

West Itchenor Parish Council

Minutes of a Planning Meeting of the West Itchenor Parish Council held on Monday 13 November 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)

1. APOLOGIES FOR ABSENCE

None.

2. DECLARATION OF INTERESTS.

None made.

3. MINUTES OF THE PLANNING MEETING HELD ON 30 October 2017.

The Chairman called for the approval of the minutes of the Planning Meeting held on 30 October 2017. It was **RESOLVED** that the Minutes of the Planning Meeting held on 30 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/17/03113/DOM – Watermead, Spinney Lane, Itchenor](#)

Replacement of a close boarded fence and five bar gate with a close boarded fence and oak gates.

It was noted that this was a retrospective application, having already been installed. The West Itchenor Village Design Statement (VDS) design guidance for boundaries states that simple 5 bar gates are the most suitable for the rural area. There was disappointment that the old 5 bar gate had been replaced with solid gates thereby obstructing the views of the water from Spinney Lane.

Area 7 guidance: Spinney Lane (VDS) also states that 'High walls, security installations eg high fencing and CCTV, that can be seen from the harbour, fields or footpaths will be discouraged'.

Although the replacement fencing was also considered inappropriate it had replaced similar style fencing that was already in place.

AGREED RESPONSE: West Itchenor Parish Council objects to this application on the grounds that the replacement gates being solid in nature conflict directly with the design guidance for both Spinney Lane and boundaries within the village.

4.2 [WI/17/03072/DOM – Westerlies, Shipton Green Lane, West Itchenor](#)

A single storey extension to the rear of the existing property and dormer window at first floor level together with the upgrading and modernisation of the exterior and minor alterations internally to improve the layout.

It was suggested that the structure of the house made it difficult to open up within the house. The proposed New England style boarding was not covered in the VDS but it was felt that the recladding of the whole house would improve the overall appearance of the house. It was noted that the houses around the property were made with natural materials and that this should be the case for this property to ensure that it fits in with the surrounding properties.

There was some concern that the roof light on the extension would conflict with the Conservancy Dark Skies guidance.

It was also noted that the extension would result in a greater building area for rain water run off and this needed to be addressed.

AGREED RESPONSE: West Itchenor Parish Council has no objection to this application. The Parish Council would however like the following condition imposed in granting consent namely:

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 adjoining common land. There should be no increase in surface water run-off and plans for the harvesting and re-use of rainwater should be submitted before development takes place.

5. PLANNING DECISIONS AND UPDATES ON PENDING APPLICATIONS

There were no planning decisions but it had been noted that the Conservancy had now responded to the Itchenor Sailing Club noticeboard application.

6. ENFORCEMENT ISSUES

Northshore Shipyard, Itchenor

There was nothing further to report.

7. DATE OF NEXT MEETING

The next meeting is scheduled for Monday 27 November 2017.

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