

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

held on Wednesday January 27th, 2021 at 2.00pm. via Zoom.

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

1. APOLOGIES FOR ABSENCE: - Mr H Patel.

2. DECLARATIONS OF INTEREST: - Cllr Wright declared a personal interest in WW/20/03173/DOM and WW/20/03337/DOM.

3. MINUTES OF THE PREVIOUS MEETING: -

On a proposal from Cllr Hutton and seconded by Cllr Barrett, it was resolved that the minutes of the previous meeting held on 16th December 2020 were a true and fair record. There were no matters arising.

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

WW/20/02873/DOM - Sands 32 Marine Drive West.

No objection but the Parish Council would like to draw attention to Policy 43 of the Village Design Statement which states that 'any new development should maintain spaces between buildings and reflect the height of adjacent properties.' The Parish Council was also concerned that the veranda did not overlook the neighbouring property.

WW/20/03161/FUL – Surbitonia, 45 Howard Avenue.

No objection.

WW/20/03037/DOM – 38 Marine Drive West.

No objection.

WW/20/03173/DOM – Snowhill Cottage Roman Landing.

No objection on condition that the Pool Plant is not audible from a distance of 20 metres.

WW/20/03094/DOM – Haverings, 2 Elms Way.

Comment: rather than objecting to this application the Parish Council would like to suggest some options for ameliorating this application. The Parish Council feel that the application is unneighbourly with the roof light windows, especially the window to the north that is not marked as obscured glass and particularly overlooks the neighbour's property. The Council also feels that there is excessive bulk given the size of the plot and position of the property on a corner. Policy 50 of the West Wittering Village Design Statement states that: 'Any new development should maintain spaces between the buildings, the generous plots and the walled gardens. Appropriate materials include white walls, shuttered windows, tile hung elevations or tile hanging with brickwork. Steps should be taken to reduce the night-time pollution.' This final point on night pollution supports the concern felt about the number

of Velux windows. We are also aware that Velux windows should be no less than 1.6 metres from the floor.

WW/20/02680/FUL – Meadows Farm, Piggery Hall lane.

No objection. Comment: The restoration of the footpath on the South boundary is requested.

WW/20/03120/DOM – Naylands Field, Cakeham Road.

No objection on condition that it is used as ancillary to the main dwelling.

WW/20/03249/TCA – Moddershall, Elms lane.

No objection subject to an arborist confirming that the Ash trees will not be at a greater risk of being affected by Ash dieback as a result of this work.

WW/20/03304/LBC – 3 Coastguard Cottages, Snow Hill.

No objection

WW/20/03372/LBC – South Cottage, Rookwood Lane.

No objection

WW/20/03337/DOM – Street Field, Roman Landing.

Objection on the grounds that the building is too high, too close to the boundary and does not conserve or enhance the AONB. Comment: should the Council be minded to permit, the Parish Council would like a condition to be added that does not allow the building to be used for residential accommodation.

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

6. Enforcement issues -The Clerk reported on an enforcement matter and agreed to check with the Enforcement Team on any other current enforcement issues in the village. A discussion about the status of Shepherds Huts in Planning Law was held and this will also be looked into.

Date of the next meeting: - The date of the next virtual meeting was confirmed as Wednesday, February 24th, 2021 at 11am.

There being no further business for discussion the meeting closed at 03.20 pm.

Signed:
Chairman

Date:

The next meeting of the virtual Parish Council Planning Committee will be held on Wednesday February 24th 2021 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