WEST ITCHENOR PARISH COUNCIL

Minutes of the meeting of the West Itchenor Parish Council Planning Committee held on Tuesday 26th May 2016 at 9.00am in Itchenor Memorial Hall.

Present: Mrs A Trevelyan (Chairman), Mr G Colbourne, Mr C Mead-Briggs

In attendance: no members of the public.

1. APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Dunn.

2. DECLARATION OF INTERESTS

There were no declarations of interest.

3. MINUTES OF THE PLANNING MEETING HELD ON 7th April 2015

The Chairman called for approval of the Minutes of the Planning Committee held on 7th April 2015. It was **AGREED** to approve the Minutes and the Chairman **SIGNED** the Minutes as a true record of that meeting.

4. PLANNING APPLICATIONS

4.1 WI/15/01453/TPA – Land south of Sea Urchin, Spinney Lane, Itchenor
4.2 WI/15/01452/TPA – Land south of Sea Urchin, Spinney Lane, Itchenor
4.3 WI/15/01394/TPA – Sea Urchin, Spinney Lane, Itchenor

The failure of the Chichester District Council planning website limited the amount of detail available to the Planning Committee. After reviewing the trees, including reference to the West Itchenor Village Design Statement, the Committee agreed to defer to the advice of Henry Whitby.

AGREED RESPONSE – No Objection.

4.4 BI/15/01287/FUL – Birdham Road, Birdham
4.5 BI/15/01288/FUL – Birdham Road, Birdham

Although not in West Itchenor, the Planning Committee considered local residents would be interested in these planning applications and it was therefore appropriate for the Committee to consider them. They both relate to proposed single pitch sites including the provision of a utility building for settled gypsy accommodation together with existing stables.

The application sites adjoin each other and both lie within the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The proposed development is therefore considered contrary to both existing policies in the current Local Plan (1999) and in the emerging Chichester Local Plan (2014-2029), which seek to conserve and protect the landscape from further development.
The land is noted to be classified as Grade 2 (very good) agricultural land, which the Harbour Conservancy seeks to retain in farming use in their Management Plan 2014-2019. It is noted that the two proposed sites lie some 120 metres from the Birdham Straight at the northern end of the field boundary and that they are both served by the same proposed access track; if consent is

granted the Planning Committee was concerned that additional sites will be proposed in the remaining parts of the field with access from the same track.

The Committee agreed that local Itchenor residents should be made aware of these planning applications so they can make comments if they should so desire. The Parish Council will post details on their website and it is understood the Itchenor Society will advise their members.

AGREED RESPONSE – Recommend refusal.

Additionally the Chairman will speak to our CDC Councillors to ensure the applications are referred to the full CDC Planning Committee.

5. CHICHESTER DISTRICT COUNCIL DECISIONS

WI/15/00212/DOM – The White House, Itchenor Road, PO20 7AB
New garage and extension.

Permit (26-05-15)

WI/15/00900/DOM – Beech Cottage, Itchenor Road, PO20 7DD
Amended roof light.

Permit (15-05-15)

WI/15/00896/DOM – Little Court, Itchenor Road, PO20 7DD
Changes to rear window and balcony balustrade.

Refuse (14-05-15)

The Committee noted that a decision on the planning application for Old Haven (14/04015/FUL) validated on 28th November 2014 was still awaited.

6. ENFORCEMENT

6.1 The Committee discussed the position with respect to Mr Smith's land opposite Shelbourne, PO20 7DH where the important drainage ditch has still not been cleared by West Sussex County Council.

6.2 The Committee is still awaiting a retrospective planning application for the storage of boat moulds on land next to the John Davis path.

7. DATE OF NEXT MEETING

Wednesday 10th June 2015 at 09:00 am.

Signed _____ Date _____
Chairman of the Planning Committee