

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

held on Wednesday September 27th, 2023, at 10.00am in The Pavilion, Rookwood Road, West Wittering.

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

1.APOLOGIES FOR ABSENCE: - Mr H Patel, Mr I Western and Mr S Debeger (attending the CDC Planning Committee of behalf of the Parish Council).

2. DECLARATIONS OF INTEREST: Cllr Wright declared a personal interest in WW/23/02036/TCA and WW/23/01883/FUL

3. MINUTES OF THE PREVIOUS MEETING: -

The minutes of the previous meeting held on the August 30th 2023, 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/23/02036/TCA – Brook House, Pound Road.

No objection

WW/23/01872/FUL – Cinnabar, Rookwood lane

Objection

West Wittering Parish Council objects on the grounds of being contrary to the NPPF paragraph 176 in that it is not conserving or enhancing the landscape. It is also contrary to Planning Policy 16 of the Chichester Harbour Planning Principles on renewable energy. This is in the countryside and within the AONB and as such deserves protection. The area impacted by this application is not clear from the plans. The PVs will be visible from the surrounding countryside as they seem to be 2-3 metres high.

There seems to be a domestic vegetable garden for which change of use from agricultural land should be required.

WW/23/01883/FUL – 14 Ella Close

Objection

West Wittering on the grounds of being out of keeping with the area and other properties on Ella Close. There is limited parking for a four bedroom property and space for construction traffic is severely constrained.

The ridge height is too high and the sky light will cause light pollution. Policy WW4 of the West Wittering Parish Council's emerging Neighbourhood Plan, concerning replacement dwellings, should also be a consideration.

WW/23/01979/FUL – Elms Cottage, Elms Ride

A condition is requested that the properties are used as principal residences as described in policy WW5 of the emerging Neighbourhood Plan for West Wittering.

WW/23/01991/DOM – South Nore, Snow Hill.

Objection

The Parish Council has previously raised concerns about the position of the pump house and also when the application for this will be available. The piecemeal nature of this application is disappointing.

The development is out of keeping with the surrounding area and is too big, too high with a very large chimney that changes the profile of the main house. The Council is unsure why such a chimney would be required. The development is inappropriate and unneighbourly and impacts on the tranquillity of the area. This is an area of beautiful and peaceful countryside within an AONB and it does not conserve or enhance the landscape as required in Paragraph 176 of the NPPF.

WW/23/00700/FUL – Sandhead, Rookwood lane.

Objection

West Wittering Parish Council maintains its previous response and objects to the urbanisation of the Countryside as detailed in Policy WW10 in the emerging Neighbourhood Plan, Coastal Enhancements. West Wittering Parish Council also supports CHC in their response, in particular the impact on the adjacent designated intertidal habitats sites and on protected species, contrary to National Planning Policy Framework paragraphs 180-182, Local Plan Policy 49 and AONB Management Plan Policy 3. it is still very unclear from the plans what the finished look will be and a clearer presentation of this is required.

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

Decisions of the Local Planning Authority, Chichester District Council (CDC), were noted.

6. Enforcement and licensing issues – The current enforcement issues were reviewed. The Clerk reported that the enforcement team were still considering the situation at Whyke House.

7. Correspondence and reports from external meetings – None

8. The Webcast of the CDC Planning Committee was then viewed for a short period of time until the response for the Stubcroft Farm application in East Wittering was agreed

9. Date of the next meeting: - The date of the next meeting was confirmed as Wednesday, October 25th, 2023, at 10am in The Pavilion, Rookwood Road.

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

Signed:
Chairman

Date:

The next meeting of the West Wittering Parish Council Planning Committee will be held on Wednesday October 25th, 2023, 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