



## 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 27<sup>th</sup> June 2022.

PRESENT: **Planning Committee Members**

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

IN ATTENDANCE: Sam Tate, Parish Clerk and 7 members of the public.

APOLOGIES: Cllr. Mike Dicker (MD)

22.56 Declarations of Interest. None.

22.57 Minutes of the last meeting.  
The minutes of the meeting held on 06<sup>th</sup> June 2022 were confirmed as a correct record and signed by the Chairman.

22.58 Matters Arising. None.

22.59 New Planning Applications.

**The Committee agreed to recommend OBJECTION and comment to the following applications:**

22.59.1 **Ref. No: 22/01383/DOM.** 19 Seafield Close East Wittering West Sussex PO20 8DP.  
[Demolition of rear conservatory for a rear two-storey pitched roof and single-storey flat roof extensions \(Variation of conditions from application EWB/21/01237/DOM \(Appeal ref: APP/L3815/D/21/3281865\) - Conditions 2 \(plans\), 3 \(materials\) and 4 \(first floor gable windows\) to include various alterations comprising of the changes listed within the submitted Schedule of Changes dated; 26.05.2022 and held on the CDC file dated; 26 May 2022.](#)

OBJECT - the proposed changes have a demonstrably adverse impact on the neighbourhood amenity causing considerable loss of privacy to neighbouring properties and would constitute overbearing development of the site. In appeal decision APP/L3815/D/21/3281865 the planning inspector noted that the development carried the risk of causing considerable harm to the neighbouring properties from loss of privacy. This was only mitigated by the lack of first floor glazing and the planning condition specifying the use of obscured glass on the non-functional gable end windows because, "I consider that in order to protect the privacy of both neighbouring properties such a condition is both reasonable and necessary." If the planning authority were to approve this revised application, it would be contrary to the previous judgement of the planning inspectorate. Given the considerable community interest in this application, the parish council would like to request that it is heard by the District Planning Committee and not left as a delegated decision.



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22.59.2 **Ref. No: 22/01462/DOM.** Krabbi West Bracklesham Drive Bracklesham West Sussex PO20 8PH. [Remodeling and extension to include recladding, new roof and remodelled garage. \(Variation of condition 2 of permission 21/03624/DOM-amendments to approved plans\).](#)

22.59.3 **Ref. No: 22/01042/FUL.** 26 Stocks Lane East Wittering West Sussex PO20 8NJ. Demolish existing building and construct 1 no. [Detached dwelling and associated works. \(Variation of condition 2 of permission EWB/18/02062/FUL - amended plans\).](#)

OBJECT - The parish council object to the proposed amendment on the basis that it will result in an overbearing design. The relocation of the external staircase to be closer to the adjoining semi-detached property will result in loss of privacy and light and have an adverse impact upon their amenity.

Although the applicant has made small amendments to the plans which address our concerns regarding the building line, the Parish Council still OBJECT to this application on the basis that our other concerns have not been adequately addressed.

The rear extension will cause loss of light to the neighbouring property. If planning permission is granted conditions should be applied to restrict delivery times to outside of school hours, and conditions restricting weekend site working times to Saturdays 8am-12.30pm with no evening work permitted after 6.30pm on any day of the week should be applied.

The ongoing dispute with the adjoining property regarding site boundaries should be resolved before construction begins. Southern Water must inspect the site and plans for drainage to ensure that the shared foul water system (serves 4 properties) remains intact and that there is no adverse impact upon its functional integrity or upon the access of neighbouring properties to the shared system by loss of manhole cover access points.

22.60 [Public Questions](#)  
None.

22.61 [Urgent Matters](#)  
None.

22.62 [Planning decisions made by Chichester District Council since the last meeting.](#)  
Previously circulated.

22.63 [To consider any new planning applications received since the preparation of the agenda.](#)  
None.

22.64 [Urgent matters that the Chairman wishes to bring to the attention of the Committee.](#)  
None.

**The next Planning meeting will be Monday 18<sup>th</sup> July 2022.**



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Signed \_\_\_\_\_ Chairman Date \_\_\_\_\_