West Itchenor Parish Council

Minutes of a Planning Meeting of the West Itchenor Parish Council held on Monday 29 February 2016 at 9.00 am. 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), Mrs E Hamilton (CDC)

1. APOLOGIES FOR ABSENCE

None.

2. DECLARATION OF INTERESTS.

Cllr Colbourne, Cllr Mead-Briggs and Cllr Trevelyan all declared a personal interest in the planning application for Inglewood as the applicant was a Parish Councillor. Cllr Dunn declared a prejudicial interest in the planning application for Inglewood as he was the applicant.

3. MINUTES OF THE PLANNING MEETING HELD ON 8 February 2016.

The Chairman called for the approval of the Minutes of the Planning Meeting held on 8 February 2016. These were **AGREED** and the Chairman duly signed the Minutes as being a true record of that meeting.

4. PLANNING APPLICATIONS

4.1 WI/16/00243/TCA – Magnolia House, Itchenor Road, Itchenor

Notification of intention to remove 2 no. lowest secondary branches to north on 1 no. Sycamore tree (T1). Remove lowest 1 no. branch to north (on west stem) and remove stem to north-east (east stem) on 1 no Pittosporum tree (T3). Fell 1 no. Cherry tree (T2) and 1 no. Sycamore Tree (T4).

The plans were reviewed, Councillors agreed there was a need for the proposed work to be carried out at this site.

AGREED RESPONSE: West Itchenor Parish Council supports this application.

Cllr Dunn as the applicant made the following comments and then retired from the meeting.
A meeting was held with the Conservancy Planning Officers and as a result the design of the garage was changed to achieve a consensus. As a result, the garage is smaller than had originally been planned. Guidelines on colour and materials are being followed. Most of the neighbours had been advised of the application personally and had expressed support.

4.2 WI/16/00336/FUL – Inglewood, Itchenor Road, Itchenor

Replacement dwelling

It was noted that the house was fairly well hidden from the road and that the immediate neighbours would be the most affected. A comment was made that not all of the neighbours had been consulted which was a concern. The District Council who are responsible for notifying neighbouring properties do not always manage to do this.
A question was raised about the increased volume of the new dwelling. It was noted that the Conservancy guidelines allow for an increase in footprint of up to

50% and an increase in elevations of 25%. It was noted that the application would result in an increase of around 27% of the footprint.
The ridge height of the new dwelling would be very similar in height to the neighbouring property Henley Croft.
Several other points were raised but it was felt that all of these complied with the existing Conservancy guidelines and the West Itchenor VDS.
The applicant was asked whether consideration had been given to any other locations for the garage. The response was that the plans had been designed to catch the afternoon sun to aid heat conservation and make the garden a pleasant place to be. This would also be an effective way to harness passive energy.

AGREED RESPONSE: West Itchenor Parish Council has no objection to this application. However, the Parish Council requests that the following conditions should be imposed in granting consent namely:
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.

4.3 WI/15/03736/FUL - Church Farm, Itchenor Road, West Itchenor
Proposed boathouse/log store.

It was noted that this was the resurrection of slightly amended plans for a previous application. It was noted that no material changes had been made to the application. Disappointment was expressed that the Conservancy Planning Officer had not raised any objection to this application. It was further noted that there had been a number of applications at the site and that the existing dwellings had been approved after a retrospective planning application.

The main concern for the Planning Committee was that the application was at odds with the Conservation Area Character Appraisal which very clearly has the views across the site from the Church marked as highly important. It has also come to the attention of the Parish Council that the area around the Church was the oldest part of Itchenor, possibly one of the earliest settlements on land and the original centre of the village and therefore may be of archaeological importance.

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 would 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 the application be permitted the Parish Council strongly recommends that a condition be imposed which states that a full archaeological survey is undertaken before any ground is broken.

5. PLANNING DECISIONS

WI/15/04246/TCA - The Black Bungalow, Itchenor Road, West Itchenor Notification of intention to reduce 2 no. branches in north-east sector to 1m of main stem & reduce height by 3m on 1 no. Willow tree (W1). reduce height of main and secondary stem to 6m on 1no. Willow tree (W2). Reduce 3 no. north-east and east facing branches to 3m (above ground level) on 1 no. Willow tree (W3). Reduce height to 6m (above ground level) on 1 no. Willow tree (W4). Reduce height of stem to 5m on 1 no. Willow tree (W5). Reduce height down to 6m, remove 1 no. branch on west sector (over pumping station) on 1 no. Willow tree (W7). Reduce 1 no. branch on west sector back to 2m from base, reduce height to 6m on 1 no. Willow tree (W8). Remove 3 no. branches back to 1m (above ground level), reduce 2 no. branches to 5m (above ground level) on 1 no. Willow tree (W9). Reduce height to 5m on 1 no. Willow tree (W10). Reduce northerly 1 no. branch to height of 3m and reduce stem (growing horizontally) to 3m on 1 no. Willow tree (W13). Reduce height down to 6m and reduce limbs back to fence line on 1 no. Willow tree (W14). Remove 1 no. eastern sector branch and deadwood on 1 no. Willow tree (W16). Reduce east facing branch to 5m and reduce to 5m on 1 no. Willow tree (W17). Fell 6 no. Willow trees (W6,W11,W12 and W15 x3)

NOT TO PREPARE A TREE PRESERVATION ORDER

6. ENFORCEMENT ISSUES

14/00365/CONCOU – Northshore Yacht Ltd, The Street

The Planning Officer has now drawn up an enforcement notice and the Clerk will chase further action on this issue.

Old Haven, The Street, Itchenor

The Clerk reported that she had been contacted by a member of the public to ask what action the Parish Council was taking with regard to the dilapidated state of Old Haven. It was noted that the Parish Council had previously asked the District Council to serve a Section 215 notice on the owner which would require improvements to be made to the site. It was noted that two applications for the site had been refused by the District Council. The last of which was as a result of the Historic Buildings Advisor rejecting the proposed plans for the site. It was reported that the law does not allow for anyone to be able to demolish a building simply because they have allowed it to fall into disrepair. There was concern that because the building had been boarded up for so long that timbers within the building may retain too much moisture which could lead to the roof caving in. It was agreed that the Clerk should write to the District Council pointing out its concerns and urging swift action on this building before it falls into further disrepair.

There was further discussion on the problems where the District Council Planning Officers had not undertaken site visits and had appeared to have granted permission for plans that were in conflict with the Local Plan, the Conservancy guidelines and the West Itchenor VDS. It was noted that the Planning Department was struggling with resources and it was felt that a greater use of Parish Councils who had experience of their local parish should be utilised. It was suggested that the Clerk contact Planning to request a meeting to discuss these issues.

7. DATE OF NEXT MEETING

The next meeting is scheduled for Monday 14 March 2016.

Signature _____ Date: _____
Chairman, Planning Committee