

Unconfirmed

EAST WITTERING & BRACKLESHAM PARISH COUNCIL  
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON 29 JANUARY IN THE PARISH COUNCIL OFFICE, WITTERING WALK

PRESENT: **Planning Committee Members**

Councillors: Cllr. S. Main  
Cllr. G. Breeze  
Cllr. P. Kensington  
Cllr. D. Parker

IN ATTENDANCE: Mrs. K. Gardiner, 1 member of the public

APOLOGIES: Cllr. Reeves

P18.34 Declarations of Interest None.

P18.35 Minutes of the last meeting. The minutes of the meeting held on 8 January 2018 were confirmed as a correct record and signed by the Chairman.

P18.36 Matters Arising. None.

P18.37 Public Questions. None.

P18.38 New Planning Applications

**The Committee recommended OBJECTION to the following applications:**

18.38.1 EWB/17/03547/FUL - Case Officer: - Caitlin Boddy - **Minor Dev – Dwellings.** Mr Simon Cobden Land East Of 10 Downview Close East Wittering PO20 8NS. Construction of 1 no. 3 bedroom detached dwelling and 2 no. semi-detached, 3 bedroom dwellings.

**OBJECTION:** The location of this site is situated either side of the narrow approach road to Downview Public Open Space which has a children's playground and is also home to the Bowls Club and the thriving Junior Football Club and Youth Club.

Although there is a small area of grass where the Bowls Club, Junior Football Club and Youth Club can park, there is a lot of roadside parking by park users, particularly on match days, which would be rendered impossible if this application is permitted. The open aspect to Downview Open Space allows a free view into the park and playground making it easy to monitor by police and easily accessible by emergency vehicles and the general public. The proposed houses and fencing would obscure the view and effectively 'close off' the park to the detriment of the amenity of the area and give an unacceptable sense of enclosure. We believe that this development could contravene policy 33 of the Chichester District Local Plan.

The approach road and the footpath (which is the only access) is constantly used by children and other members of the public coming and going to the park, some of whom are elderly, and their safety must be a priority. In order to address incidents of anti-social behaviour, and which could possibly re-occur in the future, there is a need for a clean line of sight to enable efficient monitoring. The narrow private access road from Stocks Lane to Downview Public Open Space is the responsibility of the Parish Council and has suffered no significant damage for over seventeen years during its normal use.

Should this application be permitted, then during the construction period, this road and pavement must remain open and safe for pedestrians and vehicles to use the Open Space and any damage to the pavement or road must be made good as a condition of development. There must be no parking of vehicles associated with the construction on this access road, we also ask that this be made a condition if permission is granted. It is imperative that the access road be maintained as a safe place without restricted views or hazards of any kind.

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The Council understands the desire of the developer to build on these plots, but thinks that one house each side, with open plan gardens would preserve the aspect and character of the area. The current application is cramming and over development.

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

- 18.38.2 EWB/17/03588/DOM - Case Officer: - Maria Tomlinson - **Other Dev – Householder Developments.** Mr Dan Pascoe, Tide Ways, East Bracklesham Drive, Bracklesham PO20 8JH. Installation of 18 no. solar PV panels to the flat roof.
- 18.38.3 EWB/17/03679/FUL - Case Officer: - Maria Tomlinson - **Minor Dev – Dwellings.** Mr & Mrs R Philips, 20 Coney Six, East Wittering, PO20 8DL. Amendments to approved dwelling (plot 1 of planning permission 16/02695/FUL and 14/00409/FUL) including amendments to the main house and link detached garage.

P18.39 Planning decisions made by Chichester District Council since the last meeting.

P18.40 To consider any new planning applications received since the preparation of the agenda.

P18.41 Enforcement Enquiries

None.

P18.42 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 \_\_\_\_\_