Earnley Parish Council Planning Committee

Minutes of the meeting of Earnley Parish Council Planning Committee held on 26th October 2026 commenced at 6.45pm at Bracklesham Barn, Beech Avenue, Bracklesham.

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

IN ATTENDANCE: Vicky Middleton-Head (Clerk), District Councillor Iain Ballantyne and 2 members of the public

P124.26 PUBLIC QUESTION TIME - None

P125.26 APOLOGIES AND REASON FOR ABSENCE

Apologies received and accepted from District Cllr. Elizabeth Hamilton and Cllr. Frank Doel

P126.26 CODE OF CONDUCT

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

P127.26 MINUTES

The Committee agreed and sign the minutes of the meeting held on 21st September 2026 and they were duly signed.

P128.26 MATTERS ARISING FROM THE MINUTES - None

P129.26 NEW PLANNING APPLICATIONS

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

26/02104/TPA Case Officer: Henry Whitby
The Ranch House Clappers Lane Earnley Chichester West Sussex PO20 7JL
Remove lowest 3 no. limbs on southern sector on 1 no. Monteray Pine tree (T1). Height reduce by 5m on 1 no. Macrocarpa tree (T2). Remove 3 no. eastern stems on 1 no. T3 Macrocarpa tree (T3). Remove lowest 4 no. limbs on eastern sector on 1 no. Monteray Pine tree (T4). Fell 2 no. Scots Pine tree (T5 and T6). Width and height reduce eastern sector by 3m on 1 no. Holm Oak tree (T7). Width and height reduce eastern sector by 3m on 1 no. Holm Oak tree (T8). Height reduce by 5m on 1 no. Macrocarpa tree (T9). Reduce lower eastern sector by 3m on 1 no. Monteray Pine tree (T10) within Area, A1, subject to 12/00038/TPO.

The Committee agreed **NO OBJECTION**

P130.26 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES (including any applications received following the publication of the Agenda)

26/02053/FUL – Case Officer: Emma Kierans
Mr H Morley Land South Of Tranjoeen Bracklesham Lane Bracklesham Bay West Sussex
Proposed travelling snowpersons site comprising 4no. plots each with 1no. static caravan, 1no. touring caravan, day room, lorry container for secure storage of show equipment, and parking for 2no. private vehicles and 1no transit van.

The Committee agreed to **OBJECT** and support the comments made by East Wittering and Bracklesham Parish Council and would note that with two entrances in close proximity on Bracklesham Lane, the Committee agreed that WSCC Highways should be commenting on this application which they have so far not done.

26/02032/FUL – Case Officer: Emma Kierans
Mr Jason Stoner Land Adjacent To Wayfarers Park Bracklesham Lane Bracklesham Bay West Sussex
Proposed small-scale tourism accommodation including associated car parking and landscaping; providing 4 no. holiday lodges/caravans and 2 no. shepherd's huts.

The Committee agreed to **OBJECT** to the application and to support the comments made by East Wittering and Bracklesham Parish Council and support the comments made by the Environment Agency regarding flood risk assessments. The Committee also object on the basis that the location is outside of the settlement boundary and also object on the basis that the location is not an appropriate site for holiday accommodation as is not close to the beach or any local amenities required by holidaymakers, nor does it have safe access to a bus stop.

26/01942/FUL – Case Officer: Benjamin Marshall

Mr Paul Knappett Kellys Nursery 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.

The Committee **AGREED** not to comment on the application

P131.26 DISTRICT AND COUNTY COUNCIL MATTERS IN RELATION TO PLANNING

Cllr. Carey asked Cllr. Ballantyne to clarify why a year ago Chichester had a 5-year housing land supply target for over 1000 but now the figure is stated as only 750. Cllr. Ballantyne advised that since Local Plan came into force there has been more building started so the figure is now nearer 750 which still takes into consideration the 20% uplift set by the Government.

Cllr. Ballantyne noted that the new NPPF now includes an information requirement seeing a reduction in the number of consultees on applications, a requirement to pre-specify when an application should be refused, a requirement for Planning Authorities to publish lessons learnt from appeals, and emphasizes the importance of managing flood risk with the core principle to steer development away from flood risk, making it safe for its lifetime, which is important for the Manhood Peninsula.

Cllr. Ballantyne advised that he has been involved in the new Gateway procedure on two occasions and this has highlighted that the Parishes and District Council should work together, which has worked well on both occasions.

P132.26 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.

26/01735/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 **PERMIT**

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). **NOT TO PREPARE A TREE PRESERVATION ORDER**

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 and 1 no. Poplar tree (T6). **PENDING CONSIDERATION**

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. **PENDING CONSIDERATION**

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. **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**

P133.26 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 Chairman advised that BRICS are supporting Earnley Church with a donation of £500 which is being presented to Father Steve at 2pm on Tuesday 27th October. The money will be used towards a project to build a community building in Eagles Wood, subject to planning permission. The Committee noted that a local resident had contacted the Clerk reporting concerns with building materials all over Drove Lane that occurred during the storm last weekend. The Clerk has contacted BRICS asking them to ensure that the site is secure during bad weather. There are also concerns that the building materials used are not in line with the planning permission and the buildings appear to be very high compared to the Church. The Clerk advised that the Planning Officer has responded to the residents' concerns asking that they report it as an enforcement issue. Clerk to monitor.
- Land South of Clappers Lane 20/03125/OUT – Nothing new to report

P134.26 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**
The Clerk advised that she has now contacted Fjola Stevens, Divisional Manager at Chichester District Council as there is still no documentation on the portal relating to this enforcement case and requested that Cllr. Ballantyne speak with the Enforcement Department to establish why, along with details on what a Dead and Dangerous Notice is in relation to tree felling and why this does not require a Planning Application to be made.

25/00257/OPEDEV Land South Of 1 Bookers Lane Earnley West Sussex
Breach of Planning relating to siting of staddle barn. **Pending**
The Enforcement Officer has previously reported being unable to locate the landowner, the Committee agreed that the Clerk should contact the Officer advising that the landowner has vans parked on site with contact details visible.

P135.26 CHAIRMANS REPORT – None

P136.26 EXTERNAL CORRESPONDENCE – None

P137.26 REPORTS ON EXTERNAL MEETINGS

Cllr. Carey attended the All-Parishes Meeting on 12th October 2026 and the Clerk has already emailed the presentations from the meeting to Councillors. However Cllr. Carey also noted the new rules regarding building within 800m of train stations.

Cllr Carey also attended the Chichester District Council Planning Training at Pallant House on 14th October 2026 with clear emphasis that CDC wants to strengthen relationships with Parish Councils and the ability to liaise directly with the Planning Officers

P123.26 ITEMS FOR REPORTING AND FUTURE AGENDA None

Meeting ended at 19.23 pm