West Itchenor Parish Council
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Minutes of a Planning Committee meeting of West Itchenor Parish Council held on 14 September 2026 at 5.15pm in the Itchenor Memorial Hall.

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

In attendance: Mrs C Smith (Clerk), 7 members of the public.

51/26P Apologies for absence
Apologies for absence were received from Cllr S Taylor.

52/26P Declarations of Interests
None.

53/26P Minutes of the Planning Meeting held on 27 July 2026.
On a proposal from Cllr Mead-Briggs, it was **RESOLVED** that the Minutes of the Planning Meeting are confirmed as a true and correct record of the meeting and are signed by the Chairman.

54/26P Planning Applications
26/01711/DOM – 8 Chandlers Reach, The Street, Itchenor
Replacement of 4 no. windows to match existing.

This application has come forward as the property is in the Conservation area and the National Landscape. This is seeking to replace the timber windows with uPVC windows. The windows will look very similar.

Agreed Response: No objection

26/01797/FUL – One Pear Tree, Itchenor Road, Itchenor
Replacement dwelling.

This follows on from a previous application that the Planning Committee had objected to. This new application now has some modifications. This plan is marginally smaller.

Members of the public were invited to make comments.
A member of the public suggested the width of the property had been reduced by 1.4m and the changes are marginal. The proposed property has the same issues that the previous application.

It was noted that alterations that harm the character of the area should be discouraged.

A member of the public also stated concerns about the proposed development would be out of character of the area and would change the social fabric of the village.
Comparisons with Martlet Cottage were considered to be a red herring as they were on much bigger plots than One Pear Tree.

The height of the new proposal was considered to be higher than the application that was withdrawn, Councillors also thought the proposed building was out of proportion, would have a negative impact on the road for such an enormous development. Additionally, it is contrary to several sections of the West Itchenor Village Design Statement.
Page 55 – Design Guidance for all Character Areas, Guidelines 2, 3 and 4
Page 58 - Areas 3 and 4 Guidance: Itchenor Road from Anchor Cottage to Itchenor Gate House, Guideline 3/4.2

The comments made by the Planning Officer for the previous application were noted within the Design and Access statement. The Planning Committee considered this and agreed the comments made by the Planning Officer were equally appropriate for the new Proposal.

Agreed response: West Itchenor Parish Council has considered the revised proposal and the Planning Officer's comments. The Parish Council objects to this application.

The Parish Council considers that the proposed dwelling is excessive in scale, mass and bulk in relation to the size and character of the plot.

These concerns are directly relevant to Chichester Local Plan 2021–2039 Policy P2 – Local Character and Distinctiveness, which requires development to respond appropriately to the scale, massing, height, siting, layout, roofscape and established pattern of development.

The Parish Council considers that the proposal fails to achieve this and would result in an over-scaled and visually dominant building which is not proportionate to its plot or surroundings.

The proposal also remains contrary to the West Itchenor Village Design Statement (VDS), which is a material planning consideration.
In particular:

- Page 55 – Design Guidance for all Character Areas, Guidelines 2, 3 and 4
- Page 58 – Areas 3 and 4, Itchenor Road from Anchor Cottage to Itchenor Gate House, Guidelines 3 and 4.2

The VDS emphasises the importance of the village's open character, spacious plots, appropriate scale and the informal pattern of development.

The Parish Council considers that the footprint, height, roof form, forward position and overall massing of the proposed dwelling would erode these characteristics and introduce an urbanising and overly dominant form of development.

The site is within the setting of Chichester Harbour National Landscape. The scale and visual prominence of the proposed dwelling are inappropriate for this sensitive coastal landscape. This is also relevant to Local Plan Policy NE2 – Natural Landscape, which requires development in the setting of the National Landscape to be sensitively located and designed and to avoid or minimise adverse landscape impacts.

The Parish Council considers that the revised proposal has not adequately addressed its previous concerns and remains:

- excessive in scale, mass and bulk;
- out of keeping with the established character and pattern of Itchenor Road;
- contrary to the relevant provisions of the West Itchenor VDS;
- insufficiently responsive to the size and character of the plot; and
- harmful to the landscape character and visual setting of Chichester Harbour National Landscape.

The Parish Council therefore maintains its objection and requests that planning permission be refused. Should permission nevertheless be granted, the Parish Council requests that a robust Construction and Management Plan is secured, given the narrow section of Itchenor Road, limited on-site parking and potential impacts from construction traffic.

26/01843/DOM – Windsong, Itchenor Road, Itchenor
Single storey rear extension.

Agreed Response: No objection

26/01874/TCA – Oak Tree Cottage, Itchenor Road, Itchenor
Notification of intention to crown reduce by 30%, width reduce by 3m (all round) and height reduce by 2m on 1 no. Oak tree (T1).

Agreed Response: No objection

55/26P Out of Parish Applications

None to report.

56/26P Potential future applications

None to report.

57/26P Planning Decisions and updates on pending applications

WI/26/01372/DOM – Richmond Cottage, The Street, Itchenor.
Replacement of uPVC windows and re-roofing of main roof.

PERMIT

WI/26/00733/Dom – Greengates, Itchenor Road, Itchenor
Erection of 2 storey side extension and single storey rear extension. Demolition of existing garage.

PERMIT

WI/26/01508/TCA - Fosse Cottage, Itchenor Road, West Itchenor
Notification of intention to crown reduce to previous points on 1 no. Weeping Willow tree (T1). Fell 2 no. Leyland Cypress tree (T2 & T3).

NOT TO PREPARE A TREE PRESERVATION ORDER

58/26P Planning Appeals

None to report.

59/26P Enforcement Issues

Note to report.

60/26P Date of the next Meeting

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

There being no further business the meeting was closed at 5.40pm

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