West Itchenor Parish Council

Minutes of a Planning Meeting of the West Itchenor Parish Council held on Monday 20 March 2017 in The Itchenor Memorial Hall.

Present: Mr G Colbourne, Mr C Mead-Briggs, Mr A Spencer, Mrs A Trevelyan (Chairman), Mr C Watson

In attendance: Mrs C Smith (Clerk), 8 members of public

1. APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllr Dunn.

2. DECLARATION OF INTERESTS.

Cllr Mead-Briggs and Cllr Spencer declared a personal interest in the application for Old Haven as nearby residents.

3. MINUTES OF THE PLANNING MEETING HELD ON 20 February 2017.

The Chairman called for the approval of the Minutes of the planning meeting held on 20 February 2017. **RESOLVED** that the Minutes of the Planning Meeting held on 20 February 2017 be confirmed as a true and correct record and that they be signed by the Chairman.

4. PLANNING APPLICATIONS

4.1 WI/17/00448/FUL - Old Haven, The Street, Itchenor, PO20 7AN

Demolition of existing building and construction of 6 bedroom replacement dwelling, garage and associated works.

It was noted that there had been 5 previous applications on this site since the property was purchased in 2010. Every application has been refused. This application is for a different style of building to any previous application.

A number of points were put forward for consideration;

- Old Haven had been identified as a focal and positive unlisted building in the West Itchenor Village Design Statement. This is categorised as a local Heritage Asset which is covered in the National Planning Policy Framework (NPPF) para 133.
- It was noted that the Design and Access Statement criticizes the original listing of Old Haven as a focal and positive unlisted building. The author has no evidence to support this other than changes to original house which have altered character considerably and that national listing was refused.
- The arguments against listing are a matter of opinion and a different perspective from that of the Character Appraisal Officer when the recent Conservation Area Character Appraisal was undertaken. Buildings were selected for listing because they hold important positions in the village.
- The applicant puts in an argument based on dereliction. The only reason the house hasn't been maintained is because the owner wanted to demolish the building. In response to this the Parish Council had been instrumental in having a Section 215 notice served.
- The main reason why National listing had been unsuccessful was down to the fact that this had been a desk based study which meant that a site visit was not necessary and therefore the officers dealing with this can't tell the importance locally. As the building is post 1840 it is unlikely to get listed.

- The proposed new house looks incongruous because of its size. It overshadows the cottages on the west side of The Street which are listed. It dramatically changes the view from the water.
- The applicant has sought pre-application advice and comments had already been made about the size of house from Planning Officers and the Conservancy. When it comes to bulk and size the Conservancy talks about it creeping nearer to the water.
- Old Haven is the single most important site on this side of the water. The proposed house has no merit at all to the entrance to the harbour. Not a single house along the waters edge looks like this. No effort has been made to make it fit in. The proposed dwelling looks out of place it is too big and is in the wrong place.
- On a technical point it was unacceptable to not have a floor plan that shows footprint of the existing and proposed properties. This would have demonstrated how significantly the property has moved forward towards the waters edge.
- The visibility splays down The Street and from the water up The Street are important and any proposed dwelling should not obstruct view.
- The inference that the plans had been approved by the Parish Council was robustly refuted. It was felt that a retraction should be sought.
- There is no architectural merit in the building.
- The lack of any footprint plans is fundamental to the application and it should not have been validated without these plans.
- Page 58 of the Heritage Design and Access statement highlights the Conservancy's concerns about the dwelling creeping ever closer to the harbour.
- No other building on the waterfront looks remotely similar, this proposed dwelling looks too big and ugly.
- The scale and dominance of the proposed dwelling and loss of light to the pink cottages will be excessive. The street scene will become claustrophobic. In no setting would this be attractive.
- Elevation drawings have been set out to make the central roof look lower – but all ridge heights the same.

The Chairman then closed the meeting to allow members of the public to speak.
Public comments

- Throughout the ground floor of the present house there is oak paneling and this has historic reference.
- The 2010 sales particulars contain pictures of the inside of house. The relative condition of the house is apparent and it was marketed as in need of refurbishment rather than redevelopment.
- Nothing has changed in planning terms since the previous refusals. Changes to Old Haven were made in 1929 and were important for the development in Itchenor. The historical relevance is then very important as the property has been in this form since then. Regarding the association with Joseph Harker, he is widely acknowledged as the foremost scenery painter of the era and the significance of the current house is now greater given Louise Calf's dissertation.
- The proposed view (Heritage Design & Access Statement), on page 81 shows views from key points in harbour. With regards to the proposed view from the Itchenor Sailing Club jetty this is inaccurate. Measurements in the street show that the pink cottages would be completely obscured by the new dwelling.
- It was argued that the drawings were not technically correct.
- The hurdles to overcome for demolition to take place are hugely significant.

- Demolition would result in the loss of a focal and positive unlisted building that contributes to the Conservation Area. Additional information from Louise Calf supports the historical importance of this building even further.
- Fundamental to this application is the desire to preserve this building, therefore we should not be suggesting improvements to the design of the proposed new dwelling.

The Chairman thanked the public for their contribution and advised that it was worth residents making their views known by commenting on the application.

RESOLVED that the Parish Council objects to this application.

3 members of public left

5. PLANNING DECISIONS

None reported.

6. ENFORCEMENT ISSUES

Northshore Shipyard, Itchenor

There were no signs of further movements. The Clerk relayed messages from Shona Archer (Enforcement Manager) that highlighted what action was being pursued.

7. DATE OF NEXT MEETING

The next meeting is scheduled for Monday 3 April 2017.

There being no further business the Chairman declared the meeting closed at 9.33am.

Signature _____ Date: _____