



## **WEST WITTERING PARISH COUNCIL**

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

held on Wednesday August 28th, 2024, at 10.30am in The Pavilion, Rookwood Road, West Wittering.

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

**1. APOLOGIES FOR ABSENCE:** - Cllr S Debeger, Cllr B Buckland.

**2. DECLARATIONS OF INTEREST:** - Cllr Hutton declared a personal interest in WW/24/01572/FUL, 36, Marine Drive and Cllr Pike declared a personal interest in WW/24/01836/TCA, Camacha.

**3. MINUTES OF THE PREVIOUS MEETING:** - The minutes of the previous meeting held on July 24th, 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/24/01673/FUL – Cherry Croft, 47 Marine Drive West**

**No Objection**

**WW/24/01380/DOM – South Nore, Snow Hill**

**Objection**

The Parish Council is disappointed that the sensitive development that was described in the original application has resulted in the property being taken down to the first floor. The Parish Council are also concerned about the cumulative impact of numerous planning applications on what is a relatively small plot.

This development is within the AONB and is adjacent to an SSSI. The land surrounding the development therefore has the highest status of protection possible. The NPPF states that any development within it must enhance and conserve the area. Similarly, Policy **WW13** of the West Wittering Neighbourhood Plan is concerning light pollution and states:

Where development involves an outdoor lighting scheme and where relevant an indoor lighting scheme (for instance where a building has a large amount of external glass), proposals should respond positively to the following criteria: 1. The detailed lighting scheme has been prepared in line with relevant British Standards and the latest national design guidance; 2. The design minimises unnecessary glare and spillage; 3. There is no unacceptable impact on neighbouring development or the wider landscape; 4.

Light levels are the minimum required for safety and security purposes, taking account of the existing location and character of the area. Development proposals that are within or may affect Chichester Harbour AONB should also demonstrate that their lighting elements will not have unacceptable effects on wildlife and that they comply with the Dark Skies policies set out in the Chichester Harbour Management Plan regarding the designated Dark Skies Discovery Sites. Proposals should take into account the Institute of Lighting Professionals published best practice guidance for zone E1 locations. Where appropriate, the times and intensity of illumination will be controlled by planning conditions.

These conditions are relevant to this application. Particularly the lighting from the third floor of the property and the extra buildings in the garden which are in currently dark spaces.

Regarding the NPPF policy on developments within an AONB, this application will have a high 1.8 metre fence plus a trellis and out buildings that are also high and visible. This is not conducive to or appropriate in an AONB. This is a tranquil area and the community and neighbouring houses are losing this amenity by this site being overdeveloped and visible from the open space. The number and size of the outbuildings is out of character with the rural area and are out of proportion with the size of the house. The impact on the quiet and historic Coastguards Lane is also a great concern. The properties on this lane back onto the development site and it is likely, with ten bedrooms and outbuildings that there will be noise, traffic and is unneighbourly. The VDS which forms part of the West Wittering Neighbourhood Plan states:

Snowhill. Lying within the AONB between the East Head spit and the village, it is dominated by mud flats and lower glasswort salt marsh at low tide, and has an open and undisturbed character. It is home and feeding ground to countless birds, many of them migratory, and attracts walkers and birdwatchers all year round.

The position of the Pool House has been raised as a concern previously by the Parish Council as it was not shown on some of the previous plans. The Parish Council were always concerned about it being placed where it is now shown, too close to the boundary and neighbouring dwellings. This is unneighbourly and will impact greatly on the neighbour's amenity. The swimming pool equipment must be kept in the middle of the site for all time.

The size and prominence of the Boathouse is also a particular concern and has been objected to previously. It is worth noting that large sailing vessels cannot be launched at Snow Hill Creek. The character, style and size of these outbuildings have raised a concern that the property may be used for holiday letting and **Policy WW6** of the West Wittering Neighbourhood Plan states: -

**Policy WW6** Visitor Accommodation and Facilities Proposals for visitor accommodation suitable for year-round visitors and which reflects the character and nature of the village will be supported. Insofar as planning permission is required, the change of use of private dwelling houses into accommodation for more than six people or for short-term lets will not be supported where this would cause unacceptable harm to the tranquil character of the parish, where it would unacceptably detract from the amenity of neighbouring properties or where it would create an unacceptable level of additional on street parking.

