West Itchenor Parish Council

Minutes of a Planning Meeting of the West Itchenor Parish Council held on Monday 8 February 2016 at 9.00 am. in The Itchenor Memorial Hall.

Present: Mr G Colbourne, Mr J Dunn, Mrs A Trevelyan (Chairman)

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

1. APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllr Mead-Briggs.

2. DECLARATION OF INTERESTS.

None.

3. MINUTES OF THE PLANNING MEETING HELD ON 18 January 2016.

The Chairman called for the approval of the Minutes of the Planning Meeting held on 18 January 2016. There were **AGREED** and the Chairman duly signed the Minutes as being a true record of that meeting.

4. PLANNING APPLICATIONS

4.1 WI/16/00125/TPA – Fairfield , The Street, Itchenor

Crown reduce by 30%, crown thin by 30% and deadwood on 1 no. Oak tree (quoted as T2) (TPO'd nos. T1) subject to WI/07/00007/TPO.

It was noted that this tree was close to the boundary of the property.

AGREED RESPONSE: No objection

4.2 WI/16/00257/TCA - Fairfield, The Street, Itchenor

Notification of intention to crown reduce by 30%, crown thin by 30% and deadwood on 1 no. Silver Birch tree and 1 no. Oak tree (1).

It was noted that both trees had become very large and imposing.

AGREED RESPONSE: No objection.

4.3 WI/16/00054/FUL - Church Farm , Itchenor Road, West Itchenor

Proposed boathouse/log store.

The Chairman closed the meeting to allow a resident to make comments.
A resident gave some background into the planning application and the conversations that had taken place with the applicants and Planning Officers. The Parish Council's previous objections had been taken on board and the site of the boathouse/log store had been moved to the existing goose pen. The resident stated that they had a number of boats and that given the size of their property it was not unreasonable for them to have somewhere suitable to store boats and logs within their boundary. The new building would be built in the same materials as the existing house and garage.

It was suggested that although the boat house/log store had been moved to a more discrete location there remained the issue that the building could still be seen from the important viewpoints highlighted in the Village Design Statement (VDS).

It was noted that retrospective planning permission was granted in 2004 which removed any Permitted Development rights to protect the visual and other amenities of the area.

There was some discussion on the use of the guidelines in the VDS. Although Councillors agreed that applications should be considered on their own merits there was agreement that there needed to be a consistent approach to the application of the guidelines across all planning applications.

AGREED RESPONSE: West Itchenor Parish Council objects to this application on the following grounds; The proposed boathouse is sited in an elevated setting close to St Nicholas Church a building listed as being of Special Architectural or Historic Interest (Grade 1). The boathouse would be harmful to the setting of the church. The proposal therefore conflicts with Policy 47 of the Chichester Local Plan: Key Policies 2014-2029. This is also contrary to the West Itchenor Village Design Statement (page 23) which lists important views within the Conservation Area that should be protected. The proposed boathouse by reason of its size, siting and height is considered to be detrimental to the character and appearance of the landscape within the Chichester Harbour Area of Outstanding Natural Beauty. The proposal therefore conflicts with Policy 43 of the Chichester Local Plan: Key Policies 2014-2029. The West Itchenor Village Design Statement also identifies seven character areas in the village and Church Farm lies in area 3. This proposal fails to meet guideline 3 / 4.3 Views of and from the church and churchyard should not suffer as a result of any new development.

Should this application be permitted the Parish Council requests the following condition is applied.
That any trees that are removed or damaged as a result of this application should be replaced with reasonably mature native trees in order to protect the visual amenity of the area.

5. PLANNING DECISIONS
   None.

6. ENFORCEMENT ISSUES
   14/00365/CONCOU – Northshore Yacht Ltd, The Street
   The Clerk reported that Mr Pattie (CDC Enforcement Officer) had confirmed by email in January that he was due to carry out a compliance in January. Further to this visit, should the moulds remain, CDC will be looking at the expediency of issuing an enforcement notice Re use of the land, or, a Section 215 Re untidy land.
   The Clerk was requested to follow up on this matter as nothing had changed on the site.

   It was noted that some recent work on the ditches alongside the highway had resulted in a tree being felled. It was noted that this was done to prevent if falling into the ditch as a result of the clearance work. It was agreed that advice on other such work should be sought from Henry Whitby (CDC Tree Officer)

7. DATE OF NEXT MEETING
   The next meeting is scheduled for Monday 29 February 2016.

Signature _____ Date:_____

Chairman, West Itchenor Parish Council Planning Committee