PLANNING REPORT 13th January 2014-01-02

Number of meetings:

There have been two planning meetings since the last Parish Council Meeting.

Decisions:

Two refusals and two no objections.

One of our refusals related to the land north of The Oast. In the Committee's opinion the matter should not be considered by CDC under Section 70A of the Town and Country Planning Act 1990 as the application under discussion had been submitted within the period of two years after the dismissal of an appeal relating to a similar application regarding the site and there has been no significant change in the circumstances.

CDC decisions.

Waterstone House, Waterstone Close –Replacement House - permit

Seafever, Itchenor Road – Single solar thermal panel – Permit

Steddles, Itchenor Road, - Not to prepare a TPO

Little Court – Replacement of rear ground floor window - permit

Greenlees, Itchenor Road – Application for use of land as garden land. – Refuse.

Enforcement.

At the beginning of November a report accompanied by photographs was made to the planning department of CDC regarding the erection of the fence facing the highway on the land north of The Oast. Planning permission had not been applied for. At the time I was given the impression by Peter Kneen, who requested that I send the e-mail, that it would be referred to enforcement.

As by mid December I had heard nothing from CDC I chased to be informed that the matter had not been passed to enforcement. A copy of the e-mail was immediately sent to enforcement who have now allocated it low priority and we should hear something further in about five weeks time. I have also chased Peter Kneen for an update.

S215 Town and Country Planning Act 1990

A request has been made by the Itchenor Society for the Parish Council to support the Society in its application to CDC to issue a S215 Notice under the Town and Country Planning Act 1990.

I attach annexure (1) a copy of S215. The person on whom an enforcement notice is served has a right of appeal under S217.

I also attach (Annexure 2) "Use of Section 215 Town and Country Planning Act 1990"

(Annexure 3) Every Home Counts “Town and Country Planning Act 1990 S215”.

The above give a brief background to the Act.

In particular I would refer you to “Town and Country Planning Act 1990 Section 215: best practice guidance”. (Annexure 4).Unfortunately, I am unable to download the document referred to in the attachment on my computer (only my IPAD and therefore I am unable to print it off). However, as the website addresses are on that attachment it may be possible for others to download the document which is extremely helpful and informative.

Over a year ago I did some research on this section and had a long conversation with the planning department at CDC. It will be noted from the above attachments that the use of S215 is discretionary and it is therefore up to the local planning authority to decide whether a notice under its provisions would be appropriate. As a result of the discussions I had with CDC at that time I was told that CDC did not propose to issue such a notice.

As we have been asked by the Itchenor Society to support their application I I leave it for the Parish Council to decide if they wish to add their weight to the application.