West Itchenor Parish Council

Minutes of a Planning Meeting of the West Itchenor Parish Council held on Wednesday 19 April 2017 in The Itchenor Memorial Hall.

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

In attendance: 11 members of public

1. APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllr A Trevelyan and the Clerk, Mrs Carol Smith. The sad news of the death of Mr Robin Smith was announced. Cllr Mead-Briggs agreed to take the minutes.

2. DECLARATION OF INTERESTS.

Cllr Colbourne declared a personal interest in the ongoing discussion concerning the Itchenor Sailing Club sign.

3. MINUTES OF THE PLANNING MEETING HELD ON 3 April 2017.

The Chairman called for the approval of the Minutes of the planning meeting held on 3 April 2017. **RESOLVED** that the Minutes of the Planning Meeting held on 3 April 2017 be confirmed as a true and correct record and that they be signed by the Chairman.

4. PLANNING APPLICATIONS

4.1 WI/17/00866/FUL - Owl Cottage And Pheasant Cottage, Itchenor Road

Change of use and conversion of two self-catering holiday units to form a single unrestricted Class C3 dwelling house including some minor internal changes and external alterations to the appearance of the building.

Members were invited to express views by the Chairman.

1. It seemed from the reports accompanying the application that the occupancy level is below that needed for viability as tourist accommodation. If the application is permitted, there will be no loss of available letting accommodation in the area as there are a many homes locally that now subscribe to online holiday letting services.
2. Many residents in the immediate vicinity have expressed their support for this change.
3. By approving this application it will assist the Chichester Harbour Trust, a registered charity committed to the protection of the local landscape, to secure ownership of the adjoining 3.3 acre meadow which is at present part of the registered title of these two cottages.
4. That the application seeks to unite the two dwellings as a single house which is preferable to having two cottages as at present.
5. That it is in the best interests of the village to support this.

The chairman invited comment from members of the public and one member spoke to support the views already expressed.

RESOLVED to support the application. It was noted that because it was an FUL application, should the officer recommend refusal then it would automatically be referred to a full planning committee at CDC and the WIPC would be able to send a representative to speak. Mr G Barrett informed the meeting that he is trying to arrange a meeting with Senior Officers to inform them of local opinion both in Itchenor and West Wittering because the application site lies both sides of the

boundary. He also pointed out that the web site on which the letting availability of Owl Cottage and Pheasant Cottage appears shows them as fully let until Christmas. A member of the public pointed out that this was in error because it was meant to show that the properties are withdrawn from the market.

4.2 WI/17/00857/FUL - Church Farm, Itchenor Road, West Itchenor
Construction of log store and boathouse, as a variation of location to permission WI/15/03736/DOM.

Members were invited to express views by the Chairman.

1. The proposed log store has been approved already but in a different location at the front (south side) of the main house overlooking the rife. That this application was simply to decide where it was to be relocated to, rather than to argue the merits of its size and appearance.
2. That there has already been over development of Church Farm but we cannot retrieve that, simply decide which location is best.
3. That the proposed location would be visible from Itchenor Road in the winter months but this is preferable to the previously approved location.
4. That this application had arisen in part at the suggestion of the WIPC in the light of the Inspectors refusal of the previous application where the Inspector had been unable to grant approval to what was clearly a better location because the Planning Authority had not agreed to a S 106 to nullify the earlier consent. That decision has now been reversed at some expense to the applicant and a S 106 is now agreed.

RESOLVED to support the application.

4.3 WI/17/00969/DOM - Old House Farm, Itchenor Road, West Itchenor
Construction of a 3 bay detached timber framed garage with rear aisle.

Members were invited to express views by the Chairman.

1. Whilst the garage will be visible from the two adjoining houses, it is only a single storey garage to be built in timber.
2. That no representations had been made to members by neighbours.

RESOLVED to support the application.

4.4 Application for a Certificate of Immunity – Old Haven, The Street, Itchenor
To consider a response to Historic England in relation to an application to issue a Certificate of Immunity from listing.

This response had been circulated to members in advance of the meeting in order that they could properly consider the matters within it.

RESOLVED to support the response and Cllr Mead-Briggs was asked, in the absence of the Clerk, to respond on behalf of the Parish Council within the 21 day period.

5. PLANNING DECISIONS

17/00220/DOM Iona, Itchenor Road, Itchenor: rebuilding of existing garage and new boat store

It was reported that substitute plans had been approved and permission has now been granted.

6. ENFORCEMENT ISSUES

Northshore Shipyard, Itchenor

There were no signs of further clearance. That in view of the absence of the Clerk, the matter bee held over until the next meeting because the Clerk had already been asked to write once again seeking clearance of the material.

Itchenor Sailing Club Notice Board, The Street, Itchenor

Members were informed that a design for a replacement Club Notice Board was proceeding.

7. DATE OF NEXT MEETING

The next meeting is scheduled for Tuesday 2nd May at 9.00am. Apologies given by Cllr Mead-Briggs who will be away.

There being no further business the Chairman declared the meeting closed at 9.35am.

Signature _____ Date: _____