West Itchenor Parish Council

Minutes of a Meeting of West Itchenor Parish Council held on Monday 17 July 2016 in Itchenor Memorial Hall.

Present: Mr G Colborne, Mr C Mead-Briggs, Mr A Spencer (Chairman)
Mrs S Taylor, Mr C Watson

In attendance: Mrs C Smith (Clerk), Mr G Barrett (CDC), Mr P Montyn (WSCC)
0 Members of public

The meeting commenced at 7pm

58/17C Chairman's Welcome
The Chairman welcomed everyone to the meeting.

59/17C Questions/comments from members of the public.
None raised.

60/17C District and County Councillor reports.
Mr Montyn (WSCC) reported on recent meetings relating to the A27. The Leaders of the County and District Councils along with their Chief Executives had also recently met with Highways England on this issue. A meeting had been called for Monday 24 July 2017 when an update would be provided. At this stage there was no indication that any funding will be forthcoming since Mr Grayling had announce the withdrawal of all funding for the A27 around Chichester.
In response to a question Mr Montyn stated that the County Council strategy was to obtain a general agreement from the community. This could then be taken to a suitable consultant to develop a range of possibilities.

Mr Monty had spoken with Kevin Macknay about the Operation Watershed issues and that he had made funds available from his own budget for work in Itchenor until such time that the Operation Watershed funding had come through.

Mr Montyn reported that the recent claim for adverse possession of the Black Bungalow was being dealt with by the County Council solicitor. It was noted that it is not possible to be granted adverse possession over highways land.

Mr Barrett (CDC) also reported on recent A27 meetings. He suggested that there was a consensus that there needed to be a separation of local and through traffic.

Mr Barrett had been sending out the District Council members bulletin – if these raise any issues the Parish Council could report these to Mr Barratt to investigate.

Mr Barrett reported that on the matter of the Birdham Road travellers, Chichester District Council was still awaiting a decision from Inspector. Since the appeal a further three applications have come in that are outside of the appeal site. Additionally, the field as you enter the site has been split into 2 plots.

Mr Barrett highlighted the two current consultations. He expressed concern that these consultations were being done separately and thought they should all be integrated. It was noted that the issues and options consultation was showing another 500 properties in East Wittering and Bracklesham.

Mr Barrett was asked, if the District Council was successful in the Birdham Travellers site appeal what action will it take to remove travellers from the site. In theory, the site

would be cleared and brought back to original state with costs against the Travellers. Despite this the Travellers would still own the land, would the District Council consider compulsory purchase of the land. Mr Barrett was unsure of this but reported that there were other parties who may be interested in the land.

Mr Barrett was asked for his views on the comments from Earnley Parish Council. Mr Barrett felt this was all rather premature. The Local Plan is based on the current state of the A27. If this issue has not been addressed then how can we accept more housing?

Mr Montyn left the meeting at 7.27pm

61/17C Apologies for absence.

Apologies for absence were received and accepted from Cllr Dunn and Cllr Trevelyan.

62/17C Declarations of Interest.

There were no declarations of interest made.

63/17C Minutes of the Parish Council meeting held on 8 May 2017.

The Chairman called for the approval of the Minutes of the Annual Parish Council Meeting held on 8 May 2017. Minute 51/17C line 5 the word in was changed to if. It was **RESOLVED** that the Minutes as amended be confirmed as a true and correct record of the meeting and that they be signed by the Chairman.

64/17C Matters arising from the minutes of 8 May 2017.

49/17C – Cllr Watson reported that he had not yet written to Henry Whitby as he is on sabbatical at this time. It was agreed to follow through with an email in the hope that this will be picked up by someone else in the department.

50/17C – Cllr Watson reported on the approved spending for tree surveying. He had offered £200 as a contribution towards the surveying around the pond which had been accepted. The remainder of the approved budget would be saved in case there was a requirement to survey the tress on the common.

65/17C Minutes of Planning Committee meetings of 15 May and 26 June 2017.

The Minutes of the Planning Committee Meetings held on 15 May and 26 June were **NOTED**.

There was disappointment that the application for Owl and Pheasant cottages had been refused. Itchenor Sailing Club had still not taken down the noticeboard although it was noted that the gate has been approved. It was noted that the Sailing Club did not feel obligated to do anything when other enforcement cases had not been resolved.

Old Haven, although it was felt that the Section 215 not been fully complied with this had been put on hold whilst the planning application was being considered. As this had now been refused it was suggested this was raised again with the Enforcement Manager. this now turned down.

