



Earnley Parish Council Planning Committee

Minutes of the meeting of Earnley Parish Council Planning Committee held on
21st September 2026 commenced at 6.45pm at Bracklesham Barn, Beech Avenue, Bracklesham.

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

IN ATTENDANCE: Vicky Middleton-Head (Clerk) District Councillor Elizabeth Martin and 4 members of the public

P108.26 PUBLIC QUESTION TIME - None

P109.26 APOLOGIES AND REASON FOR ABSENCE

Apologies received and accepted from Cllr. John Williams, District Councillor Iain Ballantyne and County Councillor Izabela Mayne

P110.26 CODE OF CONDUCT

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

P111.26 MINUTES

The Committee agreed and sign the minutes of the meeting held on 27th July 2026 and they were duly signed.

P112.26 MATTERS ARISING FROM THE MINUTES - None

P113.26 NEW PLANNING APPLICATIONS

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

[26/01735/DOM](#) – Case Officer: Catherine Steer

V Tappenden Lidney Croft Batchmere Road Almodington Earnley Chichester West Sussex PO20 7LH
Additional garage built to side of existing garage

The Committee noted that the Officer's recommendation in the original planning application was that the garage should be set back from the main road by 30m. (17/02072/FUL) Widespread felling of trees onsite was made prior to the application being made, contravening a Tree preservation Order. Removal of the trees results in the garage being visually intrusive to the street scene, the more so were the application to be permitted. Furthermore, the application states that there are no trees or hedges in falling distance but this is NOT the case The Committee believes that the proposed extension would not have been possible without the illegal felling. Therefore the Committee **AGREED TO OBJECT** to the application.

[26/01813/TCA](#) – Case Officer: Henry Whitby

Mrs Savage Earnley Lodge Clappers Lane Earnley Chichester West Sussex PO20 7JJ
Notification of intention to reduce height by 2m and reduce all sectors by 1.5m on 1 no. Sycamore tree (T1) and reduce height by 2m, reduce south sector by 2.5m and reduce north, east and west sectors by 1.5m on 1 no. Sycamore tree (T2).

The Committee **AGREED** no objection

[26/01896/TCA](#) – Case Officer: Henry Whitby

Mr Lodder Sandalwood Manor Farm Barns Clappers Lane Earnley Chichester West Sussex PO20 7FB
Notification of intention to reduce crown by 2-3m on 1 no. Poplar tree (T1) and 2 no. Sycamore trees (T7 & T8) and reduce crown 3-4m on 6 no. Willow trees (T2, T3, T4, T5, T9 & T10) and 1 no. Poplar tree (T6).

The Committee **AGREED** no objection

[26/01921/DOM](#) – Case Officer: Annie Gietzold

Mr and Ms Moores and Lambert 114 Second Avenue Batchmere Chichester West Sussex PO20 7LF

Demolition of existing outbuilding and replace with combined store and ancillary annexe.

The Committee **AGREED** no objection

P114.26 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES (including any applications received following the publication of the Agenda)

[26/01770/FUL](#) – Case Officer: Calum Thomas

Tawny Nurseries Bell Lane Birdham Chichester West Sussex PO20 7HY

Erection of 60 no. dwellings, with access, landscaping and associated infrastructure.

The Committee **AGREED** to OBJECT due to lack of capacity on sewage networks, over development in the area and the impact on local transport network however the Committee **AGREED** to await Birdham Parish Council's comments so that their comments can also be supported.

P115.26 DISTRICT AND COUNTY COUNCIL MATTERS IN RELATION TO PLANNING

In his absence, District Councillor Iain Ballantyne provided an update on Planning Matters by email to the Clerk as follows:

Changes to Planning Law

By 31 October more regulations will come into force making it mandatory for a much larger group of applications to be dealt with by Officers and a corresponding reduction of the types of case that could be dealt with by the Committee. In practice this means that only large developments are likely to come to committee along with applications for reserved matters together with tree works and some variations to existing permissions. The red card procedure has been withdrawn already, although there are plans to develop a new system. If a Parish wants to raise objections this will have to be done timely and for relatively minor works such objections will be brought under the Gateway procedure and only if it gets through that test will the objection go forward to committee. The Gateway procedure is a meeting between a relevant Senior officer, the Chair of Planning Committee and (usually) one of the ward Councillors.

Draft Infrastructure Business Plan

There will be a consultation over the Draft Infrastructure Business Plan which attempts to indicate priorities for the spending of CIL money on projects for community benefit such as connecting cycleways across the manhood.

Warmer Homes Funding

Chichester District Council has allocated money as a reserve to help people in fuel poverty.

District Councillor Elizabeth Hamilton advised that she has nothing to add to Cllr. Ballantyne's report but confirmed that Chichester District Council have a Full Council Meeting on Tuesday 22nd September and will be discussing the latest update regarding the delayed Local Government Re-organisation.

P116.26 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.

[26/01613/DOM](#) – Case Officer Emma Kierans

Mr & Mrs O'Dwyer Manor Farm House Clappers Lane Earnley Chichester West Sussex PO20 7JL

Proposed garden room and open porch

PERMIT

[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.

PENDING CONSIDERATION

The Committee NOTED the correspondence from the Planning Department and the comments made by WSCC Highways and **AGREED** to note the recent report, however the report is not specific to this development and did not result from a site visit. The Committee **AGREED** to highlight Paragraph H of the report and **AGREED** that the proposed development would have an inevitable detrimental impact on the enjoyment and amenity of the public right of way.

[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. **PERMIT**

[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. **WITHDRAWN**

P117.26 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](#) - None
- Land South of Clappers Lane [20/03125/OUT](#) - None

P118.26 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** with new update from Enforcement Officer received in August 2026 but the Clerk to contact the Head of Enforcement to establish why there are no documents available to view on the portal

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

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

P120.26 CHAIRMAN'S REPORT

The Chairman referred to the [NPPF August 2026](#) which replaces the previous National Planning Policy Framework published in December 2024 and advised that there is an emphasis on Mayors being given the power to make decisions on strategically important matters along with strong conditions re coastal erosion and flooding. Protection against developments outside settlement areas is maintained

Cllr. Carey advised that following attendance to the recent Local Plan Scoping Consultation briefing, the Local Plan will be briefer than the existing one with the NPPF being the source of policies. The need to co-operate with local authorities has now been removed and reference to the LAA is the Land Availability Assessment previously known as a Strategic Housing Land Availability Assessment. Parish Council's are being asked to promote the need to involve residents on the Consultation for the detailed Local Plan expected in Spring/Summer of 2027 with the new Local Plan (2027-2045) expected to be ready for the first inspection at the end of September 2027.

P121.26 EXTERNAL CORRESPONDENCE None

P122.26 REPORTS ON EXTERNAL MEETINGS None

P123.26 ITEMS FOR REPORTING AND FUTURE AGENDA None

Meeting ended at 19.43pm