

West Itchenor Parish Council

Minutes of a Planning Meeting of the West Itchenor Parish Council held on Monday 6 August 2018 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), Mr P White (Genesis Town Planning)
3 members of public

1. APOLOGIES FOR ABSENCE

None.

2. DECLARATION OF INTERESTS.

None.

3. MINUTES OF THE PLANNING MEETING HELD ON 2 July 2018.

The Chairman called for the approval of the Minutes of the Planning Committee meeting held on 2 July 2018. It was **RESOLVED** that the Minutes as presented be confirmed as a true and correct record and that they be signed by the Chairman.

4. PLANNING APPLICATIONS

4.1 [WI/ 18/01682/FUL – Wheelhouse, Spinney Lane, Itchenor](#)

Replacement dwelling and residential annex, demolition of existing sheds and garage, and erection of boat store with associated works.

The Chairman closed the meeting and invited comments.

Mr White (the Agent) advised that Wheelhouse was one of the few remaining properties in Spinney Lane that had not been redeveloped. The house was within flood zone 1, the annexe was within flood zone 2 and the remainder of the site in flood zone 3. The proposal seeks to replace the house and the annexe. The Agents have sought pre-application advice from the officers at the Conservancy who have influenced the resulting design resulting in the removal of roof lights to comply with the Dark Skies area.

The proposed house will be 11.85% larger than the current dwelling and the annexe 29% larger. However, there are sheds and a triple bay garage currently in place that will be removed. In the overall scheme there is a small net reduction in footprint.

Due to the siting of the buildings in the flood zone the house will be raised 0.49m and the annexe will be 0.86m higher than the existing buildings. There has been no objection from Natural England, but they did specify conditions relating to the timing of the demolition of any of the buildings.

Mr White expressed a willingness to submit a Construction Management Plan to set out guidelines for the demolition and rebuild and it was felt that the site was large enough to accommodate all construction vehicles within the site.

The meeting was resumed.

The Councillors reviewed the plans noting the materials that would be used in construction. The raised land around the house will be grass and permeable paving. The annexe would be raised on a timber deck as a flood mitigation measure.

A comment was made about the site access being changed from the eastern to western side of the site. This was to enable better access for parking and the boat store. It was noted that there had been some concern about the proposed house being longer than the current dwelling but because the existing mature trees were being retained this was not really an issue.

Mention was made of the known issues of surface water run-off from the nearby fields which was likely to be more of a problem than flooding from the sea. It was felt that there ought to be mitigation measures in place for this.

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

4.2 [BI/18/01651/FUL - Birdham Pool Marina, The Causeway, Birdham](#)

The installation of infrastructure and associated engineering works to accommodate 9 houseboats to be used as holiday homes only, including the erection of a raised walkway, moorings and associated car parking.

The Chairman closed the meeting and invited comments.

A resident commented that they were pleased that the Parish Council were considering responding to this application and hoped that it would support the numerous objections to this application.

A resident expressed the need to protect the AONB and protect the natural environment. The proposed siting of the houseboats was on a fresh water lake and not within the harbour water. The application would be detrimental to the AONB, the traffic predictions were not realistic and the visual impact statement did not take into account views from the causeway. There was concern at the way the application had been constructed and an urge for the Parish Council to address the technical issues of the application.

The meeting resumed.

It was noted that within the Conservancy's Harbour Management Plan 2014-2019, the site is designated as a local nature reserve (a Site of Nature Conservation Interest – SSCI). It was also noted that the lake did not form part of Birdham Marina within the Harbour Management Plan.

It was felt that the application would disturb the local wildlife, swans were known to nest on the lake. In addition, by virtue of the site being for holiday lets, it (or the development) would also have a detrimental effect on recreational users of the marina due to the additional movement of vehicles in a confined area.

Mention was also made that the marina already suffers with the problem of effluence and drainage.

AGREED RESPONSE: West Itchenor Parish Council objects to this application as it conflicts with several policies within the Chichester Local Plan and the Chichester Harbour AONB Management Plan.

Chichester Local Plan Policy 43

This policy looks at the impact of individual proposals on the Chichester Harbour AONB; it reads “permission will be granted where it can be shown that all of the following criteria have been met:

Criteria 5: the policy aims of the Chichester Harbour AONB Management Plan **These are not met as shown below.**

Chichester Harbour AONB Management Plan 2014-19

The Maps on pages 13-17 identify the special qualities of the Chichester Harbour AONB. Page 16 shows this application is in an area identified as a **Local Nature Reserve (actually a Site of Nature Conservation Importance) shown pink** on the plan. The area is not part of Birdham Marina. The application therefore conflicts with Policy NC1 of the Management Plan (page 26) in that **it does not** “conserve and enhance habitats and species”. It must also conflict with Policy NC5 (page 26) in that **it does not** “minimise the impact of recreational disturbance on the designated species” and with Policy EL5 (page 51) in that **it does not** “minimise the impact of recreational disturbance on the designated habitats and species”.

Other **policy 43** criteria:

1. the natural beauty and locally distinctive features of the AONB are conserved – **this is not met**
2. the proposals reinforce and respond to, rather than detract from, the distinctive character and special qualities of the AONB – **this is not met either**

Chichester Local Plan Policy 48: Natural Environment

This states that planning permission will be granted where it can be demonstrated that all of the following have been met:

1. There is no adverse impact ...on the openness of views in and around the coast, or in a designated environmental area... **not met because this is a designated environmental area. It is a Local Nature Reserve.** ...and on the tranquil and rural character... **not met because this area is of tranquil and rural character and this proposal does have an adverse impact.**
2. The development recognises distinctive local landscape character and sensitively contributes to its setting and quality...**the application does not recognise or contribute in such a way.**

Other comments

The application site lies alongside the principal footpath between Chichester Marina running west to East Head on the south side of the Harbour. The impact of the loss of open views and wildlife on this Mill Pond is thereby made much greater.

5. PLANNING DECISIONS AND UPDATES ON PENDING APPLICATIONS
None.

6. ENFORCEMENT ISSUES

Northshore Shipyard, Itchenor

It was noted that the latest enforcement notice for the site had recently been withdrawn. The Clerk was asked to establish the reasons behind the withdrawal.

Magnolia House

It was noted that the enforcement team had contacted the owners of Magnolia House requesting the removal of the panels as they have not been sited to minimise effect on the external appearance of the building and to minimise effect on the amenity of the area.

7. DATE OF NEXT MEETING

The next meeting is scheduled for Monday 3 September 2018.

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