West Itchenor Parish Council

Minutes of a Planning Meeting of the West Itchenor Parish Council held on Monday 26 September 2016 in The Itchenor Memorial Hall.

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

In attendance: Mrs C Smith (Clerk)

In the absence of the Chairman it was agreed that Cllr Mead-Briggs would chair the meeting.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllr Trevelyan.

2. DECLARATION OF INTERESTS.

All Councillors declared an interest in the planning application 4.3 as members of the Itchenor Sailing Club.

3. MINUTES OF THE PLANNING MEETING HELD ON 5 September 2016.

The Chairman called for the approval of the Minutes of the Planning Meeting held on 5 September 2016. These were **APPROVED** and the Chairman duly signed the Minutes as being a true record of the meeting.

4. PLANNING APPLICATIONS

4.1 WI/16/02845/FUL– Owl And Pheasant Cottage, Itchenor Road, West Itchenor

Removal of condition 8 from planning permission WI/07/05509/FUL, removal of the restricted use as self-catering holiday units.

Planning permission for the cottages was originally granted in 2007 as two self-catering holiday cottages although the cottages were not completed until 2013. The cottages were first let in 2014 having been advertised on several websites with rental income of between £550 – £975 per week depending on the time of year. The cottages are reported to be let for between 18/20 weeks of the year.
Both cottages are also advertised to be sold. The Applicant has received pre-application advice in which the Planning Officer had explained that the loss of tourist accommodation conflicts with Policy 30 of the Local Plan and would only be granted if there was no proven need.

The original application was objected to by the Parish Council and Conservancy because it was a mixed use site and should the use as holiday lets cease then the cottages would be two new dwellings sited outside the defined settlement boundary. The District Council took the unusual step of attaching a plan to the planning permission marking in red properties on site to be removed before anything else happened.

There was some consensus that the cottages should be retained as holiday lets and priced accordingly. The question of defining holiday lets was raised along with the ability of the District Council to enforce such conditions.
It was noted that the rental income did not compensate for the amount of bank interest on each of the properties.
It was suggested that as far as the village was concerned it may prefer permanent residents.

It was agreed that there was a pressing need for tourist accommodation locally. It was noted that both cottages were reported as let for between 18 and 20 weeks each year, thereby showing a need for this type of accommodation.

AGREED RESPONSE: West Itchenor Parish Council objects to this application on the following basis.

- The original planning application placed a restriction on the use of the cottages as holiday lets because permanent use of the buildings would be contrary to the policies of the Local Planning Authority regarding residential development.
- The fact that the cottages are shown to have been let for around 18 weeks each (2015) indicates that there is a need for such accommodation. This therefore conflicts with Policy 30 of the Chichester Local Plan.

4.2 WI/16/02900/DOM - Church Farm, Itchenor Road, West Itchenor

To build an enclosed single storey flat roof building for a swimming pool behind (west of) Church Farm's garage.

The proposed building will sit adjacent to the existing garage with the pump being located within the garage. It will have a flat fiberglass roof with brick and flint walls matching the main house.

It was noted that Church Farm was within the Conservation Area in a particularly sensitive part of the village. Its proximity to St Nicholas Church and the converted barns is considered as one of the most important views in the village.
It was noted that half of proposed pool building is outside the domestic curtilage as shown outlined in red on the location plan. Councillors also queried why the boat/log store for which permission had been granted was not shown on the Location Plan.

AGREED RESPONSE: West Itchenor Parish Council objects to this application on the following grounds;
The proposed building 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 building 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 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.
It is noted that the District Council Archaeology Officer has indicated that there may be some deposits associated with an early medieval settlement in the area and therefore an archaeology survey should be carried out before any work takes place.

4.3 WI 16/02800/FUL - Itchenor Sailing Club, Pier Point Road, Itchenor

Construction of a timber fence in the area between Pierpoint Road and Darley Building, comprising 8 x 1.8m wide x1.8m high close boarded panels (total length approx. 14.7m), and return to Darley Building comprising 2 x 0.9m panels and 2.09m opening doors on parliament hinges.

It was noted that Itchenor Sailing Club was currently storing items along part of the wall. To try and tidy up the area and to provide a secure storage area for stand up paddle boards this application had been submitted.

It was noted that the Sailing Club had previously applied for permission to locate a shed in this location, objections were raised by the Parish Council and the application as refused.

It was noted that the trees along the verge would sit inside the fence line giving concern for their ability to thrive.

There is a risk that the fence would create the effect of a structure along the side of the lane. The existing layout is a surfaced lane with grass\shrubs planted on both sides. The fencing would reduce the openness of the area at the busiest point. It was felt that the fencing would be out of character with the lane.

AGREED RESPONSE: West Itchenor Parish Council objects to this application for the following reasons.

- The lane serves as a public footpath the character of which is open with grass and shrubs on each side. A fence would enclose the verge to detriment of the amenity.
- The fence would impose on one of the busiest part of the lane and affect the principle access to club buildings.
- The existing mature trees less are likely to thrive as result of the proposal.

5. PLANNING DECISIONS

WI/16/01558/FUL – Church Farm, Itchenor Road, Itchenor
Modify and relocate permitted log store/boathouse (WI/15/03736/DOM) to location within goose pen to rear of property. **APPEAL**
Notification had been received that the applicant had lodged an appeal against the District Council's refusal to grant planning permission. The appeal is to be heard by written representations and the Parish Council has until the 20 October to respond should it so choose. It was noted that the Parish Council had agreed to support the Planning Committee if it decided to put in a written representation.

It was agreed that the only reason for supporting the appeal was because the location of the appeal site is preferable to the site that was granted planning permission. It was understood that should the Planning Inspector grant the appeal then automatically permission is revoked for the current permitted site. It was noted that the Planning Inspector could not void the original permission.

Councillors noted that the Planning Officers refusal of the appeal site sum up the same reasons why the Parish Council had objected to the approved site.
RESOLVED that the Planning Committee would write to the Planning Inspector confirming its support for the appeal setting out the reasons. It was agreed that Cllr Mead-Briggs would draft the response and circulate for approval before being sent.

6. ENFORCEMENT ISSUES

Old Haven, The Street, Itchenor
It was noted that the Section 215 notice has been issued.

Tapners Field, Shipton Green, Itchenor
An acknowledgement had been received from Planning Enforcement.

Itchenor Sailing Club
It was reported that the Itchenor Sailing Club required advertising consent for the new noticeboard and that they had been advised of this.

7. DATE OF NEXT MEETING
   The next meeting is scheduled for Monday 3 October 2016.

Signature _____ Date: _____
Chairman