



## **WEST WITTERING PARISH COUNCIL**

### **MINUTES OF THE PLANNING COMMITTEE OF THE PARISH COUNCIL**

held on Wednesday September 17<sup>th</sup>, 2025, at 10.30am in The Pavilion, Rookwood Road, West Wittering.

**PRESENT: MR K MARTIN (CHAIR), MR B BUCKLAND, MR B HUTTON (VICE CHAIR), AND MRS N PIKE.**

**1. APOLOGIES FOR ABSENCE:** - Mrs L Handford and Mrs B Wright.

**2. DECLARATIONS OF INTEREST:** None given.

**3. MINUTES OF THE PREVIOUS MEETING:** - The minutes of the previous meeting held on August 20<sup>th</sup>, 2025, were approved as a true and fair record and were agreed by all.

**4. REVIEW OF TERMS OF REFERENCE** – It was **agreed** to consider the delegation of straightforward and minor applications. This will be reviewed over the next few meetings to consider the type of applications that may fall into this category such as policy compliant applications. The missing paragraph on the developments of more than 3 houses will be inserted back into the document, subject to approval of the Parish Council. It was agreed to circulate the weekly lists and decisions from CDC to Councillors again. It was also **agreed** to return to meeting monthly in the week before the Parish Council meeting and the dates are attached.

**5. PLANNING APPLICATIONS:** - the decisions of the Council were as follows: -

#### **WW/25/01743/DOM – CYANNE, 18 MARINE DRIVE**

**No objection. Comment:** the Parish Council have no objection the main dwelling but do have concerns about landscaping and request that Policy WW11 of the WWPC Neighbourhood Plan is adhered to. There was also a concern about parking as the bedrooms are increasing from two bedrooms to five bedrooms. There should be a condition that the garden room must not be habitable as it is in a Flood zone. Also, there should be a condition not to use the flat roof as a terrace/verandah.

#### **WW/25/01426/DOM – TRILBY COTTAGE, ROOKWOOD ROAD**

The Parish Council request that planning permission is **withheld** until the situation regarding the loss of trees in this property is examined to determine if there are any enforcement actions required. This property is within the Conservation Area and used to have many trees. The Parish Council cannot recall any planning applications for the removal of the trees from this property. The property is within flood zone 2 and 3 and planting of trees and other native planting is therefore helpful and complies with WW11. The property is prominent in the conservation area with its iconic street scene and is highly visible from the street. Policies in the WWPC Neighbourhood Plan and VDS should be followed. Policy WW11 in the Neighbourhood Plan is very relevant here as is Policy 28 of the VDS.

Great care needs to be taken with choice of materials to ensure no harm to the street scene in the conservation area

#### **WW/25/01966/DOM – ELM VIEW, ROOKWOOD ROAD**

**Objection.** This property lies within both the National Landscape and the Conservation Area and therefore policies associated with this designation should be followed. Paragraph 189 of the NPPF states that ‘great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues...The scale and extent of development within all of these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.’ This application will breach the NPPF, Policy WW11 of the Neighbourhood Plan and Policies 20-25 and 28 in the VDS which form part of the WWPC Neighbourhood Plan. Buildings should be set well back from the road.

A large tree was removed from the front of the site before building works commenced without permission

The proposed double garage and log store is very close to the road, is too large, too high and is in the wrong place. The further tree loss involved will fundamentally alter the building line and character of the area. This was a very rural scene and was shielded by trees that screened the area. If permitted, this development will alter the street scene dramatically and would be out of character with the surroundings.

#### **WW/25/01971/DOM – 29 MARINE DRIVE, WEST WITTERING**

**Holding objection** – The parish Council are not clear from the plans where the veranda is situated. Should the LPA wish to permit the Parish Council request a condition in line with Policy WW11 of the WWPC Neighbourhood Plan where native planting is required and that the flat roof is not used for any purpose.

#### **WW/25/01993/TCA – BEAUFORT HOUSE, ELMS LANE**

**No objection**

#### **WW/25/01895/FUL – ELLA NORE SPIT, ELLANORE LANE**

**No objection** subject to there being no concerns raised by the Chichester Harbour Conservancy and Natural England. We believe an MMO license will also be required.

**Comment:** The Parish Council are concerned about the methodology and how the work will be carried out without damaging the surroundings, particularly the public footpath and existing vegetation. The work must be carried out sensitively in this area with adherence to Policy WW10 of the WWPC Neighbourhood Plan Coastal enhancements, restoration and conservation. The shingle has already been delivered and is in an adjacent field. Concerns have been raised about how the material will be transported to the coastal edge without adequate mitigation to protect the existing vegetation and new footpath. Strong conditions are required to ensure any damage done to this sensitive environment is fully repaired and any new planting is native species only

**6. To receive the Planning Authority decisions of interest since the last meeting** – Decision of interest were received.

**7. Enforcement and licensing** – The Clerk reported that a new Head of Enforcement was unlikely to visit the village but had requested more information on the current enforcement issues.

**8. Correspondence:** - An issue relating to further repairs on the King Chares III footpath was discussed and will be added to the agenda for the next Parish Council meeting on October 2<sup>nd</sup>, 2025.

**Date of the next meeting:** - The next meeting of the WWPC Planning Committee will take place on October 8<sup>th</sup>, 2025.

There being no further business for discussion the meeting closed at 11.45 am.

Signed: .....Date.....

Chairman

**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](http://www.westwitteringparishcouncil.gov.uk)