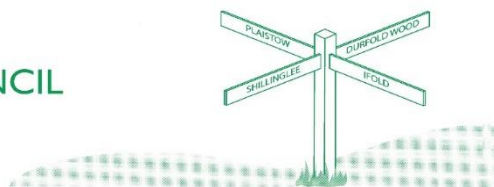


PLAISTOW AND IFOLD PARISH COUNCIL



MINUTES of the Planning and Open Spaces Committee of Plaistow and Ifold Parish Council held on **Tuesday 13th February 2024 at Winterton Hall, Plaistow** from 7.30pm

Present Cllr. Sophie Capsey (Chair of the Planning & Open Spaces Committee); Cllr. Paul Jordan; Cllr. Andrew Woolf; Cllr. Doug Brown; Cllr. Sarah Denyer.

One member of the public.

Jane Bromley, Parish Council Clerk.

P/24/18 **Apologies:** Apologies were received and accepted from David Lugton Tree Warden for Plaistow and Ifold Parish Council.

P/24/19 **Disclosure of Interests:** Cllr Woolf declared an interest in application PS/24/00070/TPA as the applicant.

P/24/20 **Minutes**
It was **RESOLVED** to **APPROVE** the **MINUTES** of the meeting held on **31st January 2024**, which will be signed by the Chair of the meeting via Secured Signing, in accordance with Standing Order 12(g) as a true record. The signed minutes will be available on the Parish Council's website.

Actions:
Clerk & Chair

P/24/21 **Public Participation**
A representative for the application [PS/23/02828/LBC](#) Fiddlers Copse, advised the application was for works to bring the property up to specification and the representative was attending the meeting to hear the Parish Council's views.

The Chair explained there would be a further application in due course as a listed building application contained two elements: that for permission from the listed grading point of approach; and then an application from a planning policy point of approach. The Chair confirmed the Planning Committee comments would remain the same for both applications.

P/24/22 **To consider new Planning Applications:** (Abbreviated copies of any letters of observations sent to the Local Planning Authority (LPA) are appended to the minutes).

South Down National Park Applications:

None to note.

Tree Applications:

1. [PS/24/00070/TPA](#) - The Coach House, The Drive, Ifold. RH14
OTD

Crown lift on western sector to 5m and width reduce on western sector by 3m (in line with boundary fence) on 7 no. Oak trees (T7, T8, T9, T10, T11, T12 and T13), subject to 98/00818/TPO.

Cllr Woolf removed himself from discussions on this application due to his interest and abstained from any vote.

APPENDIX A No Comment. The Parish Council Planning Committee defer to consideration by the CDC Tree Officer.

2. [PS/23/02660/TPA](#) - September House, The Drive, Ifold, RH14
OTD

Reduce east sector (overhanging driveway) by 3m on 1 no. Oak tree (quoted as T1) within Group, G1 subject to PS/84/00776/TPO.

APPENDIX B The Parish Tree Warden comments “The problem is that they have extended the drive to the property to the right of the original drive to park vehicles and to also allow more access for additional cars and to the garage. I support the removal of deadwood but removing 3 metres off the east side will make the tree look lopsided. Pigeons sitting in the tree causing problems is not a reason to remove branches.

I would suggest a prune back of at most 2metres, plus remove the ivy and maybe lift the crown” which the Parish Council Planning Committee asked to be sent to the Tree Officer at CDC.

Building Applications:

1. [PS/23/02828/LBC](#) Fiddlers Copse, Rickmans Lane, Plaistow. RH14
ONT

Internal and external refurbishment of the timber framed section of the property. Replacement of roof coverings with matching plain clay peg tile, replacement windows, internal insulation works, damp remediation works and replacement concrete floor.

APPENDIX C No comment. Defer to CDC Listed Buildings Officer.

2. [PS/23/02796/FUL](#) Crouchlands Farm, Rickmans Lane, Plaistow.
RH14
OLE

Retention of 3 no. temporary Portakabin buildings including 1 no. two storey office and 2 no. single storey Portakabin buildings for a further period of 104 weeks.

APPENDIX D Object. On the grounds of detriment to visual amenity and detriment to the rural character with no demonstrable need. Use original application comments from 2019/00682/FUL & 2021/02590. Officers granted permission in the past exceptionally, due to circumstances which were the undertaking of remediation works of the unlawful biogas facility. These remediation works have been completed and therefore there is no reason for their retention.

3. [23/01968/FUL](#) Little Springfield Farm Plaistow Road Ifold RH14 OTS

Demolition of existing B2 and B8 floorspace. Erection of 3,100m² flexible use floorspace falling within the following use classes: E(g) Uses which can be carried out in a residential area without detriment to its amenity; E(g)(i) Offices to carry out any operational or administrative functions; E(g)(ii) Research and development of products or processes; E(g)(iii) Industrial processes; B2 (restricted to only take place inside buildings); and, B8 Storage or Distribution and change of use of existing building to office building and B8 building to fuel store. RH14 OTS

APPENDIX E Further **objection** to submit the supplementary comments supplied by a member of the Planning Working Group regarding lighting.

P/24/23

Planning Decisions, Appeals and Enforcement

The list of recent planning decisions appeals and enforcement notices from the Local Planning Authority (LPA) (CDC) was circulated to Members in advance of the meeting and published with the Agenda on the Parish Council's Notice Boards and website. The list was **NOTED** by the Committee and is appended to these minutes.

