



EAST WITTERING & BRACKLESHAM PARISH COUNCIL

Bracklesham Barn, Beech Avenue
Bracklesham Bay, Chichester PO20 8HU
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VAT reg. no. 135837105

EAST WITTERING & BRACKLESHAM PARISH COUNCIL MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 07TH DECEMBER 2020

PRESENT: **Planning Committee Members**

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

IN ATTENDANCE: Sam Tate, Parish Clerk, Leah Kennard, Assistant Clerk and 1 members of the public.

APOLOGIES: None

20.156 Declarations of Interest. Cllr. Dawson Parker declared an interest on application 20/02799/DOM and agreed to leave the meeting.

20.157 Minutes of the last meeting.
The minutes of the meeting held on 16th November 2020 were confirmed as a correct record and signed by the Chairman.

20.158 Matters Arising. None.

20.159 New Planning Applications.

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

- 20.159.1 **20/02739/DOM** - Maryville 28 Oakfield Avenue East Wittering PO20 8BU. Replacement rear and side extensions.
- 20.159.2 **20/02714/DOM** - Sea Shanty Charlmead East Wittering PO20 8DN. Insertion of 2 no. dormer windows.
- 20.159.3 **20/02622/DOM** - Camelon 16 Coney Six East Wittering PO20 8DL. Part single storey/part two storey side extension, including 1no. balcony, 1no. Juliet balcony and 1no. external spiral staircase to front elevation and various alterations to materials and fenestration.
- 20.159.4 **20/02800/DOM** - Shoreside House Shoreside Walk East Wittering PO20 8DF. Extensions and alterations to existing house.
- 20.159.5 **20/02915/DOM** - 2 Charlmead East Wittering PO20 8DN. Demolition of existing carport and erection of single storey side/rear extension. Removal of existing fence to road frontage and replacement with new garden wall.



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

- 20.159.6 **20/02492/DOM** - Fairview West Bracklesham Drive Bracklesham PO20 8PF. Erection of garden summerhouse /gym /studio space.

The Parish Council would like to see a Construction Environmental Management Plan (CEMP) put in place to show how the site will be accessed.

- 20.159.7 **20/02933/PA1A** - Quantocks Peerley Road East Wittering Chichester West Sussex PO20 8PD. Single storey extension to the rear (a) rear extension - 4.90m (b) maximum height - 3.70m (c) height of eaves - 2.50m.

No detailed plans provided – no objection in principle.

The Committee agreed to recommend **OBJECTION** to the following applications:

- 20.159.8 **20/02545/FUL** - 50 Stocks Lane East Wittering PO20 8NJ. Demolition of an existing detached bungalow and erection of 2 no. 3-bedroom semidetached houses.

The Parish Council would like to object to the application - the proposals will lead to a cramped development and overcrowding on the site. It will have a detrimental effect upon the amenity of neighbouring properties and will be out of keeping with the existing street scene.

We have serious concerns re. construction traffic, deliveries and trades vehicles. If planning permission is granted a construction design and management plan should detail how these will be handled in a way that avoids 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. A planning condition should also be included to prevent construction deliveries between 8.15- 9.15am and 2.30- 3.15pm to avoid school pick up and drop off times as the disruption caused by large vehicles unloading whilst traffic tries to pass could endanger pedestrians and young children in Stocks Lane at school pick up and drop off times.

- 20.159.9 **20/02799/DOM** - Tamarisk West Bracklesham Drive Bracklesham PO20 8PH. Extension of double garage with accommodation over and removal of restricted use.

Cllr Parker declared an interest in this item and left the meeting for the discussion.

Object – The property is already run as a B&B and advertised with three rooms available for letting on several hotel booking sites (see <https://www.letsbookhotel.com/en/uk/east-wittering/hotel/tamarisk-beach-house.aspx> and https://www.tripadvisor.co.uk/Hotel_Review-q1877584-d7249775-Reviews-Tamarisk_Beach_House-East_Wittering_West_Sussex_England.html). The proposal is clearly designed to increase the guest capacity of the property and the applicant's claim in their planning statement that it is required solely to increase accommodation for extended family members is open to question. It is not made clear on the application if the change of use would also be for a commercial purposes, but regardless of this, the increased



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occupancy that the garage conversion would provide will result in an even greater need for car parking on the site, causing capacity problems. The restriction should remain in place.

20.160 Public Questions
None

20.161 Urgent Matters
None.

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

20.163 To consider any new planning applications received since the preparation of the agenda.

NESKA – appeal has been lodged – our objections still stand to the original proposals which are subject to the appeal process. We continue to support the revised plans submitted by the applicant via the most recent planning application, reference 20/02771/FUL.

HUNDREDSTEDDLE FARM – Appeal has been lodged. Our concerns about highway safety remain and we still object to the application on the basis that the site is not safe for large vehicles exiting on to the main road as they will have to cross the median line of the highway on a blind bend.

20.164 Enforcement Enquiries.
None.

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

The next Planning meeting will be Monday 11th January 2021 at 9.30am via Zoom.

Signed _____ Chairman Date _____