West Itchenor Parish Council

Minutes of a Planning Meeting of the West Itchenor Parish Council held on Monday 18 September 2017 in The Itchenor Memorial Hall.

Present: Mr J Dunn, Mr A Spencer, Mrs A Trevelyan (Chairman)
Mr C Watson

In attendance: Mrs C Smith (Clerk), 20 members of public

1. APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllr Mead-Briggs.

2. DECLARATION OF INTERESTS.

Cllr Spencer and Cllr Trevelyan declared a personal interest in the application for The Quarterdeck Café as they have used the facility.

3. MINUTES OF THE PLANNING MEETING HELD ON 24 July 2017.

The Chairman called for the approval of the Minutes of the Planning Meeting held on 24 July 2017. **RESOLVED** that the Minutes of the Planning Meeting held on 24 July 2017 be confirmed as a true and correct record of the meeting and they be signed by the Chairman.

4. PLANNING APPLICATIONS

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

The following comments were made from members of the public.

In looking at the support/objection comments it is clear that there are concerns about protecting marine use at the site. It is right that there is a café in the boat yard which is available to the public to use. If the café opening ours are restricted to times when the boat yard is in use, it would still be available for the public to use but would reduce the risks as expressed by the objectors.

As a member of staff at The Quarterdeck Café this application directly affects those who are working there. It is a great place to work.

If as suggested the hours of operation are set to those used by the boat yard, then this would result in the loss of use of the café at the weekends.

As a result of the recent granting of a licence for the café, none of the fears expressed by residents have come to pass. This application supports the District Council's strategic objective of supporting the local economy and promoting tourism. There are two full time staff and additional seasonal staff during the summer months.

The piecemeal development of Northshore makes it more difficult to get a satisfactory outcome. There are concerns about noise. The application covers a wide range of activities that place no restriction on noise levels or the addition of temporary structures. This application has stirred a level of controversy within the village and the planning committee is requested to ask that this application goes to the District Council's planning committee for determination.

The Quarterdeck Café as it currently exists does not impede the operation of the boatyard. There are no health and safety issues for the café and it provides a benefit to the community and supports tourism.

The local residents are great supporters of the boatyard and want to preserve it as such. There is however, opposition to the piecemeal break-up of the yard for other activities.

Most boatyards support cafés; they are not detrimental to the operation of the boatyard. The café only takes up a small area within the overall site.

Having a café helps retain workers at the boatyard and helps with the letting of other units. The café faces the water and there is concern that this would have to be lit during the winter which is not good for the harbour environment.

The recent licence application included agreement that any lighting would comply with the British Dark Skies initiative and the Conservancy's requirements. The main objection seems to be over opening hours but the existing café has never utilised its full capacity for opening. These concerns can be dealt with by discussion with the District Council. The café will not be open beyond 9pm. Other use of the space is planned for the evening, such as, language courses, bridge clubs or board games evenings. All of these would take place inside the café.

Rent from the café helps the owner of the site stay in business. The current use for the café is not marine use, it is office use. It has already been seen that the site cannot be let as a whole and therefore to survive it has to be let to a variety of occupants/activities.

There are other office units alongside the café that are let to different types of business.

The Chairman thanked everyone for their input and resumed the meeting.

4.1 WI/17/02309/FUL – The Quarterdeck Café, The Street, Itchenor

Permanent change of use of internal area from business (B1) to coffee shop (A3) and continued use of the front external area for customer seating and customers bicycle storage.

A number of views were expressed by councilors.
This is the second time in two years that the planning committee has reviewed applications at Northshore. This application for change of use has consequences as it would be permanent.
The applicant was asked how long a tenancy agreement was held. The response was that this was for five years.
The applicant was asked if the first floor had been converted into residential use. The response was that it had previously been changed. It was noted that this was not relevant to the current application.
The applicant was asked if consideration had been given to moving to a site on The Street which already had appropriate use attached. The response was, that the applicant was happy in the current location. The environment was amenable with a good passing trade from walkers using the public footpath and users of the jetty. The coastal footpath goes directly through the boatyard and there is some parking on site.

