PLANNING REPORT MONDAY 8th SEPTEMBER

Number of Planning Meetings since last Parish Council meeting - 2

No Objections - None

Object - 3

CDC Decisions

Approve - 1 Tennis Court at Rye Cottage

Refuse - 2 Tennis Court and Return to pasture Swallows Return

Demolition of existing dwelling and construction of new dwelling with guest house.

Since the last PC meeting there has been a change in the format of the planning meetings in that CDC no longer send out paper plans. There is an exemption in the case of large scale developments.

Instead the plans are downloaded and are shown on a screen at the planning meeting. We are in the early days of the revised format and it is too early to ascertain how successfully or otherwise the revised procedure is working.

CONCERNS

One planning application that came before the Committee that was particularly contentious and raised strong emotions in the village was Application WI/14/01626/FUL – Greenleas – Demolition of existing dwelling and construction of replacement dwelling with guest lodge. The Planning Committee objected to the application on planning grounds as set out in the CDC Saved Local Plan Policy H12 1999, Chichester Harbour Conservancy – Design Guidelines for Dwellings and Extensions Revised August 2010, West Itchenor Village Design Statement 2nd edition and the National Planning Policy Framework paragraphs 14,115 and 116.

Despite the objection, officers at CDC recommended approval, apparently going against their own policies. Further, the Conservancy withdrew their earlier objection even though the amended plans were still contrary to their policies in that there was an excessive increase in footprint, the limit being 50% and the application was 65%, and an excessive increase in silhouette, the limit being 25% whereas the application was 62%.

There was also the issue that the application did not adhere to the one for one policy as set out in planning policy H12.

At the Planning Committee of CDC the Planning Committee overwhelmingly rejected the application. The Parish Council would like to thank our local District Councillor, Pieter Montyn, who so eloquently spoke out against the application at the planning meeting and in no small way contributed to the outcome.

The concern and frustration felt by the Parish Council, an elected body, is that our views, based as they were on planning grounds formulated by those organisations are so easily overruled by unelected officers and calls into question the democratic process.