

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

held on Tuesday October 28th 2020 at 11.00am via Zoom.

PRESENT: WEST WITTERING PARISH COUNCIL - MR K MARTIN(CHAIRMAN) MRS J BARRETT, MR R HUTTON, MRS N PIKE AND MRS B WRIGHT, MRS HANDFORD.

1. APOLOGIES FOR ABSENCE: - Mr H Patel,

2. DECLARATIONS OF INTEREST: - Cllr Martin declared a personal interest in Finches, Elms Lane.

3. MINUTES OF THE PREVIOUS MEETING: -

It was resolved that the minutes of the previous meeting held on 22nd September 2020 were a true and fair record. There were no matters arising.

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

WW/20/02124/TPA Harbour Way Country Club.

No objection on condition that the six Coastal English Oaks being planted to replace the 8 Monterey Cypress trees have appropriate measures taken to guarantee their survival.

WW/20/02240/DOM Finches, Elms lane.

No objection.

WW/20/02314/DOM Pellew, Seaward Drive.

Objection on the grounds of the proposals being contrary to Policy 34 in the Village Design Statement. The extension has the same roof line and therefore comes across the ridge right to the boundary. The VDS states that new developments should maintain the spaces between dwellings. The bulk and mass is out of character for the area.

WW/20/02261/DOM Alehan, 4 Middlefield.

The Parish Council cannot determine this application as Zinc is stated as the metal to be used for the roofing but the supporting document states that it is not zinc. The Parish Council will need more information in order to consider this proposal.

WW/20/02015/DOM Claron Lodge Chapel Lane.

No objection on condition that the building is only used as a garage and storeroom.

WW/20/02372/DOM 52 Shore Road.

No objection on condition that the use is ancillary to the main house.

WW/20/02412/ELD Dolphins, Rookwood Lane

West Wittering Parish Council (PC) OBJECT to this application for the grant of a Lawful Certificate of Development for the foreshore at Dolphins Rookwood Road West Wittering. The PC has made numerous submissions to the Council both on a previous planning application (WW/18/02708/DOM) and appeal relating to the recent change of use of the character of the foreshore into garden. The PC believes that the substantial change of use creates a new chapter in the planning history of the foreshore. This was commenced when the foreshore was enclosed, and other works undertaken to facilitate the use of the foreshore as private garden. This has been undertaken within the past four years. The PC agrees with Chichester Harbour Conservancy that almost all of the foreshore is designated SSSI and therefore Permitted Development rights are suspended until such time as consents to undertake the works and change the use of the site to garden have been obtained from Natural England. No consents have been sought and therefore it is not correct to grant a Lawful Certificate of Development for the fencing or importation of soil or anything else on the grounds of consent under the General Permitted Development Order. The PC has carefully considered the application which is not supported by any evidence or any statutory declaration from the Applicant. Some PC councillors have had personal knowledge of the site for a many of years and have observed first-hand the recent material changes in the character of the area, the transformation of the foreshore to domestic garden and the loss of landscape views within the AONB. The PC has also considered the contents of the statutory declarations and other representations provided by the residents and concludes that they are accurate. The PC has agreed that on the balance of probabilities the Applicant has failed to make any case to support the application and that the weight of contrary evidence which is unequivocal and unambiguous should be believed. The PC does not consider that the legal test required by S191 of the Town and Country Planning Act 1990 has been satisfied and therefore this application should be refused.

WW/20/02428/DOM Bards Cottage, Cakeham Road.

No objection

WW/20/02485/TCA Little Hayes, Meadow Lane.

The Parish Council has no objection to T1, T4, G2, T6 and T7. The Parish Council would like a second opinion from the CDC tree officer on the work planned to T2, T3 and T5.

WW/20/02458/DOM 7 Harrow Drive.

No objection.

WW/20/02489/FUL Seahaven, West Strand.

No objection.

WW/20/02502/DOM Winter Thoughts, Cakeham Road.

No objection.

WW/20/02508/DOM Chislehurst, 53 Marine Drive.

No objection subject to the outhouse remaining ancillary to the main building.

WW/20/02512/FUL 16 Marine Drive.

No objection.

WW/20/02540/DOM Bards Cottage, Cakeham Road.

No objection.

5. LPA decisions -Chichester District Council (CDC) Planning Committee decisions made since the previous meeting were received.

6. Enforcement issues - Cllr G Barrett reported that he had been in contact with the Enforcement Team to enquire about access to information about current enforcement orders in the village and progress being made with them. It is hoped that we will have direct access to the information in the future. It had been confirmed that the recent activity on the sand dunes did need planning permission and the enforcement team had been involved. This would be placed on the agenda for the Parish Council meeting.

7. National Planning Consultations- The Clerk reported that the West Wittering Parish Council responses to the Government consultations had been submitted within the deadlines and acknowledgments of receipt were received from both NALC and the Government.

8. AOB - None

Date of the next meeting: - The date of the next virtual meeting was confirmed as Wednesday November 25th, 2020 at 11.00am.

There being no further business for discussion the meeting closed at 12.20 pm

Signed:
Chairman

Date:

The next meeting of the virtual Parish Council Planning Committee will be held on Wednesday November 25th, 2020 at 11am.

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