

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

held on Wednesday April 24th, 2024, at 10.30am in The Pavilion, Rookwood Road, West Wittering.

PRESENT: MR K MARTIN (CHAIRMAN), MRS B WRIGHT, MR B HUTTON, MRS L HANDFORD, MRS N PIKE AND MR S DEBEGER.

1. APOLOGIES FOR ABSENCE: - Mr H Patel, Mr I Western, Mr B Buckland.

2. DECLARATIONS OF INTEREST: Cllr Wright declared a personal interest in WW/24/00720/FUL Thessaly, Roman Landing.

3. MINUTES OF THE PREVIOUS MEETING: -

The minutes of the previous meeting held on the March 27th, 2024, were approved as a true and fair record and were agreed by all.

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

WW/24/00202/DOM – Tingles, 12 The Crescent

No objection

Comment: The Parish Council are very concerned about the potential loss of light to the neighbouring property and would like this to be reviewed by an expert via a Right of Light survey. The Parish Council are concerned also about the additional bulk of the roof and would appreciate a roof of the same pitch and height as the original. The reason for this concern is the bulk and massing of the property. The Parish Council have no objection to the other improvements being made to the property. Guideline 43 of the Village Design Statement, which forms Appendix 2 of the West Wittering Neighbourhood Plan and states that ‘Any new developments should maintain the spaces between buildings and reflect the height of adjacent properties.’

WW/24/00361/DOM – Little Rumford, 2 Russell Road

No objection

WW/24/00560/DOM – 6 Marine Close

No objection.

Comment: The Parish Council observed that the fence may obscure the visibility of the road for motorists and many pedestrians use this route to get to the beach. It is especially busy during the summer and school holidays.

WW/24/00716/DOM – Fairways, Wellsfield

Objection

This development is contrary to Guideline 34 of the Village Design Statement which forms Appendix 2 of the West Wittering Parish Council's Neighbourhood Plan. Guideline 34 states that 'any new development should maintain the spaces between the buildings. the large plot size and use red brick or tile 'Grass verges and mature trees are a feature of the area and should be preserved, retained and

maintained. Any new development should also maintain existing hedges and 3-4 metres of grass verge on the road.

The development is unneighbourly and is an overdevelopment of the site with a bulk and mass that is excessive especially considering the Gable End on the eastern boundary.

Policy WW1 of the West Wittering Neighbourhood Plan should also be considered in the decision making process.

WW/24/00667/DOM – Camber Court, Rookwood Lane

Objection

This development sits within a sensitive high profile site within the AONB. The many changes that are being considered over time could be significant and may be overlooked because of the piecemeal approach being taken with the application. The impact of light pollution and the impact on bats are major concerns of the Parish Council. As this property is on the shoreline, Policy WW10 of the Neighbourhood Plan should be adhered to. This is an insensitive development for this area. A TPO should also be placed on all vulnerable trees. A condition should be added ensuring that the Public Footpath is maintained at all times. It was also noted that it was difficult to easily understand the changes being suggested in the drawings.

WW/24/00685/DOM – 31 Howard Avenue

Objection

If the LPA is minded to grant planning permission the Parish Council would ask that the outbuilding is not to be used for habitable accommodation and for it to be incidental to the main building and also that no permission should be granted for any use to be made of the flat roof. The Parish Council are also concerned about the lack of sufficient parking especially as a garage is being lost. Porous terrain is also being lost and the Parish Council is concerned about this due to the increase in all types of flooding in the area.

The Parish Council would also request that WW11 of the Neighbourhood Plan be adhered to and in particular for additional tree planting as the cypress trees will be lost from the rear street scene.

WW/24/00693/DOM – Hobert House, 19 The Crescent

Comment: Guideline 43 of the Village Design Statement, which forms Appendix 2 of the West Wittering Neighbourhood Plan, states that ‘Any new developments should maintain the spaces between buildings and reflect the height of adjacent properties.’

The Parish Council is concerned that this is a potential over development of the site.

WW/24/00809/PLD – 10 Cakeham Way

No objection

WW/24/00720/FUL – Thessaly, Roman Landing

Neutral

Comment: The environment has changed considerably since this application was last considered. The Parish Council would ask that conditions accord with policies within the West Wittering Neighbourhood Plan Policy WW1 which states that, subject to other relevant development plan policies, development will be supported where it maximises opportunities to achieve zero energy buildings, with measures to reduce water use and appropriate drainage and helps to combat and mitigate the impacts of climate change.

5. To receive the Planning Authority decisions of interest since the last meeting – The decisions made by CDC since the previous meeting were received.

6. Enforcement and licensing issues – There were no licensing applications to report and the current enforcement cases were noted.

7. Correspondence and reports from external meetings – The Clerk reported that a resident had requested that the Parish Council add the recent flooding issues to their response to application WW/24/00266/REM Land West of Church Road West Wittering, approval of reserved matters. it was **RESOLVED** to consider this request at the next meeting of the Parish Council on May 9th 2024. Cllr Pike requested that the recent notification of the requirement for an Overwintering Bird Survey on this land should also be discussed at this meeting and this was agreed.

The Clerk also reported that a communication had been received from CDC informing the Parish Council of the Appeal against the refusal of planning permission for 22/02214/FULEIA and 22/02235/OUTEIA, Stubcroft Farm, Stubcroft Lane, East Wittering which will be dealt with by way of an Inquiry.

8. Date of the next meeting: - The date of the next meeting was confirmed as Wednesday, May 15th, 2024, at 10.30am in The Pavilion, Rookwood Road.

There being no further business for discussion the meeting closed at 12.25 pm.

Signed:

Chairman

Date:

The next meeting of the West Wittering Parish Council Planning Committee will be held on Wednesday May 15th, 2024, 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