West Itchenor Parish Council

Minutes of a Planning Meeting of the West Itchenor Parish Council held on Monday 10th August 2015 at 9.00 am. in The Itchenor Memorial Hall.

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

In attendance: Mrs C Smith (Clerk)

1. APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllr Colbourne.

2. DECLARATION OF INTERESTS.

Cllr Mead-Briggs declared an interest in the planning application for Creek House as a near neighbour.

3. MINUTES OF THE PLANNING MEETING HELD ON 13 July 2015.

The Chairman called for the approval of the Minutes of the Planning Meeting held on 13 July 2015. These were **AGREED** and the Chairman duly signed the Minutes as being a true record of the meeting.

4. PLANNING APPLICATIONS

4.1 WI/15/02140/TCA – Land South West of Sea Urchin, Spinney Lane, Itchenor

Notification of intention to crown reduce by 50% and crown raise by up to 5m (over road) on 1 no. Weeping Willow tree (T1). Crown reduce by 50% on 1 no. group of Goat Willow trees (T3). Pollard down to 50% (in height) on 2 no. Lombardy Poplar trees (T4 and T8). Fell 1 no. Lombardy Poplar tree (T5). Reduce east sector by 4m (from road) on 1 no. group of Goat Willow trees (T6) and 1 no. group of Willows, Hazels and Hawthorn trees (T7). Crown thin by 25% on 1 no. Cherry Plum tree (T9).

It was noted that there were two concurrent applications at the location. There were more trees along the land than had been identified in the application and it was agreed that sensible management of the trees was appropriate.

AGREED RESPONSE: No objection

4.2 WI/15/02224/FUL – Creek House, Shore Road, Itchenor

Demolition of an existing three storey detached house and the erection of a new two storey dwelling.

It was noted that the application had moved the whole dwelling forward by 3 or 4 metres because of the wish to protect a significant tree within the plot. Although the height of the proposed dwelling was lower than the existing building it was considered that the revised plans showed the height to be greater than that of the previously approved application.

The application appeared to be similar to the previous application which had been granted planning permission. The increase in size of the dwelling was within the 25% guidelines for the harbour. Flint walls may be seen from the harbour and the roof was going to be constructed from weathered zinc which would look grey.

Concern was raised that the Design and Access statement did not provide any information regarding how vehicles would access the site nor how the contractors would reduce any noise and dust during the demolition works.

AGREED RESPONSE: West Itchenor Parish Council is concerned that the Design and Access statement does not provide any information regarding how vehicles would access the site nor how the contractors would reduce any noise and dust during the demolition works and therefore requests that the following conditions are imposed on any permission granted:

No development shall take place until Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

i) the parking of vehicles of site operatives and visitors;
ii) loading and unloading of plant and materials;
iii) storage of plant and materials used in constructing the development;
v) wheel washing facilities;
vi) measures to control the emission of dust and dirt during construction.

This is to protect the amenities for the neighbouring properties and for the protection of wildlife and the neighbouring mud flats.

5. PLANNING DECISIONS

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.

PERMIT

WI/15/01835/DOM - Newland Cottage, The Street, Itchenor

Single storey extension to existing detached double garage.

PERMIT

Councillors expressed their concern that the Village Design Statement had been ignored in the granting of permission for West Winds. It was agreed to write to Graeme Barrett (District Councillor) about this decision.

It was noted that a decision was still awaited on the Solar Farm application in Bosham.

6. ENFORCEMENT ISSUES

It was noted that no action had yet been taken on the boat moulds at Northshore despite having chased this with both the District Councillor, Graeme Barrett and the Planning Enforcement team. The recent presentation to residents about plans for Northshore had not included the area where the boat moulds are currently stored.

It was agreed that the Clerk would put pressure on the Enforcement team to ensure that action was taken on the site quickly.

It was reported that the Travellers at Birdham had appealed against the enforcement notice issued and further representations if required should be made to the Planning inspector.

7. DATE OF NEXT MEETING

The next meeting is scheduled for Monday 24 August 2015.

Signature _____ Date: _____
Chairman
Planning Committee