



## **WEST WITTERING PARISH COUNCIL**

### **MINUTES OF THE PLANNING COMMITTEE OF THE PARISH COUNCIL**

held on Wednesday June 18h, 2025, at 10.30am in The Pavilion, Rookwood Road, West Wittering.

**PRESENT: MR K MARTIN (CHAIR), MR B HUTTON, MR B BUCKLAND, MRS L HANDFORD AND MRS N PIKE.**

**1. APOLOGIES FOR ABSENCE:** - Mrs B Wright,

**2.DECLARATIONS OF INTEREST:** -Cllr Hutton declared a personal interest in WW/25/01183/DOM

**3. MINUTES OF THE PREVIOUS MEETING:** - The minutes of the previous meeting held on May 28th, 2025, were approved as a true and fair record and were agreed by all.

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

#### **WW/25/01183/DOM-12 THE WAD**

##### **No objection**

The Parish Council are not objecting to this application but would like to make the following comments: There is concern about light pollution from the Velux windows and Policy 13 of the WWPC Neighbourhood Plan should be followed. There was also concern raised about the size and bulk of the building as it is out of character with the area with the gable ends being particularly prominent and bulk in the roof. Parking could be inadequate for four bedrooms

#### **WW/25/01210/PA3Q – Building South of Huntlands Farm**

The Parish Council strongly objects to this application on the following grounds :

1) The building is not suitable for re-development, it is just a roof which is covering hay and boats and is not a barn.

2)The presence of asbestos concrete in this roof is also very concerning and the roof would not be able to be retained.

3)Policy WW3 of the West Wittering Neighbourhood Plan concerns housing development within the Parish boundary and states where proposals for residential development will be supported. This site is outside the settlement area and is within a very beautiful, serene and amazing rural setting with two listed farmhouses in close proximity. If officers have not visited these surrounding it is recommended in order to experience the peace and tranquillity that is present here. Policy WW3 states that development proposals should conserve and enhance any heritage assets affected on or immediately adjacent to the site in a manner appropriate to their significance. It also states that development

proposals should identify the necessary infrastructure to support the development. The track to this area is very narrow indeed, in fact it is a bumpy track with public footpaths crossing through the area allowing members of the public to enjoy the amenity offered by this very special environment which would be altered considerably should this development proceed. Class Q requirements state that the impact of the conversion on the surrounding area, including landscape and nearby properties, must be assessed.

4) This proposed development fails to meet Class Q requirements in other ways too. Class Q allows for the conversion of agricultural building and as stated above this is not a building but is a shelter for hay and boats, there is no structural integrity to the building and is not therefore structurally capable of taking the load of the conversion work. It is not a structure that would be appropriate for the use of Class Q. Paragraph 105 of the Government's PPG states 'It is not the intention of the permitted development right to allow rebuilding work which would go beyond what is reasonably necessary for the conversion of the building to residential use. Therefore, it is only where the existing building is already suitable for conversion to residential use that the building would be considered to have permitted development right.' Although the PPG is guidance, the legislation was tested in the High Court in 2016 with the *Hibbitt & Anor v. Secretary of State for England and Wales* High Court, November 9th, 2016. Paragraph 5 of the NPPF is also relevant in this case.

5) The West Wittering Village Design Statement (VDS) is an integral part of the WWPC Neighbourhood Plan. Section 7.6 covers the outlying areas and policy 54 states that 'The outlying hamlets are major contributors to the character of the area and need particularly strong control over any development or re development.' 6) The Parish Council were surprised by the WSCC Highways response as there was sadly a fatal crash in this area quite recently. The only reason that there are not more is that a local resident regularly cuts back the greenery at the junction to keep the sightlines clear

