West Itchenor Parish Council

Minutes of a Planning Meeting of the West Itchenor Parish Council held on Monday 16 October 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.
Cllr Dunn, Cllr Mead-Briggs and Cllr Trevelyan all declared a personal interest in the planning application for the Itchenor Sailing Club as members of the sailing club.

3. MINUTES OF THE PLANNING MEETING HELD ON 2 October 2017.
The Chairman called for the approval of the Minutes of the Planning Meeting held on 2 October 2017. **RESOLVED** that the Minutes of the Planning Meeting held on 2 October 2017 be confirmed as a true and correct record of the meeting and they be signed by the Chairman.

4. PLANNING APPLICATIONS

4.1 WI/17/02803/ADV – Itchenor Sailing Club, Pier Point Road, Itchenor
1 no. non-illuminated advertising sign board.

Councillors studied the photographs showing the old and proposed new signs. The new sign would be made of air sourced oak and would be smaller than the old sign.

It was noted that the Conservancy had been supportive of all of the options put forward by the sailing club. An observation was made that the sign was still further forward than was desirable and was still significantly larger that the Parish Council notice boards. It was pointed out that if the sign was pushed much further back then it would not serve its intended purpose. Although larger than the Parish Council noticeboards the proposed new sign is of similar size to those used by the Conservancy, albeit these are at a lower height.

It was noted that the Itchenor Sailing Club had put in a lot of effort to engage with the Parish Council and to arrive at a solution that would be acceptable. The Planning Committee expressed its thanks to the Itchenor Sailing Club for its efforts in that respect.

AGREED RESPONSE: No objection.

The Chairman suspended the meeting to allow comments.
The Commodore of Itchenor Sailing Club thanked the Planning Committee for the completeness of his previous presentation and asked for the Planning Committee to support the application rather than just not objecting to it. A further question was raised in regard to the relocation of the old sign. The Commodore was advised that the members building was in the Conservation Area and that he should seek further advice from the District Council on where this sign may be relocated. The Planning Committee's overall acceptance of the new proposal is recorded as part of the minutes.

1 member of the public then left the meeting.

4.2 WI/17/02851/DOM - Rye Cottage , Spinney Lane, Itchenor
Single storey north extension and extend first floor balcony.

Councillors reviewed the plans noting that the plans also included an increase in the size of the dormer on the second floor. It was felt that the plans had been done sensitively and that people would not see a huge change when viewed from the harbour. Although the second floor dormer was significantly larger, which may have some impact on the dark skies area, it would not impact on any of the neighbours or the harbour.

AGREED RESPONSE: West Itchenor Parish Council has no objection to this application. Notwithstanding this, the Parish Council would ask for the following conditions to be imposed.
No development shall take place until Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

i) the parking of vehicles of site operatives and visitors;
ii) loading and unloading of plant and materials;
iii) storage of plant and materials used in constructing the development;
iv) wheel washing facilities;
v) measures to control the emission of dust and dirt during construction.

This is to protect the amenities for the neighbouring properties and for the protection of wildlife and the neighbouring mud flats.

4.2 APP/L3815/W/17/3182257 – Old Haven, The Street, Itchenor
Appeal against the decision to refuse application WI/17/00448/FUL - Demolition of existing building and construction of 6 bedroom replacement dwelling, garage and associated works.

The Chairman and Cllr Mead-Briggs had met with Caitlin Body (CDC - Planning Officer) regarding appeal. The Applicant has requested a full public enquiry. The District Council has opposed this, requesting this is dealt with by written representations. This was a cheaper option and should provide a quicker outcome. As yet there has been no decision from the Planning Inspector on the procedure.

If the appellant is successful in requesting a public enquiry the Parish Council should consider forming a Rule 6 party to combine with the Itchenor Society and other villagers to work as single body. A public enquiry would be expensive as the Rule 6 party would need to employ the services of a barrister.

It was noted that a decision on the Rule 6 status and the underwriting of any costs would require approval at a full Parish Council meeting. Once a decision had been made by the Planning Inspector the Parish Council would only have 6 weeks in which to apply for Rule 6 status and prepare for the enquiry. It was suggested that it would be most unusual for a private individual to have an appeal heard by a full public enquiry.

It was agreed to put this matter on the November Parish Council meeting agenda.

5. PLANNING DECISIONS AND UPDATES ON PENDING APPLICATIONS

None.

6. ENFORCEMENT ISSUES

Northshore Shipyard, Itchenor

Nearly all of the metal has been removed from the original field. One orange mould remains. Some moulds have also gone from northern field but it has not been cleared properly yet.

With regard to the flat at Northshore (above the Quarterdeck Café),a copy of an email from Sunchalk Ltd which had been sent to Planning Enforcement claiming that the flat had been there since the building was erected was circulated.

7. DATE OF NEXT MEETING

The next meeting is scheduled for Monday 30 October 2017.

Signature _____ Date: _____

Chairman, West Itchenor Parish Council Planning Committee