



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 13TH JULY 2020

PRESENT: **Planning Committee Members**

Councillors: Cllr. Brian Reeves
Cllr. Joe O'Sullivan
Cllr. Pamela Kensington
Cllr. Dawson Parker

IN ATTENDANCE: Sam Tate, Parish Clerk, Leah Kennard, Assistant Clerk and 4 members of the public.

APOLOGIES: Cllr. Doug Holden

20.73 Declarations of Interest.

20/01609/DOM - The Hamptons – Cllr. Brian Reeves has neighbouring property. Cllr. Dawson Parker took the chair.

20.74 Minutes of the last meeting.

The minutes of the meeting held on 22nd June 2020 were confirmed as a correct record and signed by the Chairman.

20.75 Matters Arising.

None.

20.76 New Planning Applications.

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

20.76.1 **20/01651/PA3J** - 12 Wittering Walk East Wittering Chichester West Sussex PO20 8RR. Change of Use from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices or Pay Day Loan Shops (Sui Generis Uses) to Assembly and Leisure (Class D2).

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

20.76.2 **20/01480/FUL** - Shemara East Bracklesham Drive Bracklesham PO20 8JW. Demolition of existing single dwelling (Use Class C3) and erection of 3-storey building containing 2 no. 2 bedrooms flats and 1 no. 1 bedroom flat (Use Class C3) with associated works.

No objection but add an informative to the comments that the EA concerns re. flood risk and water discharge need to be satisfied before permission is granted.

20.76.3 **20/01609/DOM** - The Hamptons West Bracklesham Drive Bracklesham Bay Chichester West Sussex PO20 8PF. Retrospective installation of a swimming pool.



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No Objection but request that a condition is attached to the permission restricting use of the pool after 9pm at night for the preservation of neighbouring amenity.

The Committee agreed to recommend OBJECTION to the following applications:

20.76.4 **20/01452/DOM** - Malakuca 6 Tamarisk Walk East Wittering Chichester West Sussex PO20 8DQ. Front and rear single storey and two storey extensions, rear balcony and remodelling.

Two members of the public spoke to object to the application due to concerns over loss of privacy, noise impacts, overlooking and shading.

The agent spoke and acknowledged the concerns of the neighbours. The design has been developed in line with CDC guidance in order to try and minimise overlooking and shading. Other properties in the street have had similar extensions that have been granted permission and the proposal is with the existing guidance – there is already precedence.

The committee discussed the application and felt that the application should be referred to the full planning committee at CDC for a decision rather than being left as a delegated officer decision. On that basis the Parish Council will OBJECT to the application on the basis of overdevelopment, over-massing, impact upon neighbourhood amenity and street scene and request that the application be red carded to appear before the planning committee. Any planning permission should be subject to a detailed construction management plan detailing how noise levels, contractor parking, deliveries and waste will be managed to avoid adversely impacting upon the neighbouring properties.

20.77 Public Questions

Ashley Strange had submitted questions re. planning application EWB/19/00431/AGR - grain store and machinery store:

Did the council take into account that the development was within permitted development rights when considering their objection?

The Chairman replied that we were aware that the development was permission within the bounds of permitted development, but we are not the planning authority and CDC who ultimately make a decision on what is a material planning consideration within the Parish comments. EWBPC had two main concern – loss of the openness of the protected countryside views the safety of the junction with turning movements out of the site where vehicles will have to cross the median line of the main road. CDC will make the final decision on what is appropriate consideration within the confine of the application.

The Chairman added that WSCC have stated in their report that safe access is not possible to the site.

Mr Strange replied that WSCC have since retracted this statement – he will send the appropriate documentation from WSCC. Mr Strange accepted that we have to take the advice of WSCC on whether safe access is achievable within the development.

Mr Strange asked if the Parish Council support agriculture in the local area because at present it does not feel like it?

The Chairman strongly refuted this – we rent parish lands to local farmers and are doing all that we can to preserve the open fields around the village to retain them for agricultural purposes. We have made suggestions to Mr Strange about changes that could be made to the application to make it more acceptable such as changes to the access route, modifications to the building design which have not to date been made.

Mr Strange asked if the application had been prejudiced because there are major developers with options on their neighbouring fields for housing development?



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The Clerk stated that the council make all of their decisions with reference to the local plan as this is the only framework for controlling development within the district. The council felt that it conflicted clearly with two policies and that it could not therefore be supported.

Mr Strange said that if the application failed, he would have to consider other uses housing, caravan park, gypsy camp.

Mr Strange is still awaiting a revised date for the application to be heard at CDC – he is hoping for it to be in August 2020.

20.78 Urgent Matters

Following the request from council on Thursday, the clerk had obtained clarification from the developer on the work that would be undertaken at Downview Close. The developer has sent over plans for the sewer connection and detailed how the work will be managed to ensure access to the garages at the rear of Downview Close and to Downview Park. They are willing to leave a security deposit for the duration of the works, to be returned upon satisfactory conclusion of the work.

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

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

20.81 Enforcement Enquiries. None.

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

The next Planning meeting will be Monday 03rd August at 9.30am.

Signed _____ Chairman Date _____