West Itchenor Parish Council

Minutes of a Planning Meeting of the West Itchenor Parish Council held on Monday 24 July 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), 7 members of public.

1. APOLOGIES FOR ABSENCE
None.

2. DECLARATION OF INTERESTS.
None.

3. MINUTES OF THE PLANNING MEETING HELD ON 26 June 2017.
The Chairman called for the approval of the Minutes of the Planning Meeting held on 26 June 2017. **RESOLVED** that the Minutes of the Planning Meeting held on 26 June 2017 be confirmed as a true and correct record and that they be signed by the Chairman.

4. PLANNING APPLICATIONS
4.1 WI/ 17/01885/FUL – South Corrie, Spinney Lane, Itchenor
Replacement dwelling with outbuildings, outdoor pool and associated works.

The Chairman suspended the meeting to allow comments from members of the public.

Mr White, Genesis Town Planning gave some background to the application. The site is approximately 0.6 hectares and the existing house is quite modest in relation to the size of the plot. Pre application meetings had been held with Steven Lawrence (Conservancy Planning Officer). The proposals had been drawn up being mindful of the West Itchenor Village Design Statement and the Conservancy guidelines for the AONB. Mr Lawrence had indicated support for the scheme with reservations over the increase in silhouette and footprint. On his recommendations the garage had been moved eastwards reducing the increase in silhouette. The gap with the neighbouring property to the west has been maintained at 15m.

The Chairman thanked Mr White for his comments and suggested that the Planning Committee start with the Tree Retention Plan as this was important for the setting of the house.

Mrs Smith (applicant) gave a broad overview of the plans for the trees explaining which trees would be removed and why. The large Leylandi hedge at the back of the property was also to be removed. There was a cedar tree that had appeared on the application to be removed but she was hopeful that they may be able to retain this once work had started on the site.

Mrs Smith was asked whether any of the neighbours had been consulted over the plans. It was noted that one neighbour had already written in support of the application and that neighbours were supportive of the proposals.

The Chairman resumed the meeting.

It was noted that the property was surrounded by a large amount of established trees and that the house was quite small in relation to the size of the plot. Although the house looks very big from the plans it was felt this was not unreasonable given the size of the plot. The photograph of the house from the public footpath within the planning documents shows the current roofline barely visible from the path.

It was felt that it was important that the Conservancy had been consulted before the application was submitted. It was felt that the District Council Planning Officer was likely to have concerns over the increase in footprint and silhouette.

It was mentioned that there was a culverted ditch running along the side of the property that had become blocked and the residents were advised to have this ditch cleared out.

AGREED RESPONSE: West Itchenor Parish Council has no objection to this application. Notwithstanding this, should the Planning Authority have a mind to permit this application the Parish Council requests that the following conditions are imposed.
During building operations, arrangements should be made for all materials, contractors' vehicles and visitors' cars to be accommodated within the site boundaries. This is in the interests of road safety and to protect the grass verges.
That a Contractors Method Statement should be provided in the interests of highway safety and the amenity of the area.

Four members of public left the meeting.

5. PLANNING DECISIONS AND UPDATES ON PENDING APPLICATIONS

WI/17/00729/FUL - Itchenor Sailing Club, Pier Point Road, Itchenor
Re-installation of a traditional gate. **PERMIT**

The Chairman then suspended the meeting to allow a resident to speak on a future planning application.

A resident explained that he was the owner of Oldfield House and gave some background to the history of the property. In 1986 an application for a granny flat above the garage, a rear single storey extension and a side conservatory were permitted. The rear extension and side conservatory were built but no action was taken on the granny flat. Permission remains for the granny flat to be constructed.
It was explained that there was a wish to take on board the concerns and comments of the Parish Council. A revised application is about to be submitted and the resident detailed the main points of the application including reasons for the change in the pitch of the roof and how the plans had been prepared to give the garage some symmetry with the main house. Reference was made to the retention of the visible gap between the main dwelling and the proposed new garage.

The Chairman resumed the meeting.

Councillors expressed concerns over previous piecemeal plans and that they were looking for details of what the plot would look like once all the various plans had gone through.'
The resident was also advised of the Conservancy 'Dark Skies' project and that blinds should be installed on all velux windows.
It was noted that a full application on the plans as presented would be forthcoming shortly.

Two residents left the meeting.

6. ENFORCEMENT ISSUES

Northshore Shipyard, Itchenor

It was noted that Cllr Taylor had spoken to the Enforcement Team and had sent an update on matters. It was agreed to continue to monitor the site.

Itchenor Sailing Club sign

It was noted that it had been reported at the Parish Council meeting that a new application for the noticeboard was due to be submitted.

Old Haven

It was expected that an appeal would be submitted.

7. DATE OF NEXT MEETING

The next meeting is scheduled for Monday 7 August 2017.

Signature _____ Date: _____

Chairman, West Itchenor Parish Council Planning Committee