

WEST WITTERING PARISH COUNCIL
MINUTES OF THE VIRTUAL PLANNING COMMITTEE OF THE
PARISH COUNCIL

held on Wednesday 24th June 2020 at 11.00am via Zoom.

PRESENT: MRS J BARRETT(CHAIRMAN) MR R HUTTON, MRS B WRIGHT, MRS N PIKE, MR B BUCKLAND, AND FOUR MEMBERS OF THE PUBLIC. MR K MARTIN JOINED THE MEETING AT AGENDA ITEM 6.

1. APOLOGIES FOR ABSENCE: - Mr H Patel, Mr R Lewis.

2. DECLARATIONS OF INTEREST: -

Mrs B Wright declared a personal interest in WW/20/01296/TCA.

3. MINUTES OF THE PREVIOUS MEETING: -

It was resolved that the minutes of the previous meeting held on May 27th, 2020 were a true and fair record. There were no matters arising.

4. PLANNING: - Noted the decisions of the Council were as follows: -

WW/20/01200/FUL Seahaven, West Strand.

No Objection

WW/20/01222/TPA Hattons, Elms Lane.

No objection

WW/20/01245/PDDA The Shore Inn, Shore Road

No objection

WW/20/01296/TCA Jordans, Cakeham Road

No objection

WW/20/01380/PDDA The Old House At Home, Cakeham Road.

No objection

WW/20/01400/DOM Candlesticks, Royce Way

No objection

WW/20/00359/DOM 3 Royce Close

Mrs Simmons of Smith Simmons Partners Planning and Architecture explained that the measurements were now confirmed and there had been no mistakes made by the owners or the agents in previous applications, this was an anomaly from using OS mapping which was inaccurate.

The Parish Council appreciate the efforts of the planning agent and owners for their attempts to ameliorate the impact of the design of this development but despite alterations made their objections remain.

Objection on the grounds of overdevelopment of the site and that the mass and bulk of the building is out of character with the surrounding area and the street scene. The loss of space between the buildings is contrary to Policy 34 of the Village Design Statement which protects such spaces between buildings. This is one of the smaller sites in this area. There may not be adequate parking for a six bedroomed house.

E/19/02840/FULEIA

Objection –

At its meeting on Wednesday June 24th 2020 West Wittering Parish Council resolved to support Earnley Parish Council in its objection of this application.

The previous comments of this Parish Council are sustained and are included again in this response. The Parish Council objects to this application on the grounds of flood risk, lack of access and lack of infrastructure. If the site is all or partly designated as a future SPA then an Appropriate Assessment is required as detailed in Paragraph 176c of the NPPF, “in combination” with 19/02493 plans. The site would also appear to struggle to meet NPPF paragraph 110.

The Parish Council supports neighbouring Parish Councils in their view that all neighbouring Parishes are impacted by this development due to the geography of the area. It is an ecologically sensitive and remote area surrounded by sensitive European Sites providing protection for flora, fauna and wildlife. A development of this size would have a detrimental impact on the environment in an area that requires protection by law and would encourage more visitors impacting again on some sensitive habitats. It is also a flood risk area and this extra development would add to that risk and also be at risk from flooding.

Although Chichester District Council has a role in promoting tourism, there are already many holiday parks on the peninsula that are not currently viable which does not suggest that more holiday accommodation is required. The NPPF supports sustainable transport and this development does not contribute to this, in fact it does the opposite as there would be an increase in car traffic due to the lack of alternative means of transport. The roads are very narrow with little public transport and cycle routes. The increase in car traffic and construction traffic during the development phase would be dangerous to both pedestrians and cyclists due to the nature of the roads in the area.

5. Chichester District Council Draft Interim Policy Statement for Housing Development: -

It was agreed that a draft response would be presented to the virtual Parish Council meeting on July 2nd 2020.

6. Enforcement orders and other planning matters:- It was confirmed that the West Wittering Parish Council response to the current appeals against the enforcement order and planning decisions on the Land East of Brook House have been sent to the Planning Inspectorate. Cllr Pike was thanked for her work on this response.

7. Date of the next meeting: - The date of the next meeting was confirmed as Wednesday July 29th, 2020 at 11.00am.

There being no further business for discussion the meeting closed at 12.15 pm

Signed:
Chairman

Date:

The next meeting of the Parish Council Planning Committee will be held on Wednesday July 29th.

THESE MINUTES ARE IN DRAFT FORM UNTIL APPROVED BY THE PLANNING COMMITTEE AT THE NEXT MEETING, AND MAY BE AMENDED BY RESOLUTION. COPIES OF ALL UNAPPROVED MINUTES, AND AGENDAS AND MORE INFORMATION ABOUT WEST WITTERING PARISH COUNCIL CAN BE FOUND ON THE PARISH COUNCIL'S WEB SITE: www.westwitteringparishcouncil.gov.uk