



EAST WITTERING & BRACKLESHAM PARISH COUNCIL

Minutes of the meeting of the Planning Committee

Monday 8th August at 9.30am at BRACKLESHAM BARN, Beech Avenue, Bracklesham Bay,
PO20 8HU

PRESENT: 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 1 member of the public.

ABSENT: Cllr. Mike Dicker (MD)

22.74 Apologies for absence

None

22.75 Declarations of interest.

None

22.76 Minutes of the Committee meeting held on 18th July 2022.

The minutes of the meeting held on 18th July 2022 were confirmed as a correct record and signed by the Chairman.

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

None

22.78 Public questions.

None

22.79 The Committee agreed NO OBJECTION to the following applications:

79.1. [Redevelopment of the site with 2 no. detached houses and associated works \(alternative scheme to planning permission ref: EWB/22/00705/FUL\).](#)
43 & 45 East Bracklesham Drive Bracklesham West Sussex PO20 8JH

79.2. [Proposed side extension and change of use of garage to create habitable accommodation with alterations to fenestration.](#)
6 Grayswood Avenue Bracklesham Bay East Wittering West Sussex PO20 8HZ

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

79.3. [Demolition and replacement of existing building with cafe \(ground floor\) and 8 no. en-suite rooms for the purposes of tourist accommodation \(at first and second floor levels\), forming a B&B surf lodge.](#)
Lloyds TSB Bank 8 Shore Road East Wittering Chichester West Sussex PO20 8DZ

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The parish council still have a number of outstanding concerns regarding how the demolition and rebuilding of this project will be completed without adversely affecting the neighbouring businesses and residents. Strict conditions must be placed on the project to ensure that dust and noise are stringently controlled, contractors are required to park in marine drive car park and controls on the timing of deliveries to ensure they take place outside of trading hours (9am to 5pm) to and not disrupt the businesses on Shore Road. All major works should be conditioned to take place outside of the main tourist season, and the plans should ensure that a minimum of off-road public car parking spaces are lost – i.e. site welfare facilities, etc should be located to the rear of the site.

We are also concerned about noise from the café and outside decking area causing disturbance to the adjoining residential properties and flats, so strict conditions should be applied limiting its hours of operation to no later than 9pm at night.

The Committee agreed to OBEJECT to the following application, but made the following comments:

79.4. [1 no. dwelling.](#)

Land To Rear of Co-Op Store Bracklesham Lane Bracklesham Bay West Sussex

The parish council are concerned that the property will lead to overdevelopment of the site and a poor and cramped overall design. In line with the comments from WSCC, we have concerns over safety and access of the proposed site, particularly for emergency vehicles and do not believe that it meets the manual for streets good design practice principles due to the cramped and unsatisfactory nature of the shared parking arrangements.

We also have concerns about noise impacts of the development upon the neighbouring properties and request that if permission is granted, it is made a condition that acoustic fencing is installed to the property boundary to try and limit adverse impacts upon the neighbours.

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

The Clerk advised that one new application had been received, but it would be considered at the next meeting on 5/9/22.

22.81 To receive a report from the Clerk on planning decisions taken by this Committee and Chichester District Council since the last meeting. Decisions had been previously circulated.

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

22.83 To agree council response to following the planning appeals:

83.1. Hanneys , West Bracklesham Drive, Bracklesham, PO20 8PH

(alternative scheme to planning permission EWB/20/03303/FUL) 21/03163/FUL



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PINS

ref: APP/L3815/W/22/3297436 – The council agreed to resubmit our prior comments

83.2. Land South of Tranjoeen, Bracklesham Lane. 21/03282/FUL. PINS REF: APP/L3815/W/22/3296239

The council agreed to submit our previous comments to reiterate our concerns regarding the piecemeal development of the site and to reference the recent planning appeal decisions on the site ref. APP/L3815/W/20/3261808 & APP/L3815/D/22/3290812.

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

The next Planning meeting will be Monday 5th September 2022.

Signed _____ Chairman Date _____