#### **WW/25/01220/DOM – 11 The Wad**

**No objection**

#### **WW/25/01253/DOM – Fermain, West Strand**

**No objection.**

#### **WW/25/00616/FUL – Speedscroft, Chapel Lane**

**Objection**

This property lies within Area 6 of the VDS (page 31) which forms part of the WWPC Neighbourhood Plan and covers the outlying areas. Guideline 54 states that the outlying hamlets are major contributors to the character of the area and need particularly strong control over any development or re development. Guideline 56 states that appropriate materials include brick or rendered elevations and clay tile roofs. Policy WW3 of the WWPC Neighbourhood Plan should also be adhered to as it is all relevant. The outbuildings are large and numerous and would be visible from Piggery Hall Lane. It is inappropriate to introduce this much urbanisation into a rural setting and it is unknown as to why so many outbuildings are required. The Parish Council are also concerned about any agricultural land being used for this development and would like to be assured that this is not the case. Any change of use from Agricultural land should be resisted. The red line shown on the plans is outside the curtilage.

#### **WW/25/01076/FUL – Ellanore House, Ellanore Lane**

**Holding objection** The Parish Council would like to submit a holding objection and comment on a few issues please: The proximity to the King Charles III Coastal Footpath and the sea is a great concern for the Parish Council. The structural report states that there are clear signs of instability and states that 'A ground investigation conducted by a specialist confirms, 'the presence of clayey gravel

and raised beach deposit overlying deeper clay with a high potential for volume change. Fluctuations in moisture content, influenced by the proximity of wetland salt marsh are very likely to be contributing to ongoing ground movement leading to structural instability. They continue to stress the challenging ground conditions and are suggesting demolition and replacement. The Parish Council are very concerned about this for a number of reasons. Such major engineering works, so close to the King Charles III Coastal Path, could undermine and compromise an important public footpath for the area within the National Landscape where the public can enjoy peace and tranquillity. The Parish Council would like more detail about the structural engineering required given the concerns expressed in the Structural Report and have a preference for the existing building to be restored in an appropriate style for the area maintaining the rural character and heritage that is currently present in the existing building. The Parish Council have mentioned before the beautiful rural area within which this development sits and the enjoyment by the public of the National Landscape (NPPF paras 187-201). The loss of such a traditional rural building and its architecture would also be a loss to this area which is on a very sensitive site. If the LPA are minded to permit this application the Parish Council would ask that Permitted Development rights are withdrawn due to the sensitivity of this site and are within the AONB/National Landscape. All relevant WWPC Neighbourhood Plan policies should also be adhered to.

#### **WW/25/01230/DOM – Shore House, West Strand**

**No objection**

#### **WW/25/00700/FUL – Sandhead, Rookwood Lane**

The Parish Council agreed to withdraw their objection to Sandhead, but would ask that native planting takes place on the outside of the gabions and on the wall to break it up a bit. This could perhaps be part of their response to WW11 In the WWPC Neighbourhood Plan with concerns biodiversity and mitigating against climate change.

#### **WW/25/00994/FUL – Caraibes, The Byeway**

**No objection**

**5. To receive the Planning Authority decisions of interest since the last meeting** – The Clerk reported on a number of decisions that were aligned with the comments made by the Parish Council.

**6. Enforcement and licensing issues – Nothing to report.**

**7. Correspondence:** - The dates of future meetings were noted and January 28<sup>th</sup> 2026 will be added.

**9. Cllr Hutton** was elected as Vice Chairman of the WWPC Planning committee and was seconded by Cllr Buckland.

**Date of the next meeting:** - The date of the next meeting was confirmed as Wednesday, July 9th, 2025, at 10.30am in The Pavilion, Rookwood Road.

**There being no further business for discussion the meeting closed at 11.45 pm.**

Signed: .....Date:.....

Chairman

The next meeting of the West Wittering Parish Council Planning Committee will be held on Wednesday July 9th 2025, at 10.30am in The Pavilion, Rookwood Road, West Wittering, PO20 8LT.

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](http://www.westwitteringparishcouncil.gov.uk)