



## **WEST WITTERING PARISH COUNCIL**

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

held on Wednesday February 26th, 2025, at 10.30am in The Pavilion, Rookwood Road, West Wittering.

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

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

**2. DECLARATIONS OF INTEREST:** - None

**3. MINUTES OF THE PREVIOUS MEETING:** - The minutes of the previous meeting held on January 29th, 2025, were approved as a true and fair record and were agreed by all.

**4. PLANNING: - THE DECISIONS OF THE COUNCIL WERE AS FOLLOWS: -**

#### **WW/24/00171/OBG – LAND TO THE WEST OF CHURCH ROAD**

##### **Objection**

WWPC strongly objects to this application to vary the S106 obligation regarding the obligations to provide social housing on this site, in particular, the requirement to secure a suitable provider before the commencement of development (Annex 1) and to alter the tenure of 16 affordable housing dwellings from 1xShared ownership, 8xAffordable Rent, 7xSocial Rent to 16 x Rent Plus in reference to WW/20/02491/OUT. WWPC feels that there is a preferable, viable and strong alternative arrangement that could be realised relatively quickly to provide low cost rented housing in perpetuity, which is a much more needed option than the proposed rent to buy. The Rent Plus option encourages purchase of the units which are then lost to the rented sector forever. WWPC sees this site as a once in a generation opportunity to secure much needed rented accommodation. WWPC does not agree that Rent Plus serves the public interest in this Parish and asks that this application be delayed whilst alternatives are secured. There is strong evidence of a great need for local affordable rented accommodation for local residents and key workers. Because of the nature of the West Wittering area, purchasing a home or private renting is beyond the budget of many local people. Local employers need workers, and local families should be able to live close to their friends and family and help to care for their elderly and very young but often this is not possible. We know of 31 families currently on the waiting list of a local charity housing provider, The F.G Woodger Trust. The F.G. Woodger Trust is a local well established well run Charitable Trust whose aim is to support residents and organisations of the Witterings and to improve lives locally. The F. G. Woodger Trust are a registered Charity with years of experience in lettings and maintenance. Their 28 existing properties are well maintained, and tenants feel safe and secure. Their tenants do not move on. The F.G. Woodger Trust would be interested in discussing ways in which they

can help to maintain the availability of social rented dwelling in perpetuity in West Wittering and it is unlikely that such an opportunity will present itself again in West Wittering. WWPC wishes to fully endorse and support this desire of the Woodger Trust to purchase some of the affordable units for rent to local people in perpetuity. WWPC is not convinced that the Rent Plus corporate model will be able to provide the level of care and maintenance for its tenants that is the norm with the Woodger Trust. WWPC objects very strongly to the current S106 agreement being changed in any way without further investigation into what may be possible locally to solve the problem that has arisen from the withdrawal of the agreed registered provider. The S106 agreement is a very important document that aims to provide much needed provisions and services required by local residents and this needs to be enforced on behalf of residents. WWPC requests an urgent meeting with the appropriate officers in the Planning, Legal and Housing departments and the appropriate Cabinet Members and The F.G. Woodger Trust as soon as possible. WWPC are able to provide a range of possible dates for this meeting to take place. WWPC also requests that this application not be expedited and asks that it be considered at a future CDC Planning Committee allowing time for the key partners listed above to work together at pace to see if an alternative solution that will meet the needs of local residents may be viable. The current S106 agreement should be in place until all other options have been examined and exhausted. It is hoped that this alternative viable option to provide affordable housing for rent in perpetuity which complies with the requirements of policy H4 and the terms of the S106 will be fully explored by the LPA as soon as possible and that the Developer will recognise its obligations under the S106 which was in place when the site was purchased and do all it can, in difficult circumstances, to ensure these rented units are not lost and that public interest is served. Planning permission would not have been granted by the Inspector without the S106 to secure affordable housing being watertight. It is an important legal document which binds the land and should only be varied in the most unusual of circumstances. We ask that time is given to try and secure as many units of low cost rented in perpetuity and Rent Plus only agreed as a last resort when no low cost rented can be secured. This is not an opportunity which is likely to arise in West Wittering again and we really hope that the rented housing will not be lost.

**WW/24/00097/TPA – Oakley, Elms Lane**

**Objection** - West Wittering Parish Council objects to this application. The information provided is very confusing and unclear. The Parish council also feel that a 50% reduction is excessive on these trees especially as they already have a TPO

**WW/24/00169/PLD – 44 Howard Avenue**

**Objection** - West Wittering Parish Council believe that this application does require planning permission. The Parish Council also have concerns about the change of shape of the roof and the bulk but will be guided by the planning officers.

**WW/24/00175/FUL – Sunny Brae 41 Marine Drive**

**Objection** - West Wittering Parish Council objects to this planning application on the grounds of flood risk with situated within Flood Zone 3 and the bulk and mass of the property. Councillors would also like the LPA to refer this to their Heritage officers for their view on this being a heritage asset as it is one of the last remaining examples of railway carriages converted to habitable dwellings on this stretch of coast.

**WW/24/00179/DOM and LBC – Cakeham Manor, Cakeham Road**

The Parish Council support the view of Historic England but feel that the modern aspect to the structure does not fit well with the historical buildings that connect to it. The Parish Council appreciate the care and attention that has gone into the improvement of this very significant historical building for the village

## **WW/25/00076/FUL – Tides Reach, Middlefield**

**Objection - West Wittering Parish Council** objects to this planning application on the grounds of being unneighbourly with the Dorma window overlooking the neighbours at no 4. The development is out of character with the surroundings and the materials are not in keeping with the street scene. The Parish Council are also concerned about the loss of porous land. Policies WW1 and WW11 of the West Wittering Neighbourhood Plan should be adhered to when considering this application. Should the LPA approve this application, the outbuilding should remain ancillary to the main dwelling.

**5. To receive the Planning Authority decisions of interest since the last meeting** – A number of decisions were discussed and noted.

**6. Enforcement and licensing issues** – The Clerk reported that both WSCC and CDC were enforcing the parking around the Dandara site.

**7. Correspondence:** A notification has been received from CDC regarding a planning application for reserved matters in Birdham. It was agreed that as this was for over ten dwellings it would be considered at the next Parish Council meeting on March 6<sup>th</sup>.

**Date of the next meeting:** - The date of the next meeting was confirmed as Wednesday, March 26th, 2025, at 10.30am in The Pavilion, Rookwood Road.

**There being no further business for discussion the meeting closed at 12.30 pm.**

Signed: .....

Chairman

Date:

**The next meeting of the West Wittering Parish Council Planning Committee will be held on Wednesday March 26th, 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)