West Itchenor Parish Council

Minutes of a Planning Meeting of the West Itchenor Parish Council held on Monday 26 June 2017 in The Itchenor Memorial Hall.

Present: Mr J Dunn, Mr C Mead-Briggs, Mrs A Trevelyan (Chairman), Mr C Watson

In attendance: Mrs C Smith (Clerk), 2 members of public

1. **APOLOGIES FOR ABSENCE**
   None.

2. **DECLARATION OF INTERESTS.**
   None.

3. **MINUTES OF THE PLANNING MEETING HELD ON 15 May 2017.**
   The Chairman called for the approval of the Minutes of the Planning meeting held on 15 May 2017. **RESOLVED** that the Minutes of the Planning meeting held on 15 May 2017 be confirmed as a true and correct record and that they be signed by the Chairman.

4. PLANNING APPLICATIONS

4.1 WI/17/01573/DOM – Brae Cottage, The Street, Itchenor
Loft conversion with 3 no. roof lights on rear roof elevation.

Observations on the application included; the installation of roof-lights on the rear roof elevation, there would be a small loss of space on the first floor to make way for a new staircase. Some comments were made regarding the Conservancy's dark skies aspirations. It was noted that the Conservancy had not objected to the application.

AGREED RESPONSE: No objection.

4.2 WI/17/01407/DOM – Wayside Cottage, Itchenor Road, Itchenor
Single storey extension to replace existing conservatory

It was noted that replacement extension contained three flat skylights. Although this would replace the existing conservatory there would be no greater light pollution at night.
It was suggested that the flood risk assessment was incorrect. The assessment had stated that the flood risk was medium but the Environment Agency website shows that risk from 'rivers and sea' in this area is in fact a high risk location. An observation was made that the new extension would require considerably more in the way of underground foundations than the existing conservatory had and that this would have an adverse effect on underground drainage within the flood area.
Reference was made to Policy 42 of the Chichester Local Plan and its requirement that special measures are put in place to address the requirement not to increase the flood risk. It was suggested that such measures could be incorporated reasonably quickly into the current application.

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

- The Flood Risk Assessment appears to be incorrect and this property is in a location known to be a high flood risk area.

- The provision of a new extension would require deeper and more substantial foundations than was previously required for the conservatory and this would likely have an adverse impact on underground drainage.

4.3 WI/17/01545/DOM – Pilgrims, The Street, Itchenor
Extension and conversion of the coach house to ancillary accommodation. Alterations to car port store.

It was noted that this application had been withdrawn on 23 June 2017.

4.4 WI/17/01749/DOM – Beech Cottage, Itchenor Road, Itchenor
New external door and works to 2 no. windows on north elevation.

It was noted that this application could not be seen from the main road although it was quite close to the boundary of the property.

AGREED RESPONSE: No objection.

5. PLANNING DECISIONS AND UPDATES ON PENDING APPLICATIONS

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

PERMIT

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.

REFUSE

It was noted that this application may now go to appeal.

Land adjacent to St Nicholas Church (known as Church Field)
The Parish Council has written to the owners on 14 June 2017 requesting information on the works currently being carried out on site. The response referred to a letter from the Parish Council in July 2016 relating to the possible provision of a pedestrian verge.
It was noted that the Parish Council had also looked at the potential for providing a path on the field side of the trees/hedging that would come out onto the road by the right hand bend in the road. This had not been pursued.
It was noted that there was already ample space for pedestrians to use the verge where the works had taken place and reference to the Parish Council's letter of July 2016 was seen as a red herring.
It was also noted that there were questions in the Parish Council's letter of 14 June 2017 that had not been addressed.
RESOLVED to write to the owners noting that they had agreed that the work they had started did require planning permission and that it was noted that they were planning to apply for this permission.

6. ENFORCEMENT ISSUES

Northshore Shipyard, Itchenor
There was disappointment that there was no further progress on the removal of the moulds. It was noted that Southerly Yachts had been sold and that the boat building would be carried out at a new site. It was suggested that one of the buildings at Northshore had recently been sold or rented out.
RESOLVED that the Clerk should write again to Enforcement to chase compliance with the enforcement notices issued in 2016.

Itchenor Sailing Club sign

It was noted that this had been reported to the Enforcement Team. A suggestion was made that the Parish Council should write directly to the Sailing Club to ask the club to respect the decision of the District Council and remove the noticeboard at the entrance to Pier Point Road.

RESOLVED that the Clerk writes to the Itchenor Sailing Club requesting that the noticeboard at the entrance to Pier Point Road is immediately removed in accordance with the refusal of planning permission.

7. DATE OF NEXT MEETING

The next meeting is scheduled for Monday 10 July 2017.



Signature _____ Date: 19 June 2017

Parish Clerk