

West Itchenor Parish Council

Minutes of a Planning Meeting of the West Itchenor Parish Council held on Monday 11 February 2019 in The Itchenor Memorial Hall.

Present: Mr J Dunn, Mr C Mead-Briggs (Chairman)

In attendance: Mrs C Smith (Clerk), 4 Members of public

In the absence of the Chairman of the Planning Committee it was agreed that Cllr Mead-Briggs would chair the meeting.

8/19P APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllr Trevelyan and Cllr Watson.

9/19P DECLARATION OF INTERESTS.

Cllr Dunn and Cllr Mead-Briggs both declared a personal interest in the applications for Oldfield House as the applicant was a Parish Councillor.

Cllr Dunn and Cllr Mead-Briggs both declared a personal interest in the application for Langley as acquaintances of the applicant.

10/19P MINUTES OF THE PLANNING MEETING HELD ON 21 January 2018.

The Chairman called for the approval of the Minutes of the planning meeting held on 21 January 2019. It was **RESOLVED** that the Minutes of the Planning Meeting held on 21 January 2019 as presented be confirmed as a true and correct record and they be signed by the Chairman.

11/19P PLANNING APPLICATIONS

11.1 [WI/19/00113/TCA - Oldfield House, Itchenor Road](#)

Notification of intention to crown reduce by 2-3m (all round) on 1 no. Monterey Cypress tree (marked on plan as T1). Crown reduce by up to 1m (all round) on 2 no. Bay trees (marked on plan as T2 and T3).

It was noted that tree T1 has suffered some damage as a limb had fallen off. The two bay trees were being reshaped and tidied up.

AGREED RESPONSE: No objection

11.2 [WI/19/00292/DOM – Oldfield House, Itchenor Road](#)

Renovation and changes to structure of outbuilding. Reduction in glazing, addition of two doors and change of roof covering material.

It was noted that this application related to the refurbishment of an old greenhouse which was currently visible from the highway pending the redevelopment of the garage.

There was concern that the application seeks to convert a greenhouse into a permanent structure which could potentially become habitable accommodation.

AGREED RESPONSE: West Itchenor Parish Council is concerned that this application proposes to remove glazing and replace with brickwork and a clay tile roof which it feels constitutes a change of use. As Oldfield House is recorded in the West Itchenor VDS as a Positive Unlisted Building, it is felt that this alteration would have an adverse impact on the building and therefore it objects to this application.

- 11.3 [WI/19/00042/FUL – Langley, Itchenor Road, Itchenor](#)
Replacement dwelling to include separate garage with ancillary accommodation.

The Chairman closed the meeting to allow members of public to comment.

A resident stated that they had purchased Langley knowing that it would require some work. In the end it was felt the best option was to start again and build a new house. Pre-application advice has been sought from both the District Council and Conservancy. The application is for a smaller house than originally intended and includes a separate garage with a small flat above it. The design of the house has been done with the West Itchenor VDS in mind, being a more traditional style house with reasonable glazing and a natural timber verandah on the first floor to help protect the dark skies as there will be no vertical light from the house. It was noted that a Bat survey carried out in the summer of 2018 had seen a Bat on one occasion, as recommended all the Bat mitigation measures would be implemented.

The Chairman resumed the meeting.

The dwelling falls within Area 5 of the Village Design Statement which mainly encourages extensions at the rear not the side of a property. It was noted that the proposed property had a similar footprint to that of the existing property, but at a slightly different angle.

It was noted that the garage would be considerably closer to the road and that it was important to retain the screening.

AGREED RESPONSE: No objections

- 11.4 [WI/18/02953/FUL – West Winds, Itchenor Road, Itchenor](#)
Replacement 1 no. dwelling – ***Further amended plans***

It was noted that the revised plans seemed to relate to the fenestration of the master bedroom. The apparent reduction in the amount of glazing was welcomed.

Councillors were aware that permission was granted in 2015 for demolition of the existing house and garage and its replacement with a larger house and garage. However, objections remained for the location of the garage as it does not comply with the West Itchenor VDS village wide Design Guideline(s) no. 4 which seeks to avoid any development which effectively increases the width of the house when viewed from the highway and Area 3 & 4 Guideline no. 3/4 .2 which seeks to retain the gaps between houses that enhances the rural nature of the village.

AGREED RESPONSE: Although the Parish Council welcomes the proposed changes to the fenestration at the rear of the property, its objection relating to the siting of the garage remains.

12/19P **PLANNING DECISIONS AND UPDATES ON PENDING APPLICATIONS**

WI/18/03208/DOM - Fosse Cottage, Itchenor Road
Replacement single storey rear extension.

PERMIT

WI/18/03204/DOM - The Loft, The Street, Itchenor
Demolition of external staircase, conversion of garage to family room, addition of conservatory and alterations to fenestration.

PERMIT

13/19P ENFORCEMENT ISSUES

Northshore Shipyard, Itchenor

It was noted that the enforcement notice had been withdrawn as an application had now been made for the site. This application will be considered at the next planning meeting.

Old Haven (Section 215 notice)

A letter had been sent to the Planning Enforcement Manager that followed up on the previous Section 215 notice, which also included some additional matters. A response was awaited.

14/19P DATE OF NEXT MEETING

The next meeting is scheduled for Monday 18 February 2019.

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