West Itchenor Parish Council
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Minutes of a Planning meeting of West Itchenor Parish Council to be held on 23 March at 4.00pm in the Itchenor Sailing Club.

Present: Mr R Dyer, Mr C Mead-Briggs (Chairman), Mr A Spencer, Mrs S Taylor

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

11/26P Apologies for absence
Apologies for absence were received from Cllr Watson.

12/26P Declarations of Interests
Cllr Dyer declared a personal interest as an acquaintance of one of the applicants.

13/26P Minutes of the Planning Meeting held on 9 February 2026.
On a proposal from Cllr Mead-Briggs, it was **RESOLVED** that the minutes of the planning meeting held on 9 February 2026.

14/26P Planning Applications
26/00251/FUL - Land East Of Havenwood Cottage, Glebefield Road, West Itchenor
Boat house with overnight accommodation above and associated landscaping.

It was reported that there have been applications before which have been refused. The land is currently undeveloped.

Members of the public were invited to make their views know.

The proposed development is located within “the rest of the plan area” and lies within a designated National Landscape. Under the District Council’s Local Plan, Policy N11 sets a restrictive approach to new residential development in such areas, permitting new dwellings only where specific exceptional criteria are met. In the absence of clear evidence demonstrating compliance with these criteria, the proposal is considered contrary to Policy N11 and should not be supported.

Agreed Response: West Itchenor Parish Council objects to this application.
This application seeks to provide an additional dwelling on undeveloped land. The proposed development is located within “the rest of the plan area” and lies within a designated National Landscape. Under the District Council’s Local Plan, Policy N11 sets a restrictive approach to new residential development in such areas, permitting new dwellings only where specific exceptional criteria are met. In the absence of clear evidence demonstrating compliance with these criteria, the proposal is considered contrary to Policy N11 and should not be supported.

26/00425/DOM - Willow Barn, Itchenor Road, West Itchenor
Proposed garage outbuilding.

This application has been brought forward for consideration previously. The site lies adjoining the conservation area and is situated outside the defined village envelope. The building was originally an agricultural barn, which was subsequently subdivided into three units. A public footpath runs close to the boundary of the property, and the structure is highly visible within the surrounding rural landscape.

Under the previous permission, it was clearly established that development should remain within the existing boundary of the barn. Consent was only granted subject to a strict condition preventing any extension, following concerns raised at the time regarding the loss of open space in the rural area.

The current proposal seeks to introduce a flat-roofed structure measuring approximately 9.5 metres square, including an overhang, with a solid built element of around 6.5 metres. The building would have a height of approximately 3.5 metres and would extend above the existing wall, increasing its visual prominence.

Given the site’s sensitive location, its visibility from the nearby footpath, and its position adjacent to the conservation area, the proposal represents a departure from the previously agreed limitations. It would result in further encroachment into the rural setting and erosion of open space, contrary to the intent of the earlier permission.

Agreed Response: West Itchenor Parish Council objects to this application, supporting the comments made on the original application.

26/00349/FUL - Harbour View, Itchenor Road, West Itchenor
Replacement dwelling. (Variation of conditions 2 and 4 of permission 21/00654/FUL - 2. amendments to plans and 4. demolition of existing dwelling after construction of the new dwelling, to allow owners to occupy the existing dwelling during the construction period) - Variation of conditions 2 (Decided Plans), 3 (Sustainable Design Report), 5 (Materials), 6 (Ecological Enhancements), 8 (EV Charging Point), 9 (Soft and Hard Landscaping) and 10 (Cycle Parking) from planning permission WI/21/03545/FUL - Amendments to plans including alterations to fenestration. Details for Sustainable Design Statement, Materials Details, Ecological Enhancements, Electric Vehicle Charging Points and Cycle Parking. Alterations to boundary hedging to require it to be retained.

This is a complicated application. The application has no physical changes, it is revised to make itself align with what has been built.

Last year there was an application to allow for the hedge around tennis court. Then the application was withdrawn. The Planning Officer appears to have asked for changes to regularise what has been done.

It was agreed to defer a decision and speak to the Planning Officer. The application appears to want to amend and approved condition but shows a plan that includes a tennis court which not appear to have been approved.

26/00519/DOM – Moorings, Shipton Green Lane, West Itchenor
Proposed outbuilding for storage.

The previous application contained a building in the back and a log store at the front. This new application has a much bigger building in the front. The original application was set back to maintain gap between the house and the common.

The ridge height of the building is designed to sit below the hedge height.

Agreed Response: No objection.

15/26P Out of Parish Applications
Stubcroft Farm - Change of use
Stubcroft Farm - sheltered living application
Stubcroft Farm - Main application

Good comments had been made by both East Witting and Bracklesham and West Wittering Parish Councils. It was agreed to object to the applications supporting the comments made by both parish councils.

A member of the public left the meeting.

16/26P Potential future applications
None.

17/26P Planning Decisions and updates on pending applications
WI/25/02983/FUL - Land To North Of Meadow Cross, The Street, Itchenor
Demolish existing lean-to aspect and replace with single-storey extension.

PERMIT

Information was relayed about a new application at the site in Birdham behind the Motor Homes centre. This application would not be determined by the District Council due to the ongoing enforcement action on the site.

18/26P Planning Appeals
None.

19/26P Enforcement Issues
None.

20/26P Date of the next Meeting
The next meeting will be scheduled when there are applications to review.

There being no further business the meeting closed at 4.39pm

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