

WEST WITTERING PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE OF THE PARISH COUNCIL

held on Wednesday March 27th, 2024, at 10.30am in The Pavilion, Rookwood Road, West Wittering.

PRESENT: - MR K MARTIN (CHAIRMAN), MRS B WRIGHT, MR B HUTTON, MRS L HANDFORD AND MR B BUCKLAND.

1. APOLOGIES FOR ABSENCE: - Mr H Patel, Mr I Western, Mrs N Pike and Mr S Debeger.

2. DECLARATIONS OF INTEREST: Cllr Wright declared a personal interest in WW/24/00265/PLD The Roost, Elms Ride.

3. MINUTES OF THE PREVIOUS MEETING: -

The minutes of the previous meeting held on the February 28th, 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/23/02846/DOM – 11 Joliffe Road.

Objection

Objection on the grounds of the proposed work extending to the road and also that it is of a build and mass that is out of character and breaks up the street scene. It is also unneighbourly to number 15 Joliffe Road.

WW/24/00405/DOM – 66 Harrow Drive

No objection

Policy WW11 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/24/00265/PLD – The Roost, Elms Ride.

No objection.

Policy WW11 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/24/00601/TCA – Beaufort House, Elms Lane.

No objection

23/02916/REM – Land South of Clappers Lane.

West Wittering Parish Council (WWPC) objects to this planning application.

Changes to the Strategic Flood Risk Assessment (SFRA) maps in 2022 show that this area is now more at risk of tidal flooding. The current assessment shows that many sites in this area will suffer from tidal flooding within the lifetime of the sites. This is particularly important as the future residents of the houses may not be aware of the flood risk if they only carry out the usual EA flood zone risk searches. How will the LPA ensure that residents are not purchasing houses under a false premise that there is no risk of flooding?

The Chichester Harbour IZCM states that there should be 'No new permanent development below the 5m mark (this was according to PPG25, subsequently replaced by PPS25 in March 2010). Above 5m: is a safe building zone. This site is 5m and drops to 2.7m. How will this be managed?

West Wittering Parish Council support Earnley Parish Council in its serious concerns about the possible impact of this development on the existing and failing sewage infrastructure.

The reliance on a sub-pumping station raises the question of how the maintenance of plant is to be guaranteed in perpetuity. This is especially relevant if insurance is not available. Houses in West Wittering regularly have sewage backing up resulting in residents being unable to use showers or toilets. We are not satisfied that the case for the sewage works having headroom for this development has been established. How does the developer intend to manage this? WWPC is aware that Earnley PC is also in direct communication with Southern Water regarding these issues.

A substantial increase in traffic is also a concern to the Parish Council. The junction between Clappers Lane and Bracklesham Lane has become very congested. This has worsened since the Outline Planning Application was granted due to the property completions on the adjacent development. Also, no measures are included to alleviate the congestion of getting on and off the peninsula at the Stockbridge A27 intersection.

5. To receive the Planning Authority decisions of interest since the last meeting – The decisions made by CDC since the previous meeting were received. It was noted that some comments made by WWPC had been included as a condition in a planning decision to permit Anchor Cottage, 6 Marine Drive West, West Wittering, PO20 8HH-WW/23/01192/DOM.

6. Enforcement and licensing issues – There were no licensing applications to report and the current enforcement cases were noted. Engagement with properties on Snow Hill was continuing with some positive outcomes.

8. Correspondence and reports from external meetings – None to report.

9. Date of the next meeting: - The date of the next meeting was confirmed as Wednesday, April 24th, 2024, at 10.30am in The Pavilion, Rookwood Road.

There being no further business for discussion the meeting closed at 11.10 am.

Signed:
Chairman

Date:

The next meeting of the West Wittering Parish Council Planning Committee will be held on Wednesday April 24th, 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