



EAST WITTERING & BRACKLESHAM PARISH COUNCIL

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EAST WITTERING & BRACKLESHAM PARISH COUNCIL MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON Tuesday 12th May 2025

PRESENT: Planning Committee Members

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

IN ATTENDANCE: Tracey Glithero Parish Clerk, Vicky Middleton Head Deputy Clerk, 3 Members of the public.

25.41 APOLOGIES FOR ABSENCE - None

25.42 DECLARATION OF INTEREST – Cllr. Pamela Kensington (PK) - Ref. No: 23/00404/FUL By The Bay Farm Road Bracklesham Chichester West Sussex PO20 8JU

25.43 MINUTES OF THE COMMITTEE MEETING HELD ON 22nd April 2025
The minutes of the meeting held on 22nd April 2025 were confirmed as a correct record.

25.44 MATTERS ARISING FROM THE LAST COMMITTEE MEETING NOT INCLUDED ELSEWHERE ON THE AGENDA - None

25.45 PUBLIC QUESTIONS – Matters raised were covered under minutes ref: 25.47

25.46 25.46.1 Ref. No: 25/00787/PLD Manama Farm Road Bracklesham Chichester West Sussex PO20 8JT [Proposed lawful development - rear dormer.](#)

The Committee had NO OBJECTION

25.46.2 Ref. No: 25/00988/FUL Bourne Court West Bracklesham Drive Bracklesham Bay West Sussex [Demolition and reconstruction of existing blocks of 5 no. and 8 no. domestic garages on existing footprint.](#)

The Committee had NO OBJECTION

25.46.3 No: 25/00636/FUL 50 Stocks Lane East Wittering Chichester West Sussex PO20 8NJ [Demolition of existing dwelling and erection of replacement dwelling, landscaping, parking and associated works \(Variation of condition 2 from planning permission EWB/24/02308/FUL - Alteration to design of dwelling including relocation of rear overhang, alteration to materials and fenestration\).](#)

The Committee had NO OBJECTION however would like to reiterate serious concerns regarding construction traffic, deliveries and trade vehicle causing disturbance to the residents of Stocks Lane, Coney Road and Oakfield Avenue and how any damages to Coney Road, which is a private road, will be repaired and made good. Deliveries should be prevented between 8.15-9.15am and 2.30-3.15pm to avoid school drop off and pick up times, as disruption caused by large vehicles unloading whilst traffic tries to pass could endanger pedestrians and young children in Stocks Lane during those times.

25.46.4 No: 25/00747/DOM 33 Peerley Road East Wittering Chichester West Sussex PO20 8PD [Rear infill extension and 2 no. rooflights](#)



The Committee had NO OBJECTION

25.47 TO CONSIDER ANY NEW PLANNING APPLICATIONS RECEIVED SINCE THE PREPARATION OF THE AGENDA.

Ref. No: 23/00404/FUL By The Bay Farm Road Bracklesham Chichester West Sussex PO20 8JU
[Replacement dwelling and detached garage.](#)

The Committee OBJECT to the application on the following grounds:

1. Loss of Privacy and Overlooking

The new garage includes a balcony, which will look directly into neighbouring gardens and windows, especially at Sea Mist and Armanda Court. This would cause a serious loss of privacy for those living nearby. The National Planning Policy Framework (NPPF) says new developments should provide a good standard of living and privacy for both new and existing residents. Similarly, Policy 33 of Chichester's Local Plan says developments must not cause harm to the privacy or comfort of neighbours. This proposal clearly goes against that policy.

2. Overshadowing and Loss of Light

We are also concerned that the size and position of the new buildings will block natural light from reaching nearby homes and gardens, especially at Sea Mist. This will make rooms darker and outdoor spaces less usable. Both national and local planning rules make it clear that new buildings must not overshadow neighbouring properties in a way that reduces their quality of life.

3. Noise and Disturbance from the Balcony

Having a balcony above the garage is likely to create more noise, especially in the evenings or at weekends if used for gatherings. Because it's raised up, any noise from the balcony will carry further and be more intrusive for people living nearby. This goes against the NPPF (paragraph 185), which says developments should not cause unreasonable noise or harm people's quality of life, and also Policy 40 of the Chichester Local Plan, which aims to reduce noise from new buildings.

4. Overdevelopment of the Site

The proposal appears too large for the plot and does not leave enough space between buildings. This creates a cramped and overbuilt appearance, which does not reflect the character of the surrounding area. Policy 33 of the Chichester Local Plan states that developments should respect the scale and setting of neighbouring properties. This proposal does not meet that requirement and represents overdevelopment.

25.48 TO RECEIVE A REPORT FROM THE CLERK ON PLANNING DECISIONS TAKEN BY THIS COMMITTEE AND CHICHESTER DISTRICT COUNCIL SINCE THE LAST MEETING.

This has previously been circulated.

25.49 TO RECEIVE ANY FURTHER INFORMATION ON ENFORCEMENTS, APPEALS AND RECEIVE AN UPDATE ON ANY NEW ENQUIRIES.

24/02568/DOM Beach House, Barn Walk, East Wittering PO20 8DG
Alterations to garage including changing from hips to gables. APPEAL DISMISSED

23/00010/CONHH 53 Stocks Lane, East Wittering PO20 8NH, without planning permission the



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erection of a hoarding fence – no further action following partial compliance.

25.50 URGENT MATTERS THAT THE CHAIR WISHES TO BRING TO THE ATTENTION OF THE COMMITTEE

None

The next Planning Meeting will be Monday 2nd June 2025 at 9.30am

Signed _____ Chairman Date _____