

Unconfirmed

EAST WITTERING & BRACKLESHAM PARISH COUNCIL MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 15TH OCTOBER 2018

PRESENT: Planning Committee Members

Councillors: Cllr. Brian Reeves
Cllr. Mike Lawson
Cllr. Pamela Kensington
Cllr. Joe O'Sullivan
Cllr. Alan Witcher

IN ATTENDANCE: Sam Tate, Parish Clerk, Assistant to Parish Clerk Leah Kennard and Keith Martin.

APOLOGIES: Cllr. Dawson Parker

P19.49 Declarations of Interest. None

P19.50 Minutes of the last meeting. The minutes of the meeting held on 24th September 2018 were confirmed as a correct record and signed by the Vice Chairman.

P19.51 Matters Arising. None.

P19.52 Public Questions.

Keith Martin – re Southdown's planning application – residents has raised a question with Keith – could the development be turned around so that the properties faced inwards not out onto Clappers Lane? Keith also has concerns re density of the site – current 40 properties/ha. The Wates development opposite is 27/ha based on planning appeal.

Keith Martin – re Earnley Concourse – developers have purchased the whole site and surrounding. Looking at the housing development on the footprint of the original site only. Currently completing an Environmental Impact Assessment. No guidance yet on how many properties.

P19.53 New Planning Applications.

The Committee agreed to recommend NO OBJECTION to the following applications:

- P19.53.1 EWB/18/02359/OUT - Case Officer: James Gellini. Mr. & Mrs. Elaine & George Morris. Land North of Anstey East Bracklesham Drive Bracklesham PO20 8JW. Construction of 1 no. 2 bedroom bungalow.
- P19.53.2 EWB/18/02112/FUL - Case Officer: Caitlin Boddy. The Woodger Trust. Land Adjacent to Martlets Peerley Road East Wittering Chichester. Construction of 2 no. semi-detached houses and associated works.
- P19.53.3 EWB/18/02472/DOM - Case Officer: Summer Sharpe Mr. & Mrs. Watkins. 7 Seafield Way East Wittering PO20 8DR. Demolish existing rear conservatory and construct single story rear extension.
- P19.53.4 EWB/18/02124/DOM - Case Officer: James Gellini. Mr. & Mrs. Gavin. Shell Seekers East Bracklesham Drive Bracklesham PO20 8JW. Ground floor extensions and refurbishment and new first floor.
- P19.53.5 EWB/18/02384/FUL - Case Officer: James Gellini. Mr. & Mrs. Goldsmith. Seabreeze East Bracklesham Drive Bracklesham PO20 8JW. Demolition of existing dwelling and construction of replacement dwelling.

The Committee agreed to recommend OBJECTION to the following applications:

- P19.53.6 EWB/18/02393/FUL - Case Officer: James Gellini. Mr. Paul Davies. Andromeda 56 Oakfield Avenue East Wittering Chichester. Rear extension and 1 no. attached two-bedroom dwelling.

OBJECTION: Policy 33 of the Chichester Local Plan sets out a criteria-based policy for new residential developments requiring that they meet the highest standards of design, high quality living environments in keeping with the character of the surrounding area, at an appropriate density, and

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that the proposal respects and enhances the character of the surrounding area and site amongst other matters. Policy 40 in the CLP related to sustainable design and construction also requires that developments be appropriate and sympathetic in terms of scale, height, appearance, form, siting and layout to local character amongst other matters.

This development site accommodates an existing small semi-detached property with the majority of its amenity space set to the side of the property. The road is of a mixed character of buildings containing an eclectic mix of bungalows, two storey properties detached and semi-detached dwellings of various ages and designs. There is no common theme prevailing in the street.

The proposed development would be smaller in footprint than those immediately surrounding and would essentially create a small terrace of properties in this area of the street. This would be at odds with the more spacious setting that currently prevails between the properties in this road. The proposed development would appear awkward and cramped and out of character with the rest of the road. It would not easily integrate within the existing street scene but would appear incongruous and obtrusive, essentially shoehorned into a small space that is tightly constrained within the site.

The variety of design, style and materials in the locality does not justify the introduction of a development which does not take the opportunity to improve the character and quality of the area and so in accordance with the Local Planning Framework should be refused.

East Wittering & Bracklesham Parish Council believe the proposed development would result in material harm to the character and appearance of the surrounding area and that it therefore conflicts with Policy 33 and 40 of the CLP which amongst other matters require high quality design that responds to the character of the local area.

P19.54 Planning decisions made by Chichester District Council since the last meeting. Details of these had been previously supplied by the Clerk.

P19.55 To consider any new planning applications received since the preparation of the agenda.
None.

P19.56 Enforcement Enquiries.
Contact Chichester District Council Enforcements regarding the breach of planning conditions – working out of hours – Clappers Lane – EWB/14/01806/OUT.

P19.57 Urgent matters that the Chairman wishes to bring to the attention of the Committee. None.

The date and venue of the next meeting of the Planning Committee will be on Parish Noticeboards.

Signed _____ Chairman Date _____