

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

held on Wednesday February 28th, 2024, at 2.00pm in The Pavilion, Rookwood Road, West Wittering.

**PRESENT: - MR S DEBEGER (CHAIRMAN), MRS B WRIGHT, MRS N PIKE, MR B HUTTON, MRS L HANDFORD AND MR B BUCKLAND.**

**1. APOLOGIES FOR ABSENCE: -** Mr H Patel, Mr I Western and Mr K Martin.

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

**3. MINUTES OF THE PREVIOUS MEETING: -**

The minutes of the previous meeting held on the January 19<sup>th</sup>, 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/23/02789/DOM – Wix Corner, Redlands Lane**

**No objection**

**WW/24/00160/PA1A – 5 Malthouse Cottages, Rookwood Road.**

**No objection**

**WW/24/00162/DOM – Plum Lodge, Wellfield.**

**No objection.** Additional native planting required.

**WW/23/02670/FUL – 43 Marine Close.**

**Neutral.** The Parish Council acknowledge and appreciate the reduction of the ridge height and to the increase in space all around the property. There is a concern that this is a five bedroom property but the space available for parking would not cater for this number of bedrooms. Please could the parking provision be made clear. A part of the adherence to WWPC Neighbourhood Plan Policy WW 11, should the LPA approve this application please could some additional native planting be arranged for this development

**Comment** Please can the LPA assure themselves that no neighbouring property is overlooked. The property is in the AONB and is out of keeping with the surroundings. Please can the property be ancillary to the main dwelling.

**WW/24/00120/DOM – 12 The Wad.**

**No objection**

Comment, please could the LPA ensure that any flat roof is not used for outside seating. Policy W11 of the WWPC Neighbourhood Plan requires all development to provide some Biodiversity net gain. The Parish Council ask that this is proportionate to the development and in this case would suggest some additional native planting of wildflowers trees or shrubs be requested.

**WW/24/00173/DOM – Amery Cottage, Wellsfield.**

**No objection.**

Comment: it would have been useful to have included measurements on the diagrams/plans. Policy W11 of the WWPC Neighbourhood Plan requires all development to provide some Biodiversity net gain. The Parish Council ask that this is proportionate to the development and in this case would suggest some additional native planting of wildflowers or shrubs be requested.

**WW/24/00256/FUL – St Peter’s Church Hall, Church Road.**

**No objection.**

The Parish Council support this application and feel that it is an improvement on previous plans. Comment: The Parish Council noted that the description of the application states that the Church is within East Wittering when it is in West Wittering. Policy W11 of the WWPC Neighbourhood Plan requires all development to provide some Biodiversity net gain. The Parish Council ask that this is proportionate to the development and in this case would request that some additional native planting of wildflowers, trees or shrubs be planted.

**WW/24/00122/DOM – Camber Court, Rookwood lane.**

**No objection.**

Policy W11 of the WWPC Neighbourhood Plan requires all development to provide some Biodiversity net gain. The Parish Council ask that this is proportionate to the development and in this case would request that some additional native planting of wildflowers, trees or shrubs be planted and that this be made a condition as the property is within the AONB.

**WW/24/00233/DON – Park End, 4 Marine Drive.**

**No objection.**

**WW/24/00294/DOM – Sea Oaks, West Strand.**

**No objection.**

The Parish Council were very pleased to see that their original concerns had been dealt with in this current application. Policy W11 of the WWPC Neighbourhood Plan requires all development to provide some Biodiversity Net Gain. The Parish Council ask that this is proportionate to the development and in this case would request that some additional native planting of wildflowers, trees or shrubs should be requested.

**WW/24/00299/DOM – Baytrees, 11 The Wad.**

**Objection on the grounds of overdevelopment of the site.**

**Correspondence: -**

Mr Christopher Mead-Brigg from West Itchenor Parish Council was invited to speak on the proposed improvements to the entrance and parking for large vehicles at the Travis Perkins depot in West Itchenor. Mr Mead-Briggs wanted to ensure that WWPC, as a neighbouring Parish Council, were aware and asked if they were supportive of the proposal. The Parish Council thanked Mr Mead-Briggs and confirmed their support.

**5. To receive the Planning Authority decisions of interest since the last meeting – None.**

**6. Enforcement and licensing issues** – Cllr Pike requested an update on the large hole in a listed wall on Pound Road. Subsequent to the meeting this has been reported. It was reported that the enforcement issue concerning the Land to the East of Brook House had been resolved.

**7. Policy WW11 of the Neighbourhood Plan** - Councillors discussed the criteria for adhering to Policy WW11 in the Neighbourhood Plan regarding improving biodiversity and discussed a range of mitigations such as bird and bat boxes, hedgehog houses, native planting of wildflowers, shrubs that produce nectar for bees and butterflies plus trees where feasible. Subsequent to the meeting CDC have also confirmed their position and all planning applications that have been delayed due to imminent national guidance on this topic are now progressing.

**8. Correspondence and reports from external meetings** – The item of correspondence from Mr Mead-Briggs was dealt with directly after Agenda item 4.

**9. Date of the next meeting:** - The date of the next meeting was confirmed as Wednesday, March 27th, 2024, at 10.30am in The Pavilion, Rookwood Road.

**There being no further business for discussion the meeting closed at 4.00 pm.**

Signed: .....  
Chairman

Date:

**The next meeting of the West Wittering Parish Council Planning Committee will be held on Wednesday March 27th, 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](http://www.westwitteringparishcouncil.gov.uk)**