



EAST WITTERING & BRACKLESHAM PARISH COUNCIL

Bracklesham Barn, Beech Avenue
Bracklesham Bay, Chichester PO20 8HU
Telephone: 01243 673588

enquiries@eastwitteringbrackleshampc.org.uk

VAT reg. no. 135837105

EAST WITTERING & BRACKLESHAM PARISH COUNCIL MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 29th NOVEMBER 2021.

PRESENT: **Planning Committee Members**

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

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

APOLOGIES: Cllr. Mike Dicker (MD)

21.141 Declarations of Interest. None.

21.142 Minutes of the last meeting.

The minutes of the meeting held on 08th November 2021 were confirmed as a correct record and signed by the Chairman.

21.143 Matters Arising. None.

21.144 New Planning Applications.

21.144.1 **Ref. No: 21/03197/PLD.** Marigold East Bracklesham Drive Bracklesham PO20 8JW. Proposed lawful development construction of storage / outbuilding ancillary to main dwelling.

The Parish Council cannot submit a considered response to this application as the block plans for existing and proposed developments are identical and do not match the proposed elevations. It is impossible to comment on the scale and siting of the proposals. Please request that the applicant resubmit the correct drawings so that the item can be considered properly.

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

21.144.2 **Ref. No: 21/03217/DOM.** The Oaks Bracklesham Lane Bracklesham PO20 8JF. Proposed vehicle crossover. Means of access to a highway Class B.

21.144.3 **Ref. No: 21/03313/DOM.** Coromandel Longlands Road East Wittering Chichester West Sussex PO20 8DD. Construction of a single attached garage to the western side of the approved 2 bedroom chalet bungalow currently being constructed.

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

21.144.4 **Ref. No: 21/01865/FUL.** Bay House East Bracklesham Drive Bracklesham PO20 8JW. Demolition of existing dwelling and garage. Construction of replacement dwelling and outbuilding with associated landscaping works.



EAST WITTERING & BRACKLESHAM PARISH COUNCIL

Bracklesham Barn, Beech Avenue
Bracklesham Bay, Chichester PO20 8HU
Telephone: 01243 673588

enquiries@eastwitteringbrackleshampc.org.uk

VAT reg. no. 135837105

A representation was made by the property owner, the proposal is to increase the size of the property by 105m², which is less than the allowance within permitted development rights (120m²). The proposal will allow the owners to move living spaces to the first floor ensuring they are above 4.9m AOD to provide long term defence against sea level rise and climate change. The roof line has been reduced and the property has been moved back from the beach. The ridge line has been reduced to match the adjacent property to the east. The front ridge line has been reduced to lessen impact on the street scene. The garage has been increased but has reduced the eaves height against the adjacent property at White Waves. The garage will include an office above.

The parish council has no objection to this application but request that a planning condition is attached that the garage room can only be used as a home office. We also have concerns regarding the impact of construction traffic and deliveries of materials, etc. on the neighbouring properties and so request that a construction management plan detailing where contractors will park their vehicles and how deliveries will be managed and stored is supplied.

21.144.5 **Ref. No: 21/03245/DOM.** 138 Stocks Lane East Wittering PO20 8NT. Double storey side extension and single storey extension to front and rear.

The Parish Council has concerns regarding the impact of construction traffic and deliveries of materials, etc. on the busy road and so request that a construction management plan detailing where contractors will park their vehicles and how deliveries will be managed and stored is supplied.

The Committee agreed to recommend OBJECTION to the following applications:

21.144.6 **Ref. No: 21/02280/FUL.** Land To Rear Of Co-Op Store Bracklesham Lane Bracklesham PO20 8JA. 1 no. detached and 2 no. semi-detached dwellings.

A member of the public made a representation – Homes will be adjacent to his property. He was speaking on behalf of the residents in the flats – the development will result in loss of light to downstairs flats and will cause noise and disturbance for local residents. The currently supports slow worms, lizards, hedgehogs and provides a benefit to wildlife. The development will adversely impact upon local residents. They have already seen an increase in fly tipping and anti- social behaviour since the coop opened and the strip of land has been left unfenced – local youths are now hanging around smoking and littering in the space. Loss of views and amenity will be considerable and the site will be too crowded.

The parish council object to this application for the following reasons:

1) A full habitat survey needs to be completed on the site across a minimum period of 12 months to assess for the presence of slow worms and sand lizards which have been reported as present in the area.

2) Surface water runoff from the new properties will cause increased CSS overflows with even moderate rainfall. The refusal notice for the nearby planning application 20/03125/OUT stated that "At the time of decision making on this application the Local Planning Authority does not have the evidence to demonstrate that the existing foul sewer network in this part of Bracklesham/Earnley is capable of meeting the current demands placed on it". Since then, construction of 85 new properties at the old Richardson holiday camp site has begun, which will further strain the already overloaded system. Until significant network reinforcement has been delivered by Southern Water, additional load should not be placed upon it.



EAST WITTERING & BRACKLESHAM PARISH COUNCIL

Bracklesham Barn, Beech Avenue
Bracklesham Bay, Chichester PO20 8HU
Telephone: 01243 673588

enquiries@eastwitteringbrackleshampc.org.uk

VAT reg. no. 135837105

- 3) The proposed development will cause loss of light to the to the flats at 4, Middleton Close.
- 4) The proposal constitutes overdevelopment of site and will result in a cramped scheme. This will have an adverse impact upon the street scene and will negatively impact upon neighbourhood amenity.

21.144.7 **Ref. No: 21/03163/FUL.** Hanneys West Bracklesham Drive Bracklesham PO20 8PH. Replacement dwelling, garaging and associated works (alternative scheme to planning permission EWB/20/03303/FUL).

A member of the public from an adjacent property made a representation on this application. They were concerned about the mass of the design proposals and the imposing effect it would have upon their property and garden. They also had concerns that the design drawings as presented are inaccurate. And do not include the. location of machinery for the air source heat pump.

The Parish Council object to this application for the following reasons:

- 1)The flat-roofed, slab-sided design will give the impression of over-massing on the site.
- 2) The impact of the proposed design will adversely affect the amenity of the neighbouring properties and will be detrimental to the local street scene.

21.145 Public Questions
None.

21.146 Urgent Matters
None.

21.147 Planning decisions made by Chichester District Council since the last meeting.
Previously circulated.

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

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

The next Planning meeting will be Monday 20th December 2021 at 9.30am at Bracklesham Barn

Signed _____ Chairman Date _____