



## 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 07<sup>TH</sup> OCTOBER 2019

PRESENT: **Planning Committee Members**

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

IN ATTENDANCE: Sam Tate, Parish Clerk, Leah Kennard, Assistant Clerk, and 2 members of the public.

APOLOGIES: None

P21.00 Declarations of Interest. None

P21.01 Minutes of the last meeting. The minutes of the meeting held on 16<sup>th</sup> September 2019 were confirmed as a correct record and signed by the Chairman.

P21.02 Matters Arising. None.

P21.03 Public Questions. None.

P21.04 Representation from Derek Beason regarding the Royal Oak application:

Mr Beason addressed the Parish Councils objections as outlined below: -

- 1) Not being marketed for sufficient time:  
An updated marketing appraisal is being forwarded to CDC and as I explained in great detail marketing commenced Dec 2017 and is currently on the market amounting to 23 months.
- 2) Inadequate onsite parking:  
WSCC has raised no objection to parking standards, access, etc as evidenced by WSCC response dated 21 Aug 2019.
- 3) Over massing and detrimental to the street scene:  
I think all members now agreed that the street scene will improve as evidenced by the elevations and CGI shown to members.  
The over massing members referred to be the additional eight flats from the original 10 house scheme however I pointed out that the eight B&B rooms still equate to similar of our application.
- 4) Loss of Privacy to Oakfield Avenue:  
The distance between the proposed balcony and 36 Oakfield Avenue measures 31.5m which far exceeds the standard guidance of 22.0m.
- 5) Site should be considered as a whole and incorporate social housing
- 6) I pointed out that the PC and CDC wanted the pub kept and therefore separated the site into two parts.  
The incorporation of social housing makes the development unviable as we have shown in our viabilities which accompanied the application which would also include any financial payments as discussed by members.



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I would confirm that members thought that the current development looks good and following detailed discussions on the above members voted to remove the objections however with a note of concern still regarding the distances between Oakfield Avenue and our proposals.

Should members wish to view the development then please ask them to contact me.

The Parish Council comment:

Derek Beason's comments are all accepted, except that we retain concerns about the lack of provision of social housing within the scheme, and will be requesting of CDC that if it is not included then suitable alternative arrangements or agreements will have to be made with the planning authority to mitigate for this.

P21.05 New Planning Applications.

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

- P21.05.1 EWB/19/02104/DOM - Case Officer: James Gellini. Mr And Mrs J Munday. Priorsfield Bracklesham Lane Bracklesham Bay Chichester. Single storey extension and alterations.
- P21.05.2 EWB/19/02376/DOM - Case Officer: William Price. Mr & Mrs C Smith. Waverney Cottage 38 Coney Six East Wittering PO20 8DL. Replacement single storey rear extension with revised balcony.
- P21.05.3 EWB/19/02429/DOM - 14 Wessex Avenue East Wittering Chichester West Sussex PO20 8NP. Single storey rear extension and summerhouse. Reinstatement of garage.

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

- P21.05.4 EWB/19/02352/FUL - Case Officer: Calum Thomas. Mr And Mrs M Blunden. Southbrook West Bracklesham Drive Bracklesham Bay Chichester. Construction of 1 no. replacement dwelling.

The Parish Council would like to make the following comment:

Informative that care and suitable mitigation is taken in the design to allay neighbours concerns regarding over-looking and loss of privacy.

P21.06 Planning decisions made by Chichester District Council since the last meeting. Details of these had been previously supplied by the Clerk.

P21.07 To consider any new planning applications received since the preparation of the agenda.  
None.

P21.08 Enforcement Enquiries. None.



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P21.09 To consider response for Stopping Up order at Middleton Close.

The Parish Council do not object to the principle of the Stopping Up, but for the area to change to exclude the bus stop.

P21.10 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 \_\_\_\_\_