APPENDIX F

[APP/R3650/W/23/3322400](#)

Land North of Lydia Park. Stovolds Hill, Cranleigh GU6 8LE
WA/2023/00371– Change of use of land for stationing of 1 static mobile home (caravan) and a touring caravan for use by 1 family; erection of a day room and hardstanding to provide parking.
Case heard by PINS 6th February 2024 no decision yet.

The was noted by the Council.

P/24/24

Appeals & Enforcement Action

PS/20/00414/DONHH

Oxencroft, Ifold Bridge Lane, Ifold

Withdrawal of the Enforcement Notice Reference: PS/71

Enforcement is being reconsidered once a site visit takes place.

This was noted by the Council.

P/24/25

Consultations & Correspondence

The Parish Council Planning Committee had noted that several hundred documents had recently been uploaded to the Crouchlands applications 22/01735/FULEIA, and 22/03114/FULEIA on the CDC Planning Portal and that no documents were no appearing on the portal for the application 22/03131/OUTEIA .

The CDC Planning Officer had commented, “All the major planning applications at Crouchlands Farm have recently been reallocated to me as the case officer following the previous officer leaving the Council. Having taken over these applications, I found that there were missing plans and documents on the file. As such, I have asked the applicant to provide all the current plans and documents in one resubmission for each application, following which there will be a further re-consultation with the Parish and all other consultees.

In terms of the housing applications, amendments seek to address previous consultee comments. It appears that these were provided to the Council some time ago but were not registered or consulted upon. In terms of the farm diversification application, there are plans to be submitted shortly, reducing the level of proposed development as well as addressing consultee comments, and again there will be a re-consultation.

Where there appears to have been plans or documents superseded on a file but have not yet been replaced by current documents, this is where admin team are still in the process of uploading the current documents as it is a large undertaking for them.

In short, the intention is that any previous errors or omissions with the applications should be resolved through this process, then all consultees will be allowed a further chance to consider and comment.”

The Parish Council Planning Committee considered the uploading of hundreds of documents without an explanation as unreasonable and that in due course the:

1. Applicant should identify the changes within the documents some of the new documents continue to refer to the equestrian centre and previous since updated issues and these errors should be corrected.
2. The new documents cross reference amongst three Crouchlands applications. The Parish Council Planning Committee consider each application being considered should have its own free- standing documents to enable consideration in isolation of the other applications.
3. The Clerk to convene a Planning Working Group meeting to discuss the new documents to be identified. ACTION: Clerk
4. The Clerk to request an extension of the current time limit for comments to CDC of 7th March 2024 to beyond the date of the April Full Parish Council meeting 10th April 2024 or beyond depending on the date the necessary information is made available. ACTION: Clerk

P/24/26

Date next meeting.

Planning & Open Spaces Committee meeting 12th March 2024,
7:00pm Kelsey Hall, Ifold.

There being no further business, the Chair closed the meeting at 8.05pm

APPENDIX A to D -P/24/22 Letters sent to LPA Chichester District Council in response to the planning applications considered.

APPENDIX A:

Henry Whitby
Planning Officer
Chichester District Council

Dear Henry Whitby

PS/24/00070/TPA - The Coach House, The Drive, Ifold. RH14 0TD

Crown lift on western sector to 5m and width reduce on western sector by 3m (in line with boundary fence) on 7 no. Oak trees (T7, T8, T9, T10, T11, T12 and T13), subject to 98/00818/TPO.

No comment. The Parish Council Planning Committee defer to your consideration and conclusions to this application.

Yours sincerely

J Bromley

Jane Bromley. Plaistow and Ifold Parish Council Clerk

APPENDIX B:

Henry Whitby
Planning Officer
Chichester District Council

Dear Henry Whitby

[PS/23/02660/TPA](#) - September House, The Drive, Ifold, RH14 0TD

Reduce east sector (overhanging driveway) by 3m on 1 no. Oak tree (quoted as T1) within Group, G1 subject to PS/84/00776/TPO.

The Parish Council Planning Committee would like the CDC Tree Officer to consider the Parish Tree Warden's comments "The problem is that they have extended the drive to the property to the right of the original drive to park vehicles and to also allow more access for additional cars and to the garage. I support the removal of deadwood but removing 3metres off the east side will make the tree look lopsided. Pigeons sitting in the tree causing problems is not a reason to remove branches. I would suggest a prune back of at most 2metres, plus remove the ivy and maybe lift the crown", in his deliberations on this application.

Yours sincerely

J Bromley

Jane Bromley. Plaistow and Ifold Parish Council Clerk

APPENDIX C

Miruna Turland
Planning Officer
Chichester District Council

Dear Miruna Turland

[PS/23/02828/LBC](#) Fiddlers Copse, Rickmans Lane, Plaistow. RH14 0NT

Internal and external refurbishment of the timber framed section of the property. Replacement of roof coverings with matching plain clay peg tile, replacement windows, internal insulation works, damp remediation works and replacement concrete floor.

No comment. The Parish Council Planning Committee Defer to CDC Heritage Officer conclusions on this application.

Yours sincerely

J Bromley

Jane Bromley. Plaistow and Ifold Parish Council Clerk

APPENDIX D:

Martin Mew
Planning Officer
Chichester District Council

Dear Martin Mew

[PS/23/02796/FUL](#) Crouchlands Farm, Rickmans Lane, Plaistow. RH14 0LE

Retention of 3 no