West Itchenor Parish Council

Minutes of Planning Meeting of the West Itchenor Parish Council held on Monday 4 June 2018 in The Itchenor Memorial Hall.

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

In attendance: Mrs C Smith (Clerk), 3 members of public

1. APOLOGIES FOR ABSENCE
None.

2. DECLARATION OF INTERESTS
None.

3. MINUTES OF THE PLANNING MEETING HELD ON 8 May 2018
The Chairman called for the approval of the Minutes of the Planning Meeting held on 8 May 2018. These were **AGREED** and the Chairman duly signed the minutes as being a true record of the meeting.

4. **PLANNING APPLICATIONS**

4.1 WI/18/01224/FUL - South Corrie, Spinney Lane, Itchenor

Replacement dwelling with outbuildings, outdoor pool and associated works. (Removal of condition 7 and variation of condition 2 of permission WI/17/01885/FUL - new position of garage, removal of west chimney, new windows 2nd floor south elevation, new west facing dormer to 1st floor mezzanine, removal of basement in the pool building, changes to fenestration of elevations).

The applicant gave details of the reasons behind the proposed amendments.

It was noted that the proposals were changes to an already approved application. There would be no direct overlooking as the hedges surrounding the property were quite high.

AGREED RESPONSE: No objection

5. PLANNING DECISIONS AND UPDATES ON PENDING APPLICATIONS
The Chairman reported that the Planning Committee only makes recommendations to the Planning Authority and any recommendations are made with reference to the West Itchenor VDS. With regards an application for Pond Cottage it was noted that the property lies between areas 8 and 9 of the West Itchenor VDS and not within area 8 as reported in the Minutes of the Planning Meeting held on 8 May 2018.

A resident spoke about the Pond Cottage application. Although the property was just about visible from the public footpath this was two fields away and the property was obscured by a good deal of screening. The proposed extension would hardly be visible from the footpath and not at all from the main road. The skylights on the extension were necessary as it was not possible to put in windows on the side of the extension. As a concession some of the skylights would be removed. The owner of the neighbouring property had been consulted and was happy with the proposed extension.

There was some discussion on the matter. It was noted that planting was not a planning consideration and that visibility from the footpath changed with the seasons. The Planning Committee's main objection was the filling of the gap between two properties that seen from afar would create a more urban feel. The Planning Committee also had concerns about any property that was extended along its boundary. Comments about the skylights had been borne out of the Conservancy Dark Skies recommendations. It was noted that the property did lie within area 4 of the West Itchenor VDS and this had the same recommendations with regard to not building too close to other buildings.

It was explained that the Parish Council only made recommendations and that because the Pond Cottage application was a DOM application, although the Parish Council had objected to the application it would still be decided under the Planning Officers delegated powers. It was agreed not to make any changes to the Parish Council comments on the application.

6. ENFORCEMENT ISSUES

Northshore Shipyard, Itchenor

There was no further update.

Magnolia Cottage

It was noted that the reported breach of planning had been made to the enforcement team.

7. DATE OF NEXT MEETING

The next meeting is scheduled for Monday 18 June 2018.

Signature _____ Date: _____

Chairman

West Itchenor Parish Council, Planning Committee