

West Itchenor Parish Council

Minutes of a Planning Meeting of the West Itchenor Parish Council held on Monday 11 December 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 (Parish Clerk), 1 member of public.

1. APOLOGIES FOR ABSENCE

None.

2. DECLARATION OF INTERESTS.

Cllr Mead-Briggs declared a personal interest in the planning application for Pilgrims as the owner of land near the property.

3. MINUTES OF THE PLANNING MEETING HELD ON 13 November 2017.

The Chairman called for the approval of the Minutes of the Planning Meeting held on 13 November 2017. It was **RESOLVED** that the Minutes of the Planning Meeting held on 13 November 2017 be confirmed as a true and correct record and that they be signed by the Chairman.

4. PLANNING APPLICATIONS

4.1 [WI/17/03268/DOM – Pilgrims, The Street, Itchenor](#)

Proposed extension to existing outbuilding.

It was noted that this application was linking two existing buildings. The existing plastic windows would be replaced with new wooden framed windows. The proposed extensions would be well screened from view.

AGREED RESPONSE: No objection to this application.

4.2 [WI/17/03110/DOM – Oldfield House, Itchenor Road, West Itchenor](#)

Alterations and extension to detached garage.

It was noted that the roof of the garage had been altered so that it matched the pitch of the main house. It was felt that this was a significant improvement on previous plans albeit that the side dormer looked slightly out of proportion to the rest of the roof line.

It was agreed that the new plans improved the setting of the house.

AGREED RESPONSE: West Itchenor Parish Council supports this application which in its opinion improves the setting of the house from the street scene.

4.3 [APP/L3815/W/17/3188757: Owl Cottage and Pheasant Cottage, Itchenor](#)

Appeal against Chichester District Council's refusal to grant planning permission for application [WI/17/00866/FUL](#). Change of use and conversion of two self catering holiday units to form a single unrestricted Class C3 dwelling house including some minor internal changes and external alterations to the appearance of the building.

It was noted that the Parish Council had yet to be formally notified about this appeal application.

Cllr Mead-Briggs had proposed a response which had been circulated. It was agreed that this would form the basis of the Parish Council response to the Planning Inspector with some additions.

AGREED RESPONSE: West Itchenor Parish Council supports the applicants making the appeal and would urge that the appeal is allowed for the following reasons.

1. The cottages already exist in the Area of Outstanding Beauty (AONB) landscape but are infrequently occupied for holiday lettings and are stated to be financially unsustainable. The Parish Council does not consider their location as ideal for short term holiday letting being located some distance from Itchenor Hard, the Ship Inn and other amenities (eg Sailing Club, boatyards etc)
2. The locality has a number of alternative properties available for short term holiday letting and therefore the loss of Owl and Pheasant Cottages would be insignificant to the tourism industry locally.
3. A permanent residential use would be far preferable to the present situation for both economic and social reasons.
4. A family home within the Parish with easy access to public transport would provide an enhancement to the area.
5. There is no perceived harm to amenity from a permanent residential use.
6. There is widespread support from local residents, the Chichester Harbour Conservancy, and the Itchenor Society (residents association) to the removal of this condition.

In addition, the Parish Council is pleased to note that the adjacent field formerly part of the planning unit has now been protected for the future as a result of its purchase by the Chichester Harbour Trust.

The Parish Council also feels it important to note that contrary to reason 2 in the Chichester District Council's refusal that mitigation measures have been made by the applicants.

5. PLANNING DECISIONS AND UPDATES ON PENDING APPLICATIONS

Nothing to note.

6. ENFORCEMENT ISSUES

Northshore Shipyard, Itchenor

Although there had been some further removal of items within the enforcement site full compliance had not yet been achieved.

There was some confusion surrounding the possible storage of boats on the site and the requirement for planting of screening as a part of previous planning consents. After some debate, it was agreed that the Clerk would formally register a case to enforcement regarding the existing site and the adjacent field. The Parish Clerk was also asked to write formally to the owner requesting that all the boat moulds and other debris be removed from both fields, with a note that the Parish Council would continue to lobby the enforcement team to take action.

7. DATE OF NEXT MEETING

The next meeting is scheduled for Monday 15 January 2017.

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