

West Itchenor Parish Council

Minutes of a Planning Meeting of the West Itchenor Parish Council held on Monday 18 February 2019 at 9.00am. in The Itchenor Memorial Hall.

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

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

15/19P APOLOGIES FOR ABSENCE

None.

16/19P DECLARATION OF INTERESTS.

Cllr Trevelyan declared a personal interest in the application for Northshore as a client.

17/19P MINUTES OF THE PLANNING MEETING HELD ON 11 February 2018.

The Chairman called for the approval of the Minutes of the Planning Meeting held on 11 February 2019. It was **RESOLVED** that the Minutes of the Planning Meeting held on 11 February as presented be confirmed as a true and correct record of the meeting and they be signed by the Chairman.

18/19P PLANNING APPLICATIONS

18.1 [WI/19/00299/FUL - Northshore Yacht Ltd, The Street, Itchenor](#)

Demolition of existing office building, erection of office/boat building facility, extension and re-cladding of existing boat manufacture building - Variation of Condition 13 of planning permission WI/07/00188/FUL.

The Chairman opened the meeting to allow members of the public to make representations. A resident referred to the Dark Skies Area and suggested that the items stored on the land were adversely affecting this area.

It was noted that the Itchenor Society had sent in an objection to the application.

A resident observed that the applicant wanted to store boats, moulds and trolleys on the hatched area in the application, suggesting that the stripped area would be left as a buffer. However the stripped area on the application was not within the lease that the applicant currently has.

The Chairman resumed the meeting.

As part of the discussion on the application the following observations were made.

- It was clear that the fields were intended to be a buffer to protect the AONB from the impact of the industrial site, with tree planting to screen the site from the AONB.
- If the land was to be used for storage, the land would need to be concreted which would mean the loss of agricultural land.
- It was clear that the current area was suffering from contamination from the discarded moulds and ironwork.
- The whole site has no sewerage outfall which means there is a potential environmental health issue.
- There was deep concern about the possibility of hard surfacing on the site, necessary to facilitate the movement of boats, moulds and trailers.
- Enforcement for the removal of the moulds on the site has been routinely ignored by the applicant and the application is seen as an attempt to legitimise the current use.
- The tree planting scheme has not fulfilled the requirement to screen the site from the footpath and there has been no maintenance of the planting that has been carried out.
- There is concern over the current state of the site which looks untidy and abandoned and not in keeping with the surrounding area.
- It was noted that the Parish Council first reported storage of the boat moulds in August 2014. The first enforcement on the site was issued in 2016 after which some of the

moulds were transferred to the adjacent northern field, which was itself subject to an enforcement notice in 2018. There was considerable concern that the enforcement notices had been withdrawn due to this application.

- Condition 17 of the Planning Permit notice states there should be a 10m buffer on the western and northern edge of the site which is to be kept in perpetuity.
- There was concern that the site would end up looking like a boat scrapyards with the potential for contamination of the land which could affect the harbour.
- It was noted that the applicant had sought to discharge the condition relating to the planting in an email exchange on 30 March 2010 and had been informed by CDC that condition 17 could not be fully discharged as this was required to be maintained in perpetuity.
- It was clear that all the working materials for the site should be kept within the sheds. There has been no attempt to keep the site tidy.
- There was serious concern that public footpaths crossed through the site.
- There was a need to raise awareness of the materials stored outside the sheds in contravention of Condition 13 of the Planning Permission decision 07/00188 notice.

A resident commented that if the field was to be used as part of the production process that was acceptable, but the applicant was using the fields to store items that were obsolete. It amounted to business waste and should therefore be disposed of properly.

AGREED RESPONSE: West Itchenor Parish Council strenuously objects to this application. The applicant is seeking to regularise a situation that has been the subject of enforcement proceedings since 2016. The Parish Council has very serious concerns about possible contamination of the land from the storage of broken resin moulds and the storage of heavy metal items which appear to have leached into the soil. The Parish Council strongly recommends that a full environmental assessment is carried out on the site.

19/19P PLANNING DECISIONS AND UPDATES ON PENDING APPLICATIONS

None.

20/19P ENFORCEMENT ISSUES

Old Haven (Section 215 notice).

A response was awaited.

Magnolia House

A letter had been sent to Andrew Frost in connection with planning permission being granted against the requirements of the Article 4 Direction in the Conservation Area and a response was awaited.

21/19P DATE OF NEXT MEETING

The next meeting is scheduled for Monday 11 March 2019.

Signature _____

Date: _____

Chairman, West Itchenor Parish Council Planning Committee