



EAST WITTERING & BRACKLESHAM PARISH COUNCIL

Bracklesham Barn, Beech Avenue
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VAT reg. no. 135837105

EAST WITTERING & BRACKLESHAM PARISH COUNCIL MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 08TH FEBRURY 2021

PRESENT: **Planning Committee Members**

Councillors: Cllr. Brian Reeves (BR)
Cllr. Joe O'Sullivan (JOS)
Cllr. Pamela Kensington (PK)

IN ATTENDANCE: Sam Tate, Parish Clerk, Leah Kennard, Assistant Clerk and 3 members of the public and Elizabeth Lawrence (EL) from Liz Lawrence planning.

APOLOGIES: Cllr. Doug Holden

21.11 Declarations of Interest. None

21.12 Minutes of the last meeting.

The minutes of the meeting held on 18th January 2021 were confirmed as a correct record and signed by the Chairman.

21.13 Matters Arising. None.

21.14 Representation from Liz Lawrence planners re. Land at Stubbcroft Farm.

EL has spoken previously re. the site with which we are familiar. Latest flood modelling by CDC took the site out of the HEELA, they have had an independent flood risk conducted and believe it is not a t flood risk. They would like to re submit for the previous field, which was previously supported by EWBPC in the draft neighbourhood plan, and they are therefore bringing forward a new site with 65 houses proposed on it. Any higher housing number would require a roundabout – although they could include this if EWBPC wanted to try and slow the traffic. The site is being brought forward again as it was previously supported and given the high number of applications coming forward on sites that we have not supported, we may wish to support this site.

PK – no questions, but if we do have to take more housing this would be our preferred site

JOS - no questions

BR – We have taken a significant number of houses over the past five years and exceeded our previous allocation by 30%. Although we don't really want to take more housing, we appreciate that a number of housing developments have ben brough forward and may be impossible to prevent given the lack of an up to date Local Plan. Sewage issue MUST be addressed before further housing can be delivered (CDC even now support this approach), so at the current time we will object to all new housing – even this 65 housing development will exacerbate the problems. Council will in principle object to the application, but if we have to take some of the new developments, we would prefer it to be on this site. We would like to see grey water harvesting built-in to any scheme, solar panels on all roofs, electric car charging points on all properties as per our climate change declaration.

EL – re. improvements to sewage and drainage, she would expect this to be attached to the development and delivered by SW via CIL/S106 agreements. She is anticipating an objection from EWBPC to the application when it comes forward.



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21.14 New Planning Applications.

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

- 21.14.1 20/03287/DOM. [Side and rear extensions. Alterations to roof to increase ridge height, dormers and rooflights.](#) Lynwood 9 Meadows Road East Wittering PO20 8NW.
- 21.14.2 20/03172/DOM. [Single storey front and rear extension.](#) Field View 14A Wessex Avenue East Wittering PO20 8NP.
- 21.14.3 21/00188/TPA. [Fell 4 no. Elm trees within Group, G1 subject to EWB/85/00436/TPO.](#) Unit J Hilton Park East Wittering PO20 8RL

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

- 21.14.4 20/03303/FUL. [Replacement dwelling, garaging and associated works.](#) Hanneys West Bracklesham Drive Bracklesham PO20 8PH.

No objection, but we would like to see a detailed construction management plan put in place with the condition re. contractors must park in public car park at Bracklesham.

The Committee agreed to recommend OBJECTION BUT COMMENT to the following applications:

- 21.14.5 20/02545/FUL. [Demolition of an existing detached bungalow and erection of 2 no. 3-bedroom semidetached houses.](#) 50 Stocks Lane East Wittering PO20 8NJ.

OBJECT - the proposals will lead to a cramped development and overcrowding on the site. Due to loss of land the site is now even smaller than before. It will have a detrimental effect upon the amenity of neighbouring properties and will be out of keeping with the existing street scene. We have serious concerns re. construction traffic, deliveries and trades vehicles. If planning permission is granted a construction design and management plan should detail how these will be handled in a way that avoids causing disturbance to the residents of Stocks Lane, Coney Road and Oakfield Avenue and how any damages to Coney Road which is a private road will be repaired and made good. A planning condition should also be included to prevent construction deliveries between 8.15-9.15am and 2.30- 3.15pm to avoid school pick up and drop off times as the disruption caused by large vehicles unloading whilst traffic tries to pass could endanger pedestrians and young children in Stocks Lane at school pick up and drop off times.

- 21.14.6 20/03225/FUL. [Replacement dwelling - Variation of Condition 7 of planning permission EWB/12/00524/FUL - to change the use of west garage to](#)



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[habitable accommodation.](#) Long Island East Bracklesham Drive Bracklesham PO20 8JW.

OBJECT – the conditions were to preserve the street scene and prevent encroachment.

21.14.7 20/03375/DOM. [Rear single storey extension and terrace.](#) Tamarisk House 7 Tamarisk Walk East Wittering PO20 8DQ.

OBJECT - we would like to see the present design stay in line with properties next door at 6 & 8.

21.15 Public Questions
None

21.16 Urgent Matters
None.

21.17 Planning decisions made by Chichester District Council since the last meeting.
None.

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

21.19 Enforcement Enquiries.
None.

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

The next Planning meeting will be Monday 01st March 2021 at 9.30am via Zoom.

Signed _____ Chairman Date _____