West Itchenor Parish Council

Minutes of a Planning Meeting of the West Itchenor Parish Council held on Monday 7 December 2015 at 9.00 am. in The Itchenor Memorial Hall.

Present: Mr J Dunn, Mr C Mead-Briggs, Mr A Spencer
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 Spencer declared an interest in planning application 4.2 as family members are neighbours.
Cllr Mead-Briggs declared an interest in planning application 4.3 as a neighbour.

3. MINUTES OF THE PLANNING MEETING HELD ON 30 November 2015.

The Chairman called for the approval of the Minutes of the Planning Meeting held on 30 November 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/15/02618/COU - Chichester Harbour Marine Park, The Street, Itchenor
Use of Units 1, 2 and 3 for Class B8 - Storage and distribution.

New information had been received which included a Delivery and Service Plan and a Transport Statement. Having reviewed the information Councillors agreed that it was deficient in a number of areas.
Information regarding the road provided in the report does not match the experience of local residents, particularly in relation to its width.
The report does not address the safety issues for pedestrians and cyclists.
Some of the assumptions made do not appear to be logical.
It was felt that the site was unsustainable in terms of development. The units were only there as a result of support from the village in an effort to retain boat building.
There was concern that throughout the report there was no reference to the existing vehicle movements for Hectic Ltd.
Reference to past vehicle movements on the site is conjecture as there is no documented evidence to support the information.
It was noted that Miles Webb (Director, Northshore Shipyard Ltd) had stated at the meeting on 12 October 2015 that the site received one HGV movement a week with most boats leaving the site via the water. This information has not been covered in the Transport Report.
The Parish Council questions the validity of the road width information as this appears to have been averaged over the whole length of the road; a more detailed survey is needed for the section between Badger Barn and The Street.
It was noted that the TRICS date used was based on B8 use for self-storage sites which is not considered to be comparable for this site which is proposed as a distribution warehouse site.
The Parish Council believes that the application should be assessed for General B8 use because current planning guidance considers personal consents should not be used where the benefit would be to a company.

The Parish Council believes that the site should have been offered for sale; this would be required to test the market, since any marine tenant would need to invest in the site and would need a freehold to do so.

AGREED RESPONSE: The Parish Council set out clearly its reasons for recommending the application is refused. There is nothing in the additional information supplied that changes this view. The Parish Council therefore stands by its recommendation that this application is refused.

4.2 WI/15/03704/DOM – Glebeland, 4 Waterstone Close, Itchenor
Proposed infilling of the entrance courtyard combined with a new glazed entrance lobby, remodel the conservatory. Demolition of existing double garage to be replaced by health suite, erection of timber pergola and new timber entrance gates.

It was noted that all of the properties in Waterstone Close have gates and therefore the provision of gates for Glebeland would not be out of keeping with the surrounding area.
There was some concern over the height of the health suite, the loss of garage facilities and the potential for the new building to be a standalone dwelling in its own right.
There was also concern about the increase in water consuming facilities and the proposed disposal of waste water.

AGREED RESPONSE: The Parish Council has no objection to this application. Notwithstanding this, the Parish Council requests that the following conditions are imposed.

- During building operations, arrangements should be made for all materials, contractors' vehicles and visitors' cars to be accommodated within the site boundaries. This is in the interests of road safety and to protect the grass verges.
- There should be no increase in surface water run-off and plans for the harvesting and re-use of rainwater should be submitted before development takes place.
- the health suite remains ancillary to the main dwelling and not to be used for habitation.

4.3 WI/15/03835/TCA - 4 The Street, Itchenor
Notification of intention to reduce height by 6m and widths by 2m on 1no. Ash tree (quoted as T1).

It was noted that previous owners had installed an arbour fashioned from a tree sapling – originally intended as a garden ornament. This has now grown significantly.

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

4.4 WI/ 15/03846/TCA - The Black Bungalow, Itchenor Road, West Itchenor
Notification of intention to reduce heights by 6m and reduce western sectors by 2m on 5 no. Willow trees. On 1 no. Willow tree remove 3 no. limbs which overhang pumping station.

It was noted that this application was for a reduction in the height of a number of trees rather than the removal. It was noted that the trees serve a useful purpose

in that they soak up the groundwater. With this site being very low lying it was considered that it was important that the trees were protected.

AGREED RESPONSE: The Parish Council has no objection to this application. However, it is requested that a condition is attached that requires the reinstatement of the ditch adjacent to the pumping station once the work has been completed.

4.5 WI/ 15/03832/DOM - Shipton Cottage, Shipton Green Lane, West Itchenor
Replacement of existing rear conservatory.

It was noted that the application was for the replacement of the existing conservatory. The Parish Council considered the plans of very poor quality and difficult to read.

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

5. PLANNING DECISIONS
It was noted that the application for the Solar Farm in Bosham had been refused by Chichester District Council.

6. ENFORCEMENT ISSUES

14/00365/CONCOU – Northshore Yachts Ltd, The Street
It was noted that there had been conflicting advice on the situation regarding the requested removal of the boat moulds. The Parish Council expressed concern that the situation would be revisited when resources allowed.

15/00153/CONHH – Church Farm, Itchenor Road
It was noted that a planning application was now overdue on this site.

15/00204/CONT – Sea Urchin, Spinney Lane
This case is now closed

15/00229/CONT – Land on North Side of Itchenor Road
This case is now closed.

7. DATE OF NEXT MEETING

It was agreed that any meetings before the end of the year would be called only if required. Scheduled fortnightly Planning Meetings would otherwise resume on the 4 January 2016.

Signature _____ Date: _____
Chairman, West Itchenor Planning Committee