Lane, Almodington – Clerk has written to the Church Commissioners but no response

Footpath 2 from Bracklesham to Fossil Bay development – Cllr. Stant has inspected the path following resident advising that it was overgrown but found it to be passable.

Potential land for allotments in Almodington Lane – Cllr. Stant advised that no meeting has taken place with the Landowner yet

Land behind Meadow View, Almodington – Cllr. Stant confirmed that the meadow behind is not owned by the owner of the property that is for sale.

P104.26 CHAIRMAN'S REPORT

Cllr. Stant advised that following a meeting on 23rd June with GLAM (Green Links Across the Manhood) to discuss traffic problems and the future of the road network on the Manhood, the question of S106 and CIL contributions was raised. There was lack of clarity as to the exact rules for using CIL monies, but what is clear is that, by long-standing agreement, S106 contributions to A27 improvements are made by all major developments on the Manhood. Further contributions to the local road network could be required, but this would be unlikely unless WSCC Highways acknowledged sufficient impact on the local network. On our side of the peninsula, Highways do acknowledge that the Selsey Tram junction will shortly reach full capacity. In the application for Main Road, Birdham, reference is made to CIL money allocated to that junction, and a (withdrawn) Stubcroft application mentions a payment towards it. In the 2022-27 Infrastructure Plan improvements to the Selsey Tram junction are classified as “essential” and

given high priority. However, in the new IBP, the same reference number, with the same sum of money, carries the title “A286 Stockbridge Road. crossings” Donnington Parish Council say that the scheme has been moved and this now refers to the A286 North of the by-pass, despite its still being identified as “Manhood” and “Donnington”. Enquiries are being made of the administrators of the CIL fund at Chichester District Council to find out exactly what the situation is.

Questions arising:

- If the improvements were deemed essential in 2022, why has nothing been done?
- If any contributions have been made specifically for the Selsey Tram junction, can it be legitimately used on “crossing improvements”, whether they be north or south of the by-pass?

The wider problem, especially regarding the North East of the peninsula, if traffic generated from a large development (the two in Runcton, for example) can be deemed to have an impact on the A27, how can it fail to have an impact on the local road network it uses to reach the A27? The Chairman suggests that Parish Councils commenting on applications for major developments should ask that a contribution to the local road network be a condition of approval, whatever WSCC Highways thinks and Cllr. Carey agreed to raise this at a future MPP meeting.

P105.26 EXTERNAL CORRESPONDENCE - None

P106.26 REPORTS ON EXTERNAL MEETINGS – None

P107.26 ITEMS FOR REPORTING AND FUTURE AGENDA None

Meeting ended at 7.27pm