



WEST WITTERING PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE OF THE PARISH COUNCIL

held on Wednesday July 24th, 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, MRS L HANDFORD, MR S DEBEGER (VICE CHAIRMAN) AND MR B BUCKLAND.

1. APOLOGIES FOR ABSENCE: - None given.

2. DECLARATIONS OF INTEREST: - Cllr Wright declared a personal interest in WW/24/01423/DOM, Fermain and WW/24/01428/DOM, Brook House.

3. MINUTES OF THE PREVIOUS MEETING: - The minutes of the previous meeting held on June 19th, 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/24/01167/DOM - Plum Lodge, Wellsfield

No Objection

WW/24/01240/DOM - Hobert House, 19 The Crescent

Objection on the grounds of overdevelopment. If this application is permitted there will be reduced open space with no garden or amenity space. The outbuilding is also disproportionately large in proportion to the main dwelling. Should the LPA be minded to approve this application the Parish Council ask that the annexe remains ancillary to the main dwelling.

WW/24/00997/DOM - Henley Croft Itchenor Road

Comment: No objection but the Parish Council have a few comments that they would like to be considered. The property sits within a dark skies area of the AONB and mitigation should be offered to address this as the third floor windows do not conserve or enhance the area. Also a bat survey is required and mitigation again put in place. Guideline 54 of the West Wittering VDS which now forms a part of the West Wittering Neighbourhood Plan states that the outlying hamlets are major contributors to the character of the area and need particularly strong control over any development or re development. Policy WW13 should also be utilised when considering the impact of the light levels on the surrounding area and the wildlife.

WW/24/01157/DOM - Four Jays, 24 Russell Road

Objection on the grounds of being unneighbourly. **Comment:** The increase in mass of the property at roof level is out of keeping with the existing property and the neighbour's property. It is therefore a disproportionate development to the street scene. Gable ends would reduce the bulk and be more in character.

WW/24/01158/DOM - Four Jays, 24 Russell Road

Objection on the grounds of being unneighbourly. **Comment:** The increase in mass of the property at roof level is out of keeping with the existing property and the neighbour's property. It is therefore a disproportionate development to the street scene. Gable ends would reduce the bulk and be more in character.

WW/24/01423/DOM – Fermain, West Strand

Comment: No objection but concern was expressed about the unneighbourly floor to ceiling bay windows.

WW/24/01428/DOM - Brook House Pound Road

No objection.

Comment: The development should be ancillary to the main dwelling and WW 11 should be applied.

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. Correspondence – Correspondence had been received detailing the arrangements for the Stubcroft Farm Inquiry which is due to begin on July 30th at Chichester College and Cllr Steve Debeger will attend from WWPC. Other Councillors may attend also. Chichester District Council have requested a report on the utilisation of the Neighbourhood Plan, since it had been made, when considering planning applications and this is being actioned.

Date of the next meeting: - The date of the next meeting was confirmed as Wednesday, August 28th, 2024, at 10.30am in The Pavilion, Rookwood Road.

There being no further business for discussion the meeting closed at 11.40 pm.

Signed:
Chairman

Date:

The next meeting of the West Wittering Parish Council Planning Committee will be held on Wednesday August 28th, 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