Planning Report – 12th January 2015

This planning report will be updated after the planning meeting to be held on the morning of Monday 12th January.

PLANNING MEETINGS

Number of planning meetings held since last Parish Council meeting - 3

DECISIONS:

Six - No Objections, two that related to permission for tree works to be carried out
One Objection. This related to Old Haven. The Parish Council objected to the demolition of the existing house and replacement with an inappropriate design.

CDC DECSIONS: Two permits.

APPEALS:

The appeal against CDC's refusal to permit the demolition of the existing dwelling known as Greenlees and replacement of new dwelling together with guest lodge has been allowed. This is a great disappointment in view of the strong arguments, backed by existing policies, against allowing this development.
An inspector's decision can be challenged but only on legal grounds rather than planning grounds. There are two routes to challenging a decision.
Application to the High Court on a point of law. It must be made within six weeks of the date of the decision. It is very technical and can be very expensive.

Judicial Review.

An application must be lodged within three months of the date of the decision. A local authority must be shown to have made an irrational decision or there has been a procedural irregularity. Again expensive

CLAPPERS LANE ENQUIRY:

The Clappers Lane enquiry relating to the application for 160 dwellings has been dismissed on grounds of density rather than traffic and sustainability. However, Clappers Lane is an ongoing matter as the current application for 110 dwellings has yet to be decided on.
No soon as one large application is defeated then another one rears its head, An application has been submitted for 81 dwellings on Koolbergen, Kelly's and Belfield Nurseries in Bell Lane. Birdham have asked for an extension of time for submissions to the 22nd January and it is proposed that West Itchenor Planning Committee hold a planning meeting on the 19th January to discuss the application. Birdham have already met their allocation of 50 dwellings and this would be surplus to their requirement. The approved applications to date for Birdham are 79 and under their draft Local Plan there are no plans to allocate sites at the present time. The arguments submitted against the Clappers Lane application would also apply here.

LOCAL PLAN PUBLIC EXAMINATION.

The public examination has completed. I think that the Bell Lane application shows how important it is that we have a Local Plan in place. The fear is that even if the draft is approved by the Inspector it will come with the caveat that in approximately two years time CDC review their housing allocation.

ENFORCEMENT

Enforcement have written to the owners of Little Court requiring them to fulfil the landscaping condition under planning permission WI/11/00049/FUL. The owners are required to plant a standard size Holly tree within this planting season in accordance with the landscaping plan.
The position will be monitored.

It has come to the attention of the Parish Council that Church Farm is advertising its grounds as a venue for weddings and other parties. Concerns have been raised as to the nuisance effect on the surrounding properties and the village as a whole. Enquiries are at present being made as to the requirements, if any, for planning permission and other permissions.

BIRDHAM DRAFT NEIGHBOURHOOD PLAN

Birdham have published a draft Neighbourhood Plan incorporating some of the suggestions made during the consultation period. They have also published a spread sheet showing the suggestions and the reasons for incorporating them or otherwise.
It has been noted that our suggestions to policies 4, 15 and the Transport policies have been accepted. Our suggestions to policies 22 and the inclusion of the Zones of Influence have not been included although reference is made in Policy 16 “that other parishes have Village Design Statements with which applicants must conform”.