



WEST WITTERING PARISH COUNCIL

Minutes of the Planning Committee meeting held at The Pavilion on Wednesday 27 May 2026

Councillors Present: Cllr B Hutton (Committee Chair), Cllr B Buckland, Cllr N Pike, Cllr B Wright

Also Present: P Delahunty (Deputy Clerk)

Members of the public: 0

P009/26 Election of Committee Chair and Vice Chair for the municipal year 2026-27 -
Nominations were invited for the role of Committee Chair. Cllr Pike nominated Cllr Hutton and was seconded by Cllr Buckland. For the role of Committee Vice Chair, Cllr Hutton nominated Cllr Buckland and was seconded by Cllr Pike. The Chair continued in the role.

P010/26 Apologies for Absence - Cllr L Handford.

P011/26 Declarations of Interest - Cllr Buckland declared an interest in the application for Nunnington Farm Camping Site.

P012/26 Minutes of the Previous Meeting - The minutes of the previous meeting held on 29 April 2026, were approved as a true and fair record and were agreed by all. They were signed by the Chair.

P013/26 Planning Applications - The decisions of the Council were as follows:

i. WW/26/00958/DOM - 8 Holmwood Close

Single storey extension and new covered porch. Section 73 Application to vary Condition 7 (materials) of householder planning permission WW/25/01450/DOM - addition of PV solar panels to the new single storey extension to improve environmental performance of the building.

No objection – No objections were raised.

ii. WW/26/00697/DOM – Rancher, 14 Marine Drive West

Two storey rear extension, conversion of internal garage to habitable accommodation, new roof covering, external wall insulation, cladding and alterations to fenestration, new flat roofed garage, and associated landscaping.

No objection – No objections were raised however the Committee asked that the flood zone for the development and the adequacy of care parking for the site be examined.

The Committee also questioned the accuracy of the application description given that the new flat roofed garage is suitable for storage only.

iii. WW/26/00711/DOM – 8 Jolliffe Road

Front and rear extension. Demolish and rebuild roof at higher level. Replacement garage. Internal alterations. Changes to windows and doors.

No objection – No objections were raised.

iv. WW/26/00776/DOM – Acorns 64 Harrow Drive

Conversion of existing detached garage into ancillary accommodation.

No Objection – The Committee raised no objections subject to the condition that the use of the converted garage remains ancillary to the main house.

v. WW/26/01062/FUL – Nunnington Farm Camping Site Rookwood Road

Change of use of barn to site managers accommodation - Variation of Condition 2 (Permitted Plans) of Planning Permission WW/25/01368/FUL to vary fenestration and internal layout of permitted dwelling.

Cllr Buckland abstained from participating in the discussion due to a conflict of interest.

No Objection – The Committee raised no objections.

vi. WW/26/01080/FUL – Ellanore House, Ellanore Lane

Demolition of the existing dwelling and the construction of a 2 storey house with detached garage, conversion of outbuilding into annexe and landscaping works. (Variation of conditions 2 and 5 of permission 24/01213/FUL - move location of swimming pool alterations to hard and soft landscaping design, enlarged open fronted garage lean-to-store and relocation of Air source heat pumps).

The Committee discussed the history of the site and examined the variations being proposed.

Objection – The Committee raised the following objections:

- There is a lack of information on the annex/barn. The Committee noted that a previous application for the annex was refused in 2025 and reports were that the current structure was unstable.
- The Committee raised concerns for the location of the proposed pool given that it will be located a distance from the main dwelling. It was also noted that the pool appears to be surrounded by a large area of decking/patio which is a stark contrast to the current green space in that area of the site. There are concerns that construction of the pool and installation of the air sourced heat pumps will either require the removal of more trees and vegetation, or that because of the work, tree roots will be damaged leading to loss.
- The plans for the site show an area of green space behind the annex/barn however the building is at arm's length away from footpath (which is part of the KCIII coastal

footpath) that runs along the harbour side of the property. The proximity of the annex/barn to the footpath and the harbour risk disrupting the tranquillity of the area which sits in a protected National Landscape.

- Concerns were raised by the Committee for the boundary planting and fencing. Non-native species have been planted, and green plastic temporary fencing has been in place for some time along the boundary. By contrast, native hedging would thrive in this coastal location and as well as providing an essential habitat for wildlife, it would also serve to better screen and secure the property.

vii. WW/26/01005/FUL – Caraibes, The Byeway

Demolition of existing dwelling, garage and greenhouse. Construction of replacement dwelling and 1 no. shed. (Variation of conditions 1 (Planning Permission Plans), 3 (Schedule of Materials and Finishes) and 4 (Solar Panels) of permission 25/00994/FUL - design and materials changes and changing the installation method, a in-roof system instead of bolt-on).

No Objection – The Committee raised no objections.

P014/26 To receive local planning decisions of interest -

Local planning decisions, indicating how they aligned with Parish Council decisions, were noted by the Committee.

P015/26 Enforcement, licensing and correspondence -

A list of enforcement matters was presented and noted by the Committee. Enforcement concerns raised for access to Ellanore House have been categorised as medium priority by the Local Planning Authority and a new enforcement breach has been formally submitted for the removal of the ancient hedging along the front of the Wittering Place on Church Road despite it being a condition of the development to retain and protect the hedging.

P016/26 Date of the next meeting –

The next meeting of the WWPC Planning Committee will take place on 24 June 2026. The starting time for the Planning Committee meetings going forward will be 10am.

There being no further business for discussion the meeting closed at 11:25 am.

Signed: _____
Chair

Date _____

These minutes are in draft form until approved by the Planning Committee at the next meeting and may be amended by resolution. More information about West Wittering Parish Council can be found on www.westwitteringparishcouncil.gov.uk