West Itchenor Parish Council

Minutes of a Planning Meeting of the West Itchenor Parish Council to be held on Monday 20 February 2017 at 9.00am. 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)

1. APOLOGIES FOR ABSENCE
None

2. DECLARATION OF INTERESTS
None

3. MINUTES OF THE PLANNING MEETING - 6 February 2017.
The Chairman called for the approval of the Minutes of the Planning Meeting held on 6 February 2017. **RESOLVED** that the Minutes of the Planning Meeting held on 6 February 2017 be confirmed as a true and correct record and that they be signed by the Chairman.

4. PLANNING APPLICATIONS
4.1 WI/17/00341/DOM- Oldfield House, Itchenor Road, Itchenor, PO20 7AB
Alterations and extension to the garage.

A review of plans was undertaken and the following points were noted.
- Concerns that previously approved planning applications not yet implemented had been omitted from the plans
- Concerns regarding the increased ridge height over the garage roof.
- Concerns over the increasing density of the site
- The south side of the garage would be effectively screened by existing trees which were subject to TPO's.
- Concerns that once previously permitted plans were implemented this could effectively result in one very large dwelling.
- Comments were made about the importance of the symmetry of the house architecturally.
- It was noted that Oldfield House was listed as a positive unlisted building within the Conservation Area.
- Attention was drawn to the West Itchenor VDS Design Guidance for all Character Areas. Guideline 2.5 which states 'The raising of ridge heights or the alteration of the angle of the roof pitches should be avoided where this would harm the character of the area'.
- It was felt that the plans were misleading as they did not show other approved developments on the site.

AGREED RESPONSE: West Itchenor Parish Council objects to this application on the following grounds.
The apparent raising of the roof of the garage contravenes the West Itchenor VDS Design Guidance for all Character Areas, guideline 2.5 which states 'The raising of ridge heights or the alteration of the angle of the roof pitches should be avoided where this would harm the character of the area'.
The Parish Council is concerned that this application may been seen as overdevelopment of the site and as such would be harmful to the AONB.

As the elevation plans do not show the existing house in full together with the previously approved plans WI/15/02573/DOM the Parish Council requests that these are obtained to protect the amenity of the AONB and the Conservation Area.
Oldfield House is listed in the West Itchenor VDS as a positive unlisted building and therefore the symmetry of the house has architectural importance. The Parish Council is concerned that this application along with previous unimplemented permissions could have an adverse effect on this property within the Conservation Area.
The Parish Council recommends this application is refused.

4.2 Tapners Field – Shipton Green
Application for retrospective consent to construct a vehicle crossover across Itchenor/ Shipton Green under Section 38 of the Commons Act 2006

It was noted that this application was for retrospective consent and the Parish Council had been notified as an interested party.
It was agreed that the Parish Clerk should write to the Planning Inspector advising that the Parish Council had noted the application but had no comment to make.

5. PLANNING DECISIONS
Nothing to note.

6. ENFORCEMENT ISSUES
Old Haven, The Street, Itchenor
It was noted that a neighbour had objected to a lack of any remedial work being carried out to the back of the house. The Clerk was requested to chase a response from Enforcement on this issue.
Northshore Shipyard, Itchenor
There was concern over the steel pipes which were encroaching onto the John Davis footpath. The Clerk was requested to contact the Conservancy and ask that they review the problem and if necessary to make it safe.

7. DATE OF NEXT MEETING
The next meeting is scheduled for Monday 6 March 2017.

Signature _____ Date: _____
Chairman, West Itchenor Planning Committee