Concern was expressed about sustainability and the potential to create further planning issues in the future.
It was mentioned that the previous application for the Northshore site failed because of the inadequacy of the public highway. It did not fail because of the proposed distribution center itself.
It was also important to note that the footpath is due to be confirmed as part of the South Coast Path any day now. There is an established right of way through the site and marked tracks and signs make the route very clear.
The question of noise is an emotive subject. Reports of people working on their boats with the radios on loud during the early evenings were highlighted.
Members were reminded that this was a working boatyard and the noise associated with this was significant, there being a planning condition that the doors on the shed had to remain closed when work was in progress.
It was reported that no music is currently allowed outside the café although it is sometimes played inside the premises. In addition, condition 18 of the premises licence requires the café owner to ensure that any noise is not a nuisance.

A review of the plans was undertaken. The café occupies about 40sq m of space with an approximate 50/50 split for seating and food serving/preparation. Inside there is seating for 18 people and outside there are 6 picnic tables.
It was suggested that the planning committee requests a number of conditions to be applied to any permission.
That any increase in internal space even if A3 use should require planning consent.
There should be no alterations to the outside of the premises.

It was noted that neither the Ship Inn, nor the Sailing Club had objected to the application. The building itself is not specified for marine use at the moment, it is classified as office use.

It was suggested that constraints on the use of the premises could be governed by conditions attached to the planning consent. Currently no stand up drinking is allowed in the outside area, as a condition of the licence agreement.

It was suggested that this application supported the District Council policies for economy and tourism which identifies a need to improve appeal for visitors. There is a need for year round appeal to visitors and local alike. The café supports both of these benefiting the boatyard and visitors.
The Conservancy interest is in safeguarding marine enterprise and looks for applications to support the local economy without affecting the AONB environment.

The Conservancy car park serves both the Ship Inn and the Sailing Club and now the coffee shop. Many people with mobility difficulties visit the café and suitable disabled parking is available.

The boatyard is still occupied for marine use. The change of use for the café from B1 office use to A3 coffee shop does not threaten the boatyard use.

It was noted that there was a fine line between the objections and support in relation to the local plan. It was unfortunate that the application had been made by the café owner and not the owner of the site. A more holistic approach to the whole Northshore site was seen as desirable rather than piecemeal applications.

Other important concerns raised related to the issue of foul drainage and the proposal for a third food and drink business which could affect the viability of the pub and sailing club.
It was noted that the sailing club was only open to members and the pub did not serve food between 2.30 and 6.30pm. The pub was reported to send customers to the café when it was unable to cope with demand.

The foul drainage network was of great concern and Southern Water had now taken an interest in the site. It was suggested that an assessment of the site should be undertaken before any change of use was granted. Although there were no plans to expand the existing toilet facilities the increased use of the café would mean an increased use of the toilets within the café and this in turn would have an effect on the foul drainage.

The Chairman called for a vote on the application. The result was that there were two votes to support the application and two votes to object to the application. The Chairman then used the casting vote to support the application.

AGREED RESPONSE: West Itchenor Parish Council has no objection to this application. It would however like to see the following conditions imposed on any permission granted.

- No increase is permitted of the internal or external areas as shown on the current plans.
- No alterations are permitted to the inside or exterior of the premises.
- Applications are required for advertising consent for any signage anywhere on the site.
- The District Council should consult with Southern Water to ensure that foul drainage on the site is not compromised.

15 members of the public then left the meeting.

5. PLANNING DECISIONS AND UPDATES ON PENDING APPLICATIONS

The Chairman suspended the meeting to allow Charles Hyatt from Itchenor Sailing Club to report on a proposed new sign for the sailing club.

