



EAST WITTERING & BRACKLESHAM PARISH COUNCIL

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EAST WITTERING & BRACKLESHAM PARISH COUNCIL MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON Monday 14th July 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)
Cllr. Pamela Kensington (PK)

IN ATTENDANCE: Tracey Glithero Parish Clerk, Vicky Middleton Head Deputy Clerk, 0 Members of the public.

25.71 APOLOGIES FOR ABSENCE - None

25.72 DECLARATION OF INTEREST – BF in respect of Ref. No: 25/01267/DOM Christmas Cottage Shore Road East Wittering Chichester West Sussex PO20 8DY

25.73 MINUTES OF THE COMMITTEE MEETING HELD ON 2nd JUNE 2025
The minutes of the meeting held on 23rd June 2025 were confirmed as a correct record.

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

25.75 PUBLIC QUESTIONS - None

25.76 25.76.1 Ref. No: 25/01218/DOM Arnos 5 First Avenue Bracklesham Bay Chichester West Sussex PO20 8LA
[Single storey rear/side extension, canopy over front door, loft conversion including dormer and associated works - \(variation of condition 2 of Planning Permission EWB/24/02598/DOM to increase size of rear dormer and single storey side extension on north elevation\).](#)

The Committee had NO OBJECTION

25.76.2 Ref. No: 25/01367/PLD 2 Azara Parade Bracklesham Lane Bracklesham Bay Chichester West Sussex PO20 8HP [Proposed lawful development - use will be C3 conversion from A3 and A1 under Class E of Permitted development.](#)

The Committee OBJECT on the following grounds

The Committee would like clarification as the application is for 2 Azara Parade yet the plans show 1 & 2 Azara Parade.

This application proposes the loss of existing commercial space.

This space is valuable to our local area and community. Removing it will reduce local business opportunities and harm job creation

The CDC Local Plan states :-

Policy 3 The Economy and Employment Provision

Protecting and enhancing existing employment sites

Supporting and promoting a high quality tourism economy

Planning to provide a wider range of local employment opportunities in the rural parts of the Plan area



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13.12 The village has reasonable road and public transport access to Chichester city and elsewhere. However, there are concerns about the accessibility to employment and facilities and the potential impact of further traffic increase on local roads

The Committee would also like to have sight of a construction management plan prior to the application being reviewed as Azara Parade is situated on the, very busy, Bracklesham Lane. Given the location, there are serious concerns about the impact of construction on traffic flow, pedestrian safety, and local access. This road already experiences high volumes of traffic and is the access for emergency services to the beach.

25.76.3 Ref. No: 25/01319/DOM 14 Elm Close Bracklesham Bay Chichester West Sussex PO20 8HY
[Replacement roof with 2 no. dormer windows, demolition of garage and single storey side and rear extension.](#)

The Committee had NO OBJECTION

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

25.77.1 Ref. No: 25/01249/FUL The Barn Clayton Lane Bracklesham Chichester West Sussex PO20 8JQ
[Demolition of existing 1 no. barn. Construction of dual use barn for agricultural use/storage.](#)

The Committee had NO OBJECTION

25.77.2 Ref. No: 25/01267/DOM Christmas Cottage Shore Road East Wittering Chichester West Sussex PO20 8DY
[Garage conversion and front facing balcony.](#)

The Committee had NO OBJECTION, however, like to have sight of a construction management plan prior to the application being reviewed as Shore Road is a very area especially during the summer months. Given the location, there are serious concerns about the impact of construction on traffic flow, pedestrian safety, and local access. This road already experiences high volumes of traffic and is the access for emergency services to the beach.

The Committee also request a condition, if permission is granted, that works will not commence until after the summer season.

25.78 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.

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

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

The next Planning Meeting will be Monday 4th August 2025 at 9.30am

Signed _____ Chairman Date _____