



West Itchenor Parish Council

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Minutes of a Planning meeting of West Itchenor Parish Council held on 22 July 2024 at 4.30 pm in the Itchenor Memorial Hall.

Present: Mr R Dyer, Mr C Mead-Briggs (Chairman), Mr A Spencer, Mr C Watson

In attendance: Mrs C Smith (Clerk), 6 members of public

81/24P Apologies for absence

None.

82/24P Declarations of Interests

None.

83/24P Minutes of the Planning Meeting held on 3 June 2024

On a proposal from Cllr Mead-Briggs, it was **RESOLVED** that the Minutes of the Planning Committee meeting held on 3 June be confirmed as a true and correct record of the meeting and they be signed by the Chairman.

84/24P Planning Applications

[24/01563/TCA - The White House, Itchenor Road, West Itchenor](#)

Notification of intention to crown reduce by 15% (by up to 2m) on 2 no. Ash trees (T1 and T2).

A member of the public explained that the two trees have developed Ash Dieback. Advice and a site visit from the Tree Officer has resulted in a change to the application to crown reduce the left tree by 30% and the right one by 15%.

Agreed response: West Itchenor Parish Council has no objection to this application

[24/01523/FUL - Old House Farm, Itchenor Road, West Itchenor](#)

Change of use of existing barn to 1 no. dwelling and associated works (Variation of condition 2 of permission 23/02452/FUL - changes to approved plans to include additional rooflights, fenestration change and provision of a store).

A member of the public gave an update on previous applications. The new application has been reduced in size, all windows will be fitted with blackout blinds to avoid light pollution.

A member of the public raised concerns about the proposed outbuilding not being in character with the area.

A member of the public stressed that previous concerns had been noted and this application was for a much smaller outbuilding. It was not prominent in the landscape and is situated behind existing hedges.

A member of the public expressed concern about the removal of trees and plants and highlighted the need for a planting plan.

Councillors reviewed the plans. It was noted that the outbuilding would be 6m long and about 3.5m high. There was also concern that proposed planting would change the view across the site. It was agreed that this was an unusual case, this was essentially open countryside and would result in the development of open space.

Agreed Response: West Itchenor Parish Council objects to the provision of the outbuilding within this application as it results in the loss of open space within a rural area.

[24/01495/TCA - Walnut Tree Cottage, Itchenor Road, West Itchenor](#)

Notification of intention to fell 2 no. Bay trees (T1 and T2).

It was noted that one of the trees was going to be replaced with a fruit tree. Additionally, a neighbour had raised an objection. It was agreed that there was no ecological benefit to the two bay trees. There were no concerns about the removal of tree T2 but there were concerns about tree T1 as it offered some sheilding for the neighbours. It was noted that tree T1 was actually on the corner of the property and removal of the tree may improve lighting to the neighbouring property.

Agreed Response: West Itchenor Parish Council has no objection to this application but it requests that there is a condition that states that T1 must be replaced with a mature native species.

Two members of the public left the meeting (5pm)

[24/01373/DOM - Churchgate Itchenor Road West Itchenor](#)

Roof extension and alterations, 1 no. dormer and balcony to north west elevation and 2 no. roof lights to south east elevation with associated works.

A member of the public outlined the application.

Agreed Response: West Itchenor Parish Council has no objection to this application. However, it would like to see the following condition attached;
That all rooflights have appropriate blinds to protect the Chichester Harbour Dark Skies area.

[24/00997/DOM - Henley Croft, Itchenor Road, West Itchenor](#)

Replacement rear single-storey extension and new rear dormer.

The plans for this application were reviewed. It was noted that there was a public footpath that runs along the northern edge of the property making the new rear dormer highly visible from the public right of way.

The ecology report shows that there are bats along the public footpath and there were concerns on the impact this would have on the bats.

Agreed Response: West Itchenor Parish Council has no concerns with the ground floor extension. It does however, object to the new rear dormer as this will have an impact on the rural natural landscape and upon the amenity of the neighbouring property as the dormer window looks directly over the house and garden of that property.

85/24P Out of Parish Applications

The Stubcroft Farm enquiry starts on 31 July. It is due to last 8 days but likely to be less than that.

86/24P To receive representations on potential future applications

None.

87/24P Planning Decisions and updates on pending applications

WI/24/00949/FUL - Orchard House, Orchard Lane, Itchenor

Replacement dwelling, outbuildings, and associated works (Variation of condition 2 of planning permission WI/22/00374/FUL - To include amendments to outbuildings and main house west elevation fenestration).

PERMIT

WI/24/00929/DOM - Old Haven, The Street, Itchenor

1 no. dormer addition to the west side of the south pitch of the roof, alterations to the second floor dormer and alterations to the fenestration.

PERMIT

88/24P Planning Appeals

None.

89/24P Enforcement Issues

None.

90/24P Date of the next Meeting

The next meeting will be scheduled when there are applications to review.

There being no further business the Chairman declared the meeting closed at 5.12pm.

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