Mr Hyatt gave an overview on history behind the provision of the sign and the reasons why the sailing club felt it needed the sign. The issues surrounding the installation of the existing sign were noted. The Officers have taken the view that the Parish Council regards the sailing club as an important asset of the village and more than just a commercial enterprise. The sailing club did pride itself on developing sporting and recreational activities on the water.
Many might think that advertising would be unnecessary but the sailing club has to work very hard to maintain its membership as it loses between 5 and10% of members every year. It is likely that over the next 10/15 years some sailing clubs locally may not be able to survive. It is hoped that this is not the case for Itchenor Sailing Club. The sailing club is however, in a tucked away location. the premises are invisible from the street and it struggles to attract interest from passers-by. There are not unlimited funds for marketing. Although people may view the membership as very wealthy for a good number of people that is not the case. Officers work hard to keep club affordable. The idea of the signboard was help to spark interest from passers-by. The Board felt this should be visually appealing and in club colours. Information on the sign has been professionally produced and

printed and photographic content designed to attract interest. The size and location was perfect to serve its purpose.

Mr Hyatt had met with Richard Craven, Richard Austen and Steve Lawrence from the Conservancy who he felt had different constraints and objectives from the Parish Council. Rather than throwing away board it had been suggested that the sailing club clad the existing board with oak facing and painted the supports black to blend in. The intention would be to keep the opening the same. The existing welcome sign and marine watch sign were being removed to reduce the clutter in the area.
Mr Hyatt explained that the location, orientation and height of the sign were important for the sailing club to achieve its purpose. The sailing club was now ready to submit a formal application depending on feedback and he hoped that the planning committee would indicate support for the reasons given.

The Chairman thanked Mr Hyatt for his comments and advised that the Parish Council would be looking for suitable use of materials. As it was the application had been refused by the District Council as incongruous, garish and intrusive form of advertisement. It was very important to understand that the sign stands in front of a listed building and is within the Conservation Area.

It was noted that the application makes reference to a forecourt and it was suggested that this reference is removed. Sailing Clubs all over the area are in the same situation and photos were circulated as to what sort of signage may be appropriate for the AONB.
The desire for branding was understood but it doesn't fit into this area. There was concern that the proposed oak cladding would simple make the sign appear even larger. Many of the resident's protests had been over the size as well as the colour. It was felt that the sign could easily be utilised elsewhere on the club premises.
The planning committee stressed the importance of the Conservation Area and the restrictions that are imposed on residents and the pub. The planning committee still had concerns about the size, scale and location of the proposed amendments, reiterating that the sign had to fit in with the Conservation Area.
It was suggested that putting the sign against the wall of the adjacent building may change the overall impression on the street scene.

The Chairman reaffirmed to Mr Hyatt that the Conservancy and Parish Council were only advisors, the District Council makes the final decision. It was suggested that Mr Hyatt seeks advice from the District Council Conservation Area Officer.

The Chairman thanked Mr Hyatt for his input and hoped that the information given would be helpful.

Three members of the public then left the meeting.

6. ENFORCEMENT ISSUES

Northshore Shipyard, Itchenor

The Chairman reported that she had spoken again with the owner of the site. One large mould and some ironwork was still to be removed. In addition, the lower field remained full of debris. The owner was aware that prosecution was imminent if work was not completed. The lower fields formed part of the planning

permission for the Northshore sheds acting as as natural barrier. It was suggested that the Parish Council write a formal letter to the owner of fields to get them cleared up. The southern field was severely contaminated with broken fibreglass. It was agreed that the Chairman would establish who was the correct owner of the fields.
Reference was made to the fact that the first floor above the café had been converted to residential use. The Chairman advised that this had been mentioned as part of the of enforcement meeting with Shona Archer. She was aware of this development which may have taken place up to fourteen years ago. It was felt that further investigation may be necessary.

Itchenor Sailing Club sign
This had been covered earlier in the meeting.

Old Haven
The Chairman and Cllr Mead-Briggs were due to meet with the Conservancy and the Planning Officer dealing with the appeal in October to discuss a co-ordinated response.
There was concern that with the winter months approaching a further six months of degradation of the building was likely given that the owners had not fully complied with the Section 215 notice issued. There was some discussion on whether the District Council should be asked to pursue prosecution through the Magistrates Court for non-compliance with the Section 215 notice.

7. DATE OF NEXT MEETING
   The next meeting is scheduled for Monday 2 October 2017.

There being no further business the Chairman declared the meeting closed at 10.40am.

Signature _____ Date: _____
Chairman, West Itchenor Parish Council Planning Committee