



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 Monday 23rd June 2025 at 9.30am

PRESENT: Planning Committee Members

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

IN ATTENDANCE: Tracey Glithero Parish Clerk, Vicky Middleton Head Deputy Clerk, 0 Members of the public.
Natalie Mckellar (Smith, Simmons & Partners – via Zoom)

25.61 APOLOGIES FOR ABSENCE - None

25.62 DECLARATION OF INTEREST – None

25.63 MINUTES OF THE COMMITTEE MEETING HELD ON 2nd JUNE 2025
The minutes of the meeting held on 2nd June 2025 were confirmed as a correct record.

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

25.65 PUBLIC QUESTIONS - None

25.66 25.66.3 was moved up the agenda to accommodate the zoom attendee.

25.66.3 Ref. No: 25/01306/FUL Spindrift East Bracklesham Drive Bracklesham Bay Chichester West Sussex PO20 8JW

[Replacement dwelling, outbuildings and associated works.](#)

THE COMMITTEE OBJECTED.

The committee considered the amendments to the plans were not sufficient to overcome the previous refusal reasons as stated in Chichester District Council's refusal letter dated 15th April 2025 for planning application EWB/25/00319/FUL.

1) The application site is within a visually prominent position in the street scene and along the foreshore. The proposed dwelling, outbuildings and landscaping, by reason of their mass and scale, would be dominant and out of keeping with the site and street scene, resulting in overdevelopment that, having regard to the existing property and the character of the area, would cause significant harm and detriment to the street scene and the wider area and would not accord with local and national development plan policies. Consequently, the proposed development does not comply with NPPF paragraph 135, Chichester Local Plan Policy 33 and Policy P2 of the emerging Local Plan.

2) There are neighbouring properties in close proximity to the east and west of the application site. The proposed dwelling would result in loss of light and have an overbearing impact on the neighbouring property to the west. Furthermore the outbuildings would result in loss of privacy to both neighbouring properties and the proposed first floor balcony on the rear would result in a harmful impact by way of noise. The proposal would have an unacceptable effect on the amenities of the neighbouring properties, in particular to their outlook and privacy. Therefore it is considered that the development does not comply with paragraph 135 of the NPPF, policy 33 of the current CLP and P6 of the emerging Local Plan.



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

25.66.1 Ref. No: 25/01205/TPA Land At Hilton Park Church Farm Lane East Wittering West Sussex
Reduce heights by up to 0.75m and reduce north and south sectors by 0.4m on 13 no. Leyland Cypress trees within Group, G2 subject to EWB/85/00436/TPO. Reduce heights by 2.5m and reduce north sector by up to 3m (nearest the building) on 2 no. Leyland Cypress trees (marked on plan with red dot) within Group, G3 subject to EWB/85/00436/TPO.

THE COMMITTEE HAD NO OBJECTION

25.66.2 Ref. No: 25/01213/DOM Taratu 27 Elm Close Bracklesham Bay Chichester West Sussex PO20 8HY
Addition of render to dwelling and boundary fencing.

THE COMMITTEE HAD NO OBJECTION

25.67 TO CONSIDER ANY NEW PLANNING APPLICATIONS RECEIVED SINCE THE PREPARATION OF THIS AGENDA. – None

25.68 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.

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

20/02491/OUT Land to the West of Church Road, Church Road West Wittering West Sussex
Request to alter the housing tenure in accordance with the S106 agreement in reference to WW/20/02491/OUT.

The Committee are asked to consider the application and whilst the time for comments on the application has since expired, any further comments can be submitted to the Local Authority Planning Committee for their consideration at the Committee Meeting in due course.

WITHDRAWN

25.70 URGENT MATTERS THAT THE CHAIR WISHES TO BRING TO THE ATTENTION OF THE COMMITTEE - None

The next Planning Meeting will be Monday 14th July 2025 at 9.30am

Signed _____ Chairman Date _____