Similarly, The Granary is of serious concern also. This is described as "small", but it is not and if it is to be used for tools then the design is highly inappropriate as a lawn mower and other tools cannot be pushed up the wooden steps. It is possible that it is also likely to be used for holiday accommodation.

The combined mass of the three outbuildings is completely out of proportion with the house and garden and the scale has an adverse impact on the dwelling house as well as its numerous neighbours. In terms of the scale and massing of the three buildings the proposal is unacceptable. Without a suitable condition the combination of the numerous bedrooms in the house and the three additional outbuildings give potential for a very large business for short term lets. This is contrary to our Neighbourhood Plan

and the NPPF which aim to protect the tranquillity and character of the AONB (see **Policy WW 6 above**).

Parking is also an issue at this property where the CEMP has stated that all site vehicles must be parked within the site, but they are often parked in the open space that is Snow Hill. There is insufficient parking on site for 10 bedrooms.

Should the LPA choose to permit any of these outbuildings there must be a strong condition that they are incidental to the main dwelling and not to be used for overnight accommodation. Similarly, the development should not be used as a business and should remain C3 registered.

The materials used must be in character with the rural setting. **Policy WW1, Design**, in the West Wittering Neighbourhood Plan states:

Subject to other relevant development plan policies, development will be supported provided that its design, form and detail is of a high quality to reflect the attractive and unique landscape, seascape and townscape character of West Wittering having regard to the Village Design Statement (Appendix 2) and the character areas defined within it and, where relevant, to the Chichester Harbour Management Plan. 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.

The Parish Council objects strongly to the addition of a hand gate next to the entrance from Snow Hill as there is no access over the land at this point.

If the LPA is to permit this application, then it must be conditioned in accordance with the policies in the West Wittering neighbourhood Plan.

#### **WW/24/01572/FUL – 36, Marine Drive**

**No objection** but the Parish Council request that the trees in the back garden of this property be assessed for a TPO to be placed on them. **Policy WW11** of the West Wittering neighbourhood Plan states:

**Policy WW11** Biodiversity, Geodiversity and Mitigating the Impacts of Climate Change Development Proposals should achieve a net-gain in biodiversity assets of at least 10% (demonstrated by reference to the Defra Biodiversity Metric). As appropriate to their scale, nature and location, development proposals should seek to enhance the natural capital of the immediate locality and increase its resilience to climate change. Development proposals should retain and support the enhancement of nondesignated biodiversity and geodiversity assets except where the works proposed are essential for the viability of the site (such as access). In these circumstances, any harm to the asset concerned should be minimised and where practicable mitigated.

#### **WW/24/01836/TCA – Camacha, Pound Road**

**No objection.**

#### **24/01893/LBC – Cakeham Manor, Cakeham Road**

**No objection.**

**5. To receive the Planning Authority decisions of interest since the last meeting** – The decisions of interest were received.

**6. Enforcement and licensing issues** – No new items to report.

**7. To discuss the Government’s consultation on the proposed reforms to The National Planning Policy framework (NPPF) and other changes to the Planning System** – The Chairman introduced the item giving a brief outline of the main changes proposed, in particular the changes to the housing need calculation and the impact of this change and others such as the Local Plan on Chichester District Council. The strengthening of the requirement for real affordable housing was also discussed. It was noted that the return of regional strategic planning would be beneficial, hopefully to infrastructure issues. A range of questions from the consultation were considered and it was also noted that WSALC had recently provided guidance for Parish Councils on the consultation. It was **RESOLVED** to hold an Extraordinary Meeting of The Planning Committee, focussing only on the consultation, and that this would take place on Monday September 23<sup>rd</sup> at 10.30am in The Pavilion.

**Date of the next meeting:** - The date of the next meeting was confirmed as Monday September 23<sup>rd</sup> to respond to the consultation from The Government on the NPPF and then Wednesday, September 25<sup>th</sup>, 2024, at 10.30am in The Pavilion, Rookwood Road.

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

Signed: .....  
Chairman

Date:

**The next meeting of the West Wittering Parish Council Planning Committee will be held on Wednesday September 25<sup>th</sup>, 2024, at 10.30am in The Pavilion, Rookwood Road, West Wittering, PO20 8LT. There will also be an Extraordinary meeting of the Planning Committee on September 23<sup>rd</sup> at 10.30 in The Pavilion solely to respond to the consultation on changes to the NPPF.**

**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)