



WEST WITTERING PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE OF THE PARISH COUNCIL

held on Wednesday January 29th, 2025, at 10.30am in The Pavilion, Rookwood Road, West Wittering.

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

1. APOLOGIES FOR ABSENCE: - None given.

2. DECLARATIONS OF INTEREST: - None

3. MINUTES OF THE PREVIOUS MEETING: - The minutes of the previous meeting held on December 18th, 2024, were approved as a true and fair record and were agreed by all.

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

WW/24/02575/DOM – Winters Moon, East Strand

No objection

WW/24/02792/PLD – Omega, 59 The Crescent

Previously permitted by CDC

WW/24/02876/DOM – Ellanore House, Ellanore Lane

Objection - WWPC object to this planning application on the grounds of it being unneighbourly due to potential noise pollution from the proposed positioning of the air source heat pumps which will be situated close to Ellanore Lane, a public footpath in the National Landscape used for tranquil recreation by the public. The Parish Council would like the air source heat pumps to be re positioned away from the public footpath. If the LPA decide that the heat pumps should stay as positioned in the plans, the WWPC request that the noise level be limited to 40 decibels. Since the application included an amended Block Layout with new lines linking the air source heat pumps and new annotation regarding the location of the pumps, the Parish Council felt that it was legitimate to raise the issue of their noise pollution in this response. This is especially the case as the site is situated in a beautiful rural location much loved by the public and therefore deserves particularly sensitive special regard. Paragraphs 187 and 189 of the NPPF supports the Parish concerns

Also a major concern of the Parish Council is the protection of the landscape and natural beauty in the area (National Landscape (previously AONB)). It is widely recognised locally as a sensitive site where the biodiversity should be enhanced (para 187 and 189 NPPF apply). The planting of laurel and other non-native species as a hedge along the coastal footpath and Ellanore Lane is disappointing. It is not accepted that a native hedge in that location would not thrive. Good examples of mixed native hedge are found all along the coastal footpath in the immediate area where birds thrive, please see photos attached separately. The planting of laurel is detrimental to the character of the rural coastal location and will result in an urban sterile character, reduce any potential to enhance biodiversity and detract from the natural beauty and visual amenity of the surrounding landscape and its special character and, along with the fence, be detrimental to this important area.

Further substantial posts have been erected on the outside of the new hedge to erect a further green plastic fence to protect the laurel hedge. This is damaging to the visual amenity of the area. If this is permitted, then please may the LPA impose a condition that this green fencing and posts are removed within a short period of time. The fact that this protection is required is indicative that the wrong type of planting is being used (see photos)

Policies WW10 and WW11 of the West Wittering Neighbourhood Plan are both very relevant to this application. Policy WW10, Coastal enhancements, states that ‘proposals for the enhancement of the coastline will be supported provided that they take account of the integrated Coastal Management Strategies for the Manhood Peninsula and the Chichester Harbour Conservancy Management Plan. These could include upgrading existing footpaths, cycle paths and visitor facilities at West Wittering beach provided these are accessible for all and do not adversely impact on the exceptional ecological and landscape assets of the area. Proposals that damage these assets, including which would result in an urbanisation and/or domestication of the foreshore, will not be supported’. The Parish Council are also concerned about the reduced width of the path to Ellanore Point caused by new (“urban”) fencing and laurel planting.

Policy WW11 deals with biodiversity, geodiversity and mitigating the impacts of climate change. The biodiversity and geodiversity assets of the parish are very significant with European, national and local designations. Development proposals can contribute to this policy by avoiding harm to soil structure and existing trees and hedgerows and by enhancing these habitats through new planting and management practices. The Parish Council were pleased to see the list of wild flowers to be planted but remain concerned about the use of non-native species such as laurel and the damage to existing trees such as the mature oaks along the side of the property where bunding is taking place. This will damage the existing native trees irretrievably.

WW/24/00007/TCA – Brook House, Pound Road

No objection

WW/24/02851/PLD – 27 Locksash Close

No objection

5. To receive the Planning Authority decisions of interest since the last meeting – A number of decisions were discussed and noted. Cllr Debecker stated that it was useful to see the range of responses from CDC and to feed this learning into WWPC future responses where appropriate.

6. Enforcement and licensing issues – No updates to report.

7. Correspondence: The new applications for Stubcroft Farm were discussed following helpful correspondence for the Planning officer dealing with the applications. It was decided to re submit again the original objection including support for Dr Cobbold’s response which focusses on the flooding issue using the new reference numbers.

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

There being no further business for discussion the meeting closed at 12.00 am.

Signed:

Chairman

Date:

The next meeting of the West Wittering Parish Council Planning Committee will be held on Wednesday February 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