



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 8th December 2025 at 9.30am

PRESENT:

Planning Committee Members

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

IN ATTENDANCE: Tracey Glithero Parish Clerk, A representative from Smith Symonds (remotely) 0 Members of the public.

25.141 APOLOGIES FOR ABSENCE - Cllr. Beverley Ford

25.142 DECLARATION OF INTEREST - None

25.143 MINUTES OF THE COMMITTEE MEETING HELD ON 17th November 2025

The minutes of the meeting held on 17th November 2025 were confirmed as a correct record.

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

25.145 PUBLIC QUESTIONS - None

25.146 APPLICATIONS TO BE CONSIDERED AT THIS MEETING:

The Committee agreed to consider agenda items 25.146.4 & 25.146.5 as a representative from Smith Symonds was present regarding these applications.

25.146.4 Ref. No: 25/02750/FUL Hanneys West Bracklesham Drive Bracklesham Bay Chichester West Sussex PO20 8PH [Replacement dwelling, garaging and associated works \(approved under EWB/21/03163/FUL \(APP/L3815/W/22/3297436\) - variation of Condition 2 of planning permission EWB/23/01177/FUL for fenestration alterations and change to configuration at rear - \(Variation of Condition 2 \(Approved plans\) of Planning Permission EWB/24/00974/FUL for alterations to fenestration\).](#)

The Committee OBJECT

Although the wooden slatting would partially obscure the windows, members consider that installing large, fully openable windows would result in an unacceptable degree of overlooking into neighbouring properties. This impact is further intensified by the close proximity of the replacement dwelling to adjoining homes, as the building now occupies the full width of the plot.

25.146.2 Ref. No: 25/02764/DOM Cornerways Charlmead East Wittering Chichester West Sussex PO20 8DN [Retrospective s73a, alterations and extensions to permitted outbuilding \(ref: 25/00545/DOM\).](#)

The Committee HAD NO OBJECTION.



25.146.3 25/02681/OUT | Outline application for the erection of up to 100 dwellings with associated access, landscaping and public open space. All matters reserved other than access. Section 73 application to vary Conditions 15 (vehicular access) and 17 (pedestrian access) of outline permission E/20/03125/OUT (APP/L3815/W/22/3291160) - Proposed amendments is to allow a limited number of occupations whilst the footpath works are completed. | Land South Of Clappers Lane Clappers Lane Earnley West Sussex

The Committee OBJECT on the following grounds:

1. Safety Concerns – Proposed Footpath Works

Clappers Lane is already narrow, with minimal verges and no continuous safe pedestrian provision. The proposed “potential footpath” creates unacceptable safety risks for residents, both during construction and after. A temporary or incomplete route, combined with increased construction traffic, heightens the likelihood of conflict between vehicles, cyclists, and pedestrians. The variation provides no assurance that vulnerable road users can be safely accommodated during this interim period.

2. Traffic Management and Road Narrowing

Any narrowing of Clappers Lane to facilitate the footpath will disrupt this key local route. With construction activity for up to 100 dwellings, congestion and safety risks will significantly increase. The request for early occupation does not outweigh the impacts on traffic flow, emergency vehicle access, or the amenity of existing residents.

3. Condition 22 – Foul Drainage and Southern Water Capacity

Condition 22 clearly states that no dwelling may be occupied until Southern Water confirms sufficient foul drainage capacity and connection to the public sewer. This application seeks occupation before essential infrastructure is available. Southern Water has not confirmed capacity, and allowing occupation beforehand undermines the purpose of the condition, public health protections, and the principle that infrastructure must be delivered before homes are occupied.

25.146.4 25/02475/OUT | Outline Application for the erection of up to 100 dwellings with associated access, landscaping and public open space. All matters reserved other than access. (S73 application for variation of condition 22 of permission 20/03125/OUT - foul water drainage). | Land South Of Clappers Lane Clappers Lane Earnley West Sussex

The Committee OBJECT

Condition 22 clearly states that no dwelling may be occupied until Southern Water confirms sufficient foul drainage capacity and connection to the public sewer. Southern Waters letter dated 3rd December confirms there is no capacity within the network.

25.146.5 Ref. No: 25/02418/DOM Lindisfarne Tamarisk Walk East Wittering Chichester West Sussex PO20 8DQ

Part first floor and part 2 storey side/front extension.

The Committee HAD NO OBJECTION

- 25.147 TO CONSIDER ANY NEW PLANNING APPLICATIONS RECEIVED SINCE THE PREPARATION OF THIS AGENDA. - None**
- 25.148 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.**
- 25.149 TO RECEIVE ANY FURTHER INFORMATION ON ENFORCEMENTS, APPEALS AND RECEIVE AN UPDATE ON ANY NEW ENQUIRIES. - None**



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

25.151 TO CANCEL THE MEETING SCHEDULED FOR 29TH DECEMBER 2025

The Committee agreed to cancel this meeting giving delegated authority to The Clerk, requesting an additional meeting be called should a contentious application arise.

The next Planning Meeting will be on Monday 19th January 2026

Signed _____ Chairman Date _____