Mr Barrett once given a list of outstanding enforcement issues would chase these with the relevant officer.

66/17C Request from Earnley Parish Council to review the recent communication from the Enforcement Manager on 'Planning procedures and communications'

An email had been sent to parishes outlining planning procedures and communications in relation to enforcement matters. It was noted that a number of parishes had already commented on this expressing their dissatisfaction.

It was noted that there was a lack of adequate resources in enforcement. There was a question as to whether the District Council has a legal obligation to take enforcement action. Cllr Taylor had a copy of government guidance on enforcement and agreed to ascertain whether enforcement was a statutory duty.
It was agreed there should be some clarity on the rules of enforcement. It seemed odd that planning rules could be broken but there were only discretionary powers to take action.
Councillors were advised that Enforcement Officers look at proportionality. If they are not likely to win on appeal or achieve enforcement, then it may be expedient not to take action.

It was felt that Shona Archer was trying to regularise the workload. There was a suggestion that there should be a national enforcement procedure as difficulties arise when neighbouring districts have different policies.

RESOLVED that the Clerk be requested to respond to Earnley Parish Council stating that West Itchenor Parish Council was in agreement with their comments.

Cllr Taylor advised that this issued has been raised with the District Council Cabinet in the last couple of weeks. It was suggested that the District Council imposes fines for breaches of Planning. After further debate Mr Barrett agreed to take this up with Shona Archer.

67/17C Assets of Community Value.

Reconsideration whether to nominate any buildings or land as 'Assets of Community Value'. The District Council register has 31 buildings on the list being a mix of shops and small pubs in villages. There are applications pending in West Wittering that include the pubs. Looking at legislation, this is principally aimed at villages with a small amount of facilities. A number of potential sites in Itchenor were discussed.
The paperwork involved is not onerous. Registering an asset simply gives a period of time for the community to put together a case to purchase the asset. It was suggested that the Parish Council should look at protecting the community assets. Approaches should be made in the first instance directly to the owners of any suggested assets to give them an understanding of what could be done and why this was being pursued.
It was agreed to bring forward a possible list of assets to the September meeting.

68/17C Environment Working party update and approval of recommendations.

Cllr Dunn had issued a report via email and this was noted.
It was reported that there was a need to encourage people to come to the flow Friday work groups. It was agreed that Cllr Watson would produce some suitable notices to go on the notice boards to promote this activity.

It was reported that the Environment Agency had started to undertake repairs on the sea wall near Orchard House
It was also reported that there was some concern about the footpaths being used by cyclists as some of the paths were becoming worn away and there were issues with pedestrians and cyclists trying to use the same narrow space.

Mr Barrett agreed to take this forward.

69/17C External meeting reports.

CDALC

Chief Inspector Burtenshaw had suggested Clerks sign up to email updates to get information on crimes in their areas. There was also an offer from PCSO Moorey to talk to communities about the latest scams.
The next CDALC meeting will also include a talk about parish online and how it works.

A27
This item was covered earlier in the evening.

Peninsula Forum
Cllr Watson had attended the meeting and had raised the question about the need for three quotes for Operation Watershed funds. The problems with this had been highlighted. There had been some frustration that the Parish Council had been told that providing a proper quote from Landbuild would be satisfactory and that the team would complete the application form on behalf of the Parish Council. This had not proved to be the case and the Parish Council was now aware that single quotes would be accepted providing they were for work under £5,000.
Richard Craven (Harbour Master) also talked about illegal immigrants picked up in the marina.

70/17C Chichester District Council consultations

70.1 Issues and Options Consultation and Statement of Community Involvement Consultation – closes 03/08/17

Cllr Taylor gave some brief background to the consultation. All plans will have to be reviewed every 5 years. Other District Councils have had to accept substantial increases in housing numbers. Arun DC had to revise the numbers at least twice. Havant Borough Council has recently prepared its housing statement where no gap between Havant and Emsworth is planned.

It was noted that Government was intending to review the national Planning Policy Framework (NPPF) later in the year.
The Council was advised that it was imperative that the Local Plan review was completed within 5 years. The current timetable has this done by November 2018. The idea of the consultation is to draw out comments from community to help shape the review. This is the beginning of process, as this progresses options will narrow in range and will be further defined.

Cllr Mead-Briggs had prepared a paper which had been circulated to Councillors. Concern was expressed that the District Council did not yet know future housing numbers from the 'Objectively Assessed Need' (the OAN) and that this Review of the adopted CLP was therefore premature and that it could incite developers to take up options on suggested sites in the 10 locations identified before the new housing numbers were known.

