



EAST WITTERING & BRACKLESHAM PARISH COUNCIL

Bracklesham Barn, Beech Avenue
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VAT reg. no. 135837105

EAST WITTERING & BRACKLESHAM PARISH COUNCIL MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 02ND MARCH 2020

PRESENT: **Planning Committee Members**

Councillors: Cllr. Brian Reeves
Cllr. Joe O'Sullivan
Cllr. Pamela Kensington
Cllr. Doug Holden

IN ATTENDANCE: Sam Tate, Parish Clerk, Leah Kennard, Assistant Clerk and 2 members of the public.

APOLOGIES: Cllr. Dawson Parker

P21.57 Declarations of Interest. None.

P21.58 Minutes of the last meeting. The minutes of the meeting held on 10th February 2020 were confirmed as a correct record and signed by the Chairman.

P21.59 Matters Arising. None.

P21.60 Public Questions. None.

P21.61 New Planning Applications.

The Committee agreed to recommend NO OBJECTION to the following applications:

P21.61.1 20/00478/DOM - 18 Kimbridge Road East Wittering Chichester West Sussex PO20 8PE. Proposed single storey rear extension and fenestration alterations.

The Committee agreed to recommend NO OBJECTION but COMMENT to the following applications:

P21.61.2 20/00152/FUL - The Croft East Bracklesham Drive Bracklesham PO20 8JH. Demolition and replacement bungalow and outbuildings.

The Parish Council would like to make the following comment:

We would like to see a Construction Environmental Management Plan (CEMP) put in place.

P21.61.3 20/00336/REM - South Downs Holiday Village Bracklesham Lane Bracklesham Bay Chichester West Sussex PO20 8JE. Reserved matters following outline approval 18/00753/OUT (appearance, landscaping, layout and scale) - Erection of 80 dwellings with associated parking, landscaping, open space and works.

The Parish Council would like to make the following comment:

1. The planning application does not include the stage 2 Road Safety Audit and so the council cannot comment on what upgrades or improvements are proposed to Bracklesham Lane,



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however, we would like to ensure that the following items are incorporated into the final design:

- a. Improved footway from Clifford's Cottage on Bracklesham Lane to the site entrance
 - b. Extension of street lighting of the footway on Bracklesham Lane to the site entrance
 - c. Upgrade of the northbound bus stop opposite the development entrance to incorporate a dedicated bus-pull in, streetlighting and a safe road crossing in order to ensure the safety of members of the public accessing public transport from the development, particularly school children accessing the school bus service on dark, winter mornings.
 - d. Upgrade of the northbound bus stop opposite the entrance to Clappers Lane to incorporate a dedicated bus-pull in, streetlighting and a safe road crossing in order to ensure the safety of members of the public accessing public transport from the south western corner of the development, particularly school children accessing the school bus service on dark, winter mornings.
2. Play equipment specified in the public open space plans be amended to remove the nest swing and substitute with DDA compliant wheelchair-accessible swing instead.
 3. Construction and Environmental Management Plan for the site to ensure that all construction vehicles enter and exit the site via Bracklesham Lane and no access be allowed via Clappers Lane. All construction work to be limited to between the hours of 8am and 5pm Mon-Fri and 9am – 5pm Saturday. No work to be permitted on Sunday.
 4. In line with the East Wittering & Bracklesham Parish Council Climate Emergency Declaration, we would like to see the following elements incorporated into the scheme:
 - a. grey water harvesting system for all properties
 - b. permeable driveways for all properties
 - c. solar panels to all properties with suitable South, West and East -facing roofs
 - d. ultra-fast-fibre connections to all properties to encourage home-working
- P21.61.4 20/00098/FUL - Unit J Hilton Park East Wittering PO20 8RL. Erection of a new building containing 3 no. B1(c) units, 2 no. B1(a) units and a storage unit, alterations to existing accesses, parking and refuse store.

The Parish Council would like to make the following comment:

We have concerns that there is no Highways report.

The Committee agreed to recommend OBJECTION to the following applications:

P21.61.5 20/00312/DOM - Waverney Cottage 38 Coney Six East Wittering PO20 8DL. Replacement single storey rear extension with revised balcony over.

The Parish Council would like to make the following comment:

The balcony will cause loss of amenities and privacy to neighbouring properties.

P21.61.6 20/00365/DOM - Duisans West Bracklesham Drive Bracklesham PO20 8PF. Partial demolition of existing bungalow, construction of single and two storey flat roofed



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extensions and alterations to elevational treatments and fenestration.

East Wittering and Bracklesham Parish Council OBJECT to this planning application. The basis for our objection is that it contravenes policy 33 of the Local Plan. The on-site constraints of the proposed development mean that there is not sufficient space for deliveries, materials storage and traders vehicles. The proposal will have a negative effect on the public amenity of the street, due to the cumulative effect of continuous and relentless redevelopment in this road. The number of developments all being worked on at the same time in West Bracklesham Drive is excessive and the disturbance and disruption caused by the constant building works is making life intolerable for residents.

It also poses risks to public safety, as on many occasions it is not possible for emergency vehicles to access the street due to the number of traders vehicles parked on the double yellow lines in the street and delivery lorries (this has been observed to exceed 17 vehicles at a time).

The proposed development risks contravening article 8 of the European Convention on Human Rights which states that everyone has the right to respect and to respect for his private and family life, his home and his correspondence. Protocol 1 article 1 states that every natural or legal person is entitled to the peaceful enjoyment of his or her possessions and respect for private and family life.

The development would also risk falling foul of the law of statutory nuisance, which requires actions must be taken to stop activities from causing damage to health or unreasonably interfere with an individual's comfort because of noise, dust or smell.

As a minimum, an equalities impact assessment should be carried out so that it can be demonstrated that the proposed development will not adversely impact upon the health and wellbeing of the significant number of residents (including those in Hooklands care home) with complex care needs and life limiting conditions.

The balcony will also cause loss of amenities and privacy to neighbouring properties.

P21.62 Planning decisions made by Chichester District Council since the last meeting. None.

P21.63 To consider any new planning applications received since the preparation of the agenda.
None.

P21.64 Enforcement Enquiries. None.

P21.65 Urgent matters that the Chairman wishes to bring to the attention of the Committee. None.

The next Planning meeting will be Monday 23rd at 9.30am at Bracklesham Barn

Signed _____ Chairman Date _____