

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

held on Wednesday July 27th, 2022, at 10.00am in The Pavilion, Rookwood Road, West Wittering.

PRESENT: - MR K MARTIN (CHAIRMAN) MRS J BARRETT, MR B HUTTON, MRS N PIKE, MR B BUCKLAND, AND MRS B WRIGHT

1. APOLOGIES FOR ABSENCE: - Mrs L Handford, Mr S Debege, Mr H Patel.

2. DECLARATIONS OF INTEREST: - Mrs N Pike declared a personal interest in WW/22/01455/FUL as a member of EHCIAG.

3. MINUTES OF THE PREVIOUS MEETING: -

The minutes of the previous meeting held on the 6th of July 2022 were approved as a true and fair record agreed by all.

4. PLANNING: - Noted the decisions of the Council were as follows: -

WW/22/01455/FUL – Stakes Island

WWPC supports this application

WW/22/01433/DOM – Little Brae, Elms Ride

Objection on the grounds of the positioning of the outbuilding/office being unneighbourly as it almost abuts the boundary directly. A one or two metre clearance would be preferred and allow for the planting of some screening. Similarly, the car port would be better placed at the side of the building instead of projecting towards the street with a reduction in grass verge. On both accounts this would then be more aligned with Guideline 34 of the WWPC Village Design Statement. The Parish Council has no objection to any of the other aspects of the planning application.

WW/22/01644/TCA – Roof Tree Cakeham Road

Holding objection subject to comments from the Tree Officer.

WW/22/01673/FUL – Tylers. Berry Barn lane

No objection

WW/22/01737/DOM – 17 Cambridge Avenue

No objection

WW/22/01773/TCA – Hayes House Cakeham Road

No objection

WW/22/00778/FUL – Land East of Brook House

Objection

The Parish Council are very disappointed that despite all of the efforts of the LPA to have this unlawful residential use of a shed stopped, it still continues. This garden shed, which was part of the curtilage of Brook House now has a name, however this does not give the building any residential use legitimacy. There is no lawful use for this building, this has been well established through the appeal system when the Inspector dismissed the claim that there was a lawful residential use. The enforcement notice was upheld on appeal and the LPA are asked to enforce on that appeal result. Therefore, this application is in effect for a new dwelling in the heart of the Conservation area on land which was part of the garden of Brook House. There are no compelling reasons why an additional dwelling should be permitted on this garden land. If the application is permitted, it will be contrary to all the relevant guidance in the VDS and cannot be justified on any other grounds. It is out of keeping with the buildings in the conservation area and not acceptable to any of the VDS requirements. The site abuts the AONB and will be visible with light impacting the night sky and surrounding environment and also does not address the proximity of the Chichester Harbour Conservancy and their requirements.

WW/22/01646/FUL – Land North-East of Truffles

Objection on the grounds that this is an inappropriate development in the Countryside. There is no proven need for further tourist accommodation in the area and the positioning is dangerous with concern from WSCC Highways on the safety of cyclists on this road. Further, the redline application site is contrived and does not accord to any feature on the ground, this is not good planning practice and would be open to confusion and creep of the new use in the future. The proposal if granted will not limit the use of the site to just two caravans. Case law confirms that once the caravan use exists it is not possible for the LPA to control the number of caravans on the site. The Parish is concerned that if this is granted that the use will intensify and spread over a much larger area of the existing planning unit to the significant detriment of the countryside and the residential neighbours.

5. To receive the Planning Authority decisions of interest since the last meeting.

Planning decisions of interest were noted.

6. Enforcement and licensing issues – Nothing new to report at this point.

7. Correspondence and reports from external meetings – None received.

8. Date of the next meeting: - The date of the next meeting was confirmed as Wednesday, August 24th, 2022, at 10am in The Pavilion, Rookwood Road.

There being no further business for discussion the meeting closed at 11.35 am.

Signed:
Chairman

Date:

The next meeting of the West Wittering Parish Council Planning Committee will be held on Wednesday August 24th, 2022, at 10am 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