WEST WITTERING PARISH COUNCIL

Minutes of the Planning Committee Meeting held at the Pavilion on Wednesday 14th October 2026

Councillors present: Cllr B Hutton (Committee Chair), Cllr L Handford, Cllr J Lines and Cllr N Pike (Chair).

Officers: Celia Price (Clerk)

Also present: Cllr D Armstrong

Members of the Public: 1

040/26 **Apologies for Absence**
None

041/26 **Declarations of Interest**
Members noted that existing declarations of interest remained on record. No new or amended declarations were made at this stage of the meeting.

042/26 **Minutes of the Planning Committee meeting held on 26th August 2026**
It was **RESOLVED** to adopt the minutes of the Planning Committee meeting held on 26 August 2026 as a true and accurate record and were signed by the Chair.

043/26 **Planning Applications**
The following applications were reviewed and discussed

WW/26/01899
Pick Buildings South Of Huntlands Farm Main Road, Birdham, West Wittering
Change use of agricultural building to 1 no. dwelling with associated works.

The Committee reaffirmed its previous objections. Members questioned whether the proposed residential curtilage was correctly defined and expressed concern that it appeared to have increased. The location was considered unsuitable for a dwelling, having regard to the rural character of the site and the need to protect the countryside and agricultural land. The Committee also requested an appropriate landscaping scheme using native species. Relevant considerations included the NPPF policies on sustainable development, effective use of land, well-designed places and conserving the natural environment, together with West Wittering Neighbourhood Plan Policies WW1 (Design) and WW11 (Biodiversity, Geodiversity and Mitigating the Impacts of Climate Change).

It was **RESOLVED** to note that existing objections stand and to record concerns regarding the curtilage and planning scheme

WW/26/0965
Summerheys, Elms Lane, West Wittering
Proposed installation of 2 no. air conditioning units at ground level. 1 at East end and 1 at West end.

Signed
Date

The Committee raised concern about potential noise and disturbance from the proposed air-conditioning units, particularly given the site's location within the conservation area. Members requested that the Local Planning Authority assess the acoustic information, siting, screening and hours of operation and, if permission were granted, impose appropriate conditions to protect neighbouring amenity and the character and appearance of the conservation area.

It was **RESOLVED** to record the comments raised.

WW/26/1936
Trilby Cottage, Rookwood Road, West Wittering
Single-storey side and rear extensions to replace existing conservatory with associated alterations and additions to fenestration.

The Committee noted that the site lies within the conservation area and adjoins a listed building. Members considered that the application did not provide sufficient assurance that the scale, form, materials and altered fenestration would preserve or enhance the conservation area or safeguard the setting and significance of the neighbouring heritage asset. The Committee requested careful assessment against the NPPF policies for conserving and enhancing the historic environment, West Wittering Neighbourhood Plan Policy WW1 (Design), and Planning Guideline 28 on pages 19–20 of the West Wittering Village Design Statement, concerning development in Rookwood Road.

It was **RESOLVED** to record the comments raised.

WW/26/1994
Rookwood House, Rookwood Lane, West Wittering (see WW/26/1995 for application for listed building consent)
Replacement of waterfront and house facing gates

Cllr Handford declared that they were known to the applicant and took no part in the discussion or decision.

It was **RESOLVED** to record a neutral stance.

044/26 **Planning Enforcement**
The Clerk advised that the owner of the bookshop and café on Rookwood Road had decided not to submit a planning application and intended to return the property to its former use. The Committee noted the update.

Members reported that a barn had been removed at Eleanore Farm House and queried whether planning permission or prior approval had been required.

It was **RESOLVED** to refer the matter to CDC for investigation.

045/26 **Date of Next Meeting**
The date of the next meeting was to be confirmed, depending on the receipt of planning applications.

There being no further business, the meeting closed at 11.03 am.

Signed

Date