



EAST WITTERING & BRACKLESHAM PARISH COUNCIL

Minutes of the meeting of the Planning Committee

Monday 5th September at 9.30am at BRACKLESHAM BARN, Beech Avenue, Bracklesham Bay,

PO20 8HU

PRESENT: Councillors: Cllr. Pamela Kensington (PK)
Cllr. Joe O'Sullivan (JOS)

IN ATTENDANCE: Sam Tate, Parish Clerk and 3 members of the public.

ABSENT: Cllr. Mike Dicker (MD)

Due to apologies and absences the meeting was inquorate so all decisions were made via the scheme of delegation.

22.85 Apologies for absence

Cllr Holden, Cllr Reeves.

22.86 Declarations of interest.

None

22.87 Minutes of the Committee meeting held on 8th August 2022.

The minutes of the meeting held on 8th August 2022 were confirmed as a correct record and signed by the Chairman.

22.88 Matters arising from the last Committee meeting not included elsewhere on the agenda.

The appeal for the travelling showpersons' site at Tranjoeen had been dismissed.

The appeal for 100 new homes on Clappers Lane had been upheld.

22.89 Public questions.

None

22.90 The Committee agreed NO OBJECTION to the following applications:

22.90.1. Ref. No: **22/01878/DOM.** 4 Tamarisk Walk East Wittering West Sussex PO20 8DQ. [Single storey extensions to front and rear. Single storey first floor extension.](#)

22.90.2. Ref. No: **22/01924/FU.** Land East Of 10 Downview Close East Wittering West Sussex PO20 8NS. [Construction of 1 no. 3 bedroom detached dwelling and 2 no. semi-detached, 3 bedroom dwellings.](#)

22.90.3. Ref. No: **22/02091/DOM.** Hows Den East Bracklesham Drive Bracklesham West Sussex PO20 8JW. [First floor/roof extension, reconfiguration, external remodelling and outbuildings.](#)

22.90.4. Ref. No: **22/02106/DOM.** Tiptop East Bracklesham Drive Bracklesham West Sussex PO20 8JW. [Proposed ground floor extension, 1st floor extension including external remodelling and fenestration alternations, new balcony and demolition of existing conservatory.](#)

22.90.5. Ref. No: **22/02136/FUL.** Mans Rest Bracklesham Lane Bracklesham West Sussex PO20 8JF. [Change of use of land as a travelling showpersons site.](#)

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[\(Variation of condition 9 of permission EWB/20/02299/FUL to allow an additional twin unit mobile home and touring caravan on the site for occupation by son and his family\).](#)

The Committee agreed NO OBJECTION to the following application, but made the following comments:

22.90.6. Ref. No: 22/02082/DOM. 32 Stocks Lane East Wittering West Sussex PO20 8NJ. Replacement rear conservatory,

The Council request that a detailed Construction Management Plan be provided detailing how disruption to neighbouring properties and traffic in Stocks Lane will be minimised and that a condition be attached to restrict the delivery of materials between 8.15am-9.15am and 2.30pm-3.30pm to avoid conflicts with school pick up/drop off times.

The Committee agreed to OBEJCT to the following application and made the following comments:

22.90.7. Ref. No: 22/01936/DOM. 8 Admiralty Row The Parade East Wittering PO20 8BW. [Two storey extension to the side elevation.](#)

The Parish Council OBJECT to this application. Although the applicant has changed their original proposals for this new application, it still will result in a poor quality, overbearing and cramped extension to the plot. The building is of historic importance and is a positive feature of the street scene. The proposals will constitute overdevelopment of the site and the design, position, mass and scale of the extension will irreparably damage the street scene and amenity of Admiralty Row.

If planning permission is granted, a Construction Management Plan should be provided showing how materials will be delivered and stored on the site without using the rear entrance to avoid disturbance and impeding access for the residents of Green Court and a condition should be attached that all deliveries must be unloaded at the front of the property.

22.90.8. Ref. No: 22/01157/FU. Land North Of Grasmere Bracklesham Lane Bracklesham Bay West Sussex. [Change of use of land from agricultural to private residential domestic use.](#)

The Parish Council OBJECT to this application on the basis that it is outside of the settlement boundary and no detail is provided showing the scale or design of the proposals.

22.90.9. Ref. No: 22/02035/FUL. Land South Of Tranjoeen 1 The Paddock

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Bracklesham Lane Bracklesham West Sussex PO20 7JE. [Proposed vehicle crossover \(means of access to a highway Class B\).](#)

The Parish Council OBJECT to this application and would like it noted that there is obviously a substantial amount of work being carried out across the whole the site to subdivide it in to multiple individual plots and we would like to see an application brought forward for the whole site so that it can be properly considered for all potential impacts by the planning authority.

22.91 To consider any new planning applications received since the preparation of this agenda.

The Clerk advised that one application had been received that could not be deferred until the next planning committee meeting which was then duly considered by the committee:

22.91.1. Ref. No: 22/01878/DOM Avondale Beech Avenue Bracklesham Bay East Wittering West Sussex PO20 8HU

The council OBJECT to this application on the same grounds as their objection to the previous application. The proposal will result in overdevelopment of the site and will have a detrimental impact on the street scene due to the cramped nature of the finished proposals. We are especially concerned about the proposal to build up against the boundary line with the adjacent property at White Pines. If a side extension is required the committee suggest that it should be located to the opposite side of the building where there is sufficient space for it to be extended whilst still maintaining side access and separation from the neighbouring detached properties.

22.92 To receive a report from the Clerk on planning decisions taken by this Committee and Chichester District Council since the last meeting.

22.93 Decisions had been previously circulated.

22.94 **To receive any further information on enforcement enquiries and receive an update on any new enquiries.** None

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

The next Planning meeting will be Monday 26th September 2022.

Signed _____ Chairman Date _____

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