



WEST WITTERING PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE OF THE PARISH COUNCIL

held on Wednesday November 25th, 2024, at 10.30am in The Pavilion, Rookwood Road, West Wittering.

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

1. APOLOGIES FOR ABSENCE: - Mrs B Wright.

2. DECLARATIONS OF INTEREST: - None

3. MINUTES OF THE PREVIOUS MEETING: - The minutes of the previous meeting held on October 23rd, 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/24/02191/DOM – GREENGATES, 19 MARINE DRIVE

No objection. Comment: Please ensure that porous materials are used on the driveway and any hardstanding. Also please ensure that any balcony has obscured glass as a condition so as not to be unneighbourly.

WW/24/02055/FUL – Caraibes, The Byeway

Objection The Parish Council object on the positioning of the shed to the front of the property as this is out of character with the street scene in the area. **Comment:** Please ensure that a native hedge is planted in line with the WW11 policy within the Neighbourhood Plan. Please also ensure that the balcony has the appropriate screening from an amenity point of view. Regarding materials please ensure that Field Flint is used and that all hardstanding is made from porous materials as the village suffers badly from flooding in the winter.

WW/24/02326/DOM – Elm View, Rookwood Road

No objection

WW/24/02369/DOM – Westgate House, Wellsfield

Objection. Guideline 33 of the West Wittering Village Design Statement, which forms part of the West Wittering Neighbourhood Plan states that 'Any new development should maintain the spaces between buildings, the large plot size and use red brick or tile. Any new development should maintain existing mature hedges and 3-4 metres of grass verge on the road.' The Parish Council consider that the outbuilding is too far forward on the plot. Should the LPA be minded to approve this

application the Parish Council would requests that the outbuilding should be moved back from the road and be turned by 90 degrees. The materials used should be in line with guideline 33 of the VDS.

WW/24/02434/DOM – 22 Cakeham Way

Objection on the grounds of the development being an overdevelopment of the plot and unneighbourly as it sits hard on the boundary with the neighbouring property. It is also out of character with the surrounding properties. The Parish Council are also concerned about the use of a wooden structure for the creation of habitable accommodation and wish request that building regulations are considered and followed.

WW/24/02215/DOM – Anchor Cottage, 6 Marine Drive

Objection as the use of clear glass does not address the issues of neighbours being overlooked.

WW/24/02516/TCA – Little Hayes, Meadow Lane

Objection as the view of the tree from the road is an important part of the rural character of the area. The tree should remain as it is unless there is a risk or danger associated with this.

WW/24/02452/DOM – Lerryn, West Strand

No objection. Comment: Porous materials should be used for any hardstanding areas and there is a concern that the flint wall should have a like for like replacement this is not clear from the plans.

WW/24/02438/DOM – 45 Marine Drive

Objection on the grounds of the overdevelopment of the site. The bulk and mass of the roof is unacceptable and with 5 bedrooms the 2 car parking spaces is also an issue.

WW/24/02307/DOM – Hulets, Pound Road

No objection

WW/20/02491/OUT – Land To the West of Church Road Discharge of conditions

No objection to the discharge of conditions.

5. To receive the Planning Authority decisions of interest since the last meeting - Decision of interest were noted.

6. Enforcement and licensing issues – A response had been received from the enforcement team regarding the work being carried out in association with WW/20/02941/ OUT and an enforcement officer will visit the site.

7. Correspondence: The response to the Public Inquiry on the proposed development at Stubcroft Farm in East Wittering was noted and CDC were congratulated on the result. It was important to note that the use of incorrect flood plans was unacceptable, and this would be communicated to CDC.

Date of the next meeting: - The date of the next meeting was confirmed as Wednesday, December 18th, 2024, at 10.30am in The Pavilion, Rookwood Road.

There being no further business for discussion the meeting closed at 12.50 am.

Signed:
Chairman

Date:

The next meeting of the West Wittering Parish Council Planning Committee will be held on Wednesday December 18th, 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