West Itchenor Parish Council

Minutes of a Planning Meeting of the West Itchenor Parish Council to be held on Monday 29th June 2015 in The Itchenor Memorial Hall.

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

In Attendance: Mrs C Smith (Clerk), 1 member of public.

1. APOLOGIES FOR ABSENCE

None.

2. DECLARATION OF INTERESTS.

Cllr Mead-Briggs declared an interest in the planning application for Newlands Cottage as a neighbour and friend of the applicant.

3. MINUTES OF THE PLANNING MEETING HELD ON 26 May 2015.

The Chairman called for the approval of the Minutes of the planning meeting held on 26 May 2015. It was **AGREED** to approve the Minutes and the Chairman duly signed the Minutes as being a true record of the meeting.

4. PLANNING APPLICATIONS

4.1 WI/15/01732/DOM – West Winds, Itchenor Road, Itchenor

Demolition of existing garage and outbuilding. Construction of new 'Chalet Style' side/rear extension and new front extension including porch. New free standing traditional barn style garage to front.

It was noted that this application mirrored previous applications from 2009 and 2012. There had also been an application in March 2015 for a replacement dwelling which had been objected to by the Parish Council.

Concerns were raised about the location of the new garage as this would be significantly forward of the current building line including neighbouring properties. It was also considered that the addition of the garage in its proposed location may give rise to further development in neighbouring properties.
The layout of the proposed development gave rise to concerns about density such that the view from the road would mean that the gaps between adjacent properties would not be preserved.

AGREED RESPONSE: West Itchenor Parish Council objects to this application on the following grounds. The location of the garage is forward of the main building line and therefore conflicts with the West Itchenor Village Design Statement (2nd edition) design guidance for Areas 3 and 4, (3 /4.8) which states that 'Extensions forward of the main building line should be discouraged. The location of the garage also obscures the natural gap between adjacent properties which contravenes the West Itchenor Village Design Statement (2nd edition) design guidance for Areas 3 and 4, (3 /4.2) which states that 'Extensions should be to the rear of existing buildings so that gaps between houses are preserved.

Should the District Council have a mind to permit this application the Parish Council requests that the following condition be imposed.
'During building operations, arrangements should be made for all materials, contractor's vehicles and visitor's cars to be accommodated within the site

boundaries. This is in the interests of road safety and to protect the grass verges and common land throughout the village.

4.2 WI/15/01835/DOM - Newland Cottage, The Street, Itchenor
Single storey extension to existing detached double garage.

It was noted that Newlands Cottage was situated on a private road and was not in the Conservation Area, nor was it visible from any public roads or footpaths.
It was understood that neighbouring residents were aware of the application and had not made any comments.

AGREED RESPONSE: West Itchenor Parish Council has no objection to this application.

5. PLANNING DECISIONS

WI/15/01394/TPA - Sea Urchin, Spinney Lane, Itchenor PO20 7DJ
Crown lift by up to 5m (above ground level) and crown thin by 15% on 1 no. Oak tree (quoted as T2 TPO'd nos. T5) subject to WI/72/00015/TPO.

PERMIT

WI/15/01452/TCA - Sea Urchin, Spinney Lane, Itchenor PO20 7DJ
Notification of intention to crown thin by 15% and deadwood on 1 no. Oak tree (quoted as T1).

NOT TO PREPARE A TREE PRESERVATION ORDER

WI/15/01453/TPA - Sea Urchin, Spinney Lane, Itchenor PO20 7DJ
Crown lift by up to 5m (above ground level) on west sector, crown thin by 15% and deadwood on 1 no. Oak tree (quoted as T3 TPO'd nos. T4) subject to WI/72/00015/TPO.

PERMIT

6. ENFORCEMENT ISSUES

The applications for the two Travellers sites at Birdham had been refused by the District Council on the grounds that it was harmful to the AONB and the inability to demonstrate safe access onto the A286. Furthermore it was understood that an Article 4 Notice had been served preventing any further works on the site.

It was noted that despite previous representations from the Parish Council no action had been taken on the ditch outside the land adjacent to The Oast. The Clerk was requested to pursue this with the County Council and to copy Pieter Montyn (County Councillor) in on the communications. It was also suggested that the Environment Committee takes over dealing with this issue as it was no longer a planning matter.

No action has been taken over the moulds at the Northshore site. The Clerk had chased the Enforcement Officer for an update recently and had been advised that the owners would be contacted and a further site visit would take place. Concerns were raised about the possibility of a retrospective planning application being made as this could delay any further action for some time. It was agreed that Cllr Mead-Briggs would speak to Cllr Taylor and the Conservancy regarding the matter and report back.

The application for planning permission at Old Haven had still not been determined. The Clerk had chased the Planning Officer dealing with the case. His response had been that ‘Officer’s remain in negotiations regarding the proposals, with updated details being provided in due course. The Parish, Conservancy and third parties would be re-consulted in due course’.

The Planning Committee were unhappy with the fact that Planning Officers were working towards an acceptable application without any reference back to the Parish Council. It was agreed that Cllr Mead-Briggs would raise this with Cllr Taylor in her capacity as District Councillor.

The Solar Panels application in the AONB at Bosham had caused some concern and in particular why this had not been on the Planning Committee's Agenda for discussion. The Chairman reported that the Conservancy was on the case and suggested that it was not appropriate for the Planning Committee to get involved with wider AONB issues. It was noted that neither the RSPB nor the Bosham Association had objected to the proposed solar farm. Information relating to the application had been placed on the noticeboards and on the website so that individuals could make representations if they so wished.
There was some discussion on the ways that parishes could assist each other with planning issues and a suggestion that this be raised through the Peninsula Forum meeting. It was also agreed to put the application on the next Planning Meeting Agenda as well as any future applications that may affect the AONB.

7. DATE OF NEXT MEETING

The next Planning Meeting is scheduled for Monday 13 July 2015. It was agreed to hold Planning Meetings at 9am in the future.

Signature _____ Date: _____
Chairman, Planning Committee