Chichester District Council had based its Adopted 2015 Plan on a vehicle capacity in its Transport Study dating from 2013 that was below the required OAN prevailing at that date (which required 505 dwellings per annum). The Inspector acknowledged there was a shortfall, and she accepted a small increase which followed a rushed "audit" and agreed the lower OAN. In her report, the Inspector anticipated improvements to the A27 and accepted the reduced housing provision, provided a Local Plan review was completed within 5 years. However, the Highways England A27 review failed last year. There was concern that despite this, the A27 may now be deemed capable of more housing by making further modest changes to its junctions.

It was reported that Paragraph 14 of the NPPF does not require Planning Authorities to meet the OAN if the disadvantages of doing so outweigh the benefits. This argument was accepted by the Planning Inspector.

7400 more homes by 2029 were all planned for with smarter choices roundabouts. The next plan is for homes provided by 2034 and we don't know what the figures are yet. It was suggested that West Sussex County Council be asked to redo the transport model.

Consideration also needs to be given to the fact that Medmerry will have SPA status around 2019. This will result in a reduced area of the District within which new housing can be built.

It was proposed that the Parish Council submit its response based on the paper tabled. **RESOLVED** that the Parish Council's response be submitted based on the paper received from Cllr Mead-Briggs.

Thanks were given to Cllr Mead-Briggs for his work on this consultation report.

Mr Barrett left the meeting at 8.58pm

70.2 Draft Southern Gateway Masterplan Supplementary Planning Document (SPD) – Public Consultation: June 2017.
This plan is to regenerate the southern approach to city. The closure of the law courts has made this possible. Land is being transferred to the LCA and the District Council was offered this on condition it would provide starter homes within the site. The Master Plan will be a supplementary planning document. It was agreed that this should be viewed in conjunction with the Chichester Local Plan. Concern was expressed as to how there could be any regeneration of the southern gateway without addressing the issue of the two level crossings on the site.
It was agreed that Cllr Mead-Briggs would circulate a draft response for approval via email before being submitted.

71/17C Standing Orders and Financial Regulations.
The Standing Orders and Financial Regulations had been updated and were presented for adoption.
RESOLVED that the Standing Orders as presented at the meeting be adopted by West Itchenor Parish Council with immediate effect.
RESOLVED that the Financial Regulations as presented at the meeting be adopted by West Itchenor Parish Council with immediate effect.

72/17C Clerks Report.
West Sussex Joint Mineral Local Plan (Regulation 22) has been submitted to the Government to be tested for soundness and legal compliance

Notification of Adoption under Regulation 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012 adoption of the Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning document.

Notification of Submission the Proposed Submission Development Plan Document 2014-2029 in accordance with Regulation 22(3) of the Town and Country Planning (Local Planning) (England) Regulations 2012

Chairman's Networking Day – 28 September 2017 at the Crown Plaza Hotel, East Grinsted.

Further to the A27 theme workshops with the broad business and community groups, WSCC would like to reconvene the full group to bring everyone up to date. It is proposed to review the findings so far and to facilitate a conversation on a way forwards based on these discussions. There will also be an update on WSCC's and CDC's most recent conversations with Highways England. The meeting will take place on Monday 24 July 2017. It was agreed that Cllr Spencer would attend.

73/17C Finance.

73.1 Grant to St Nicholas Church to help with maintenance of the churchyard.
A request for a grant to help with the maintenance of the churchyard had been received. **RESOLVED** that a grant of £300 be paid to St Nicholas Church to help with the maintenance of the Churchyard. Also that this funding would be taken from the Parish Council's general reserves.

73.2 Schedule of Payments and Receipts
RESOLVED that the payments listed in the schedule of payments and receipts totalling £2861.41 be made.

73.3 Statement of Accounts
The Statement of accounts up to 1 July 2017 was **APPROVED**.

74/17C Items for referral to the Parish Council Meeting on Monday 11 September 2017.
Community Assets

75/17C Legal matters relating to the Common[1]
It was noted that the For Sale sign on the common had been moved back slightly, however it had not been moved back to the boundary. It was agreed that the Clerk would write back to the Estate Agents and reiterate the moving of the sign to the correct boundary.
Cllr Mead-Briggs gave an update on progress on the common ownership.

There being no further business the Chairman declared the meeting closed at 9.25

Signed_____Date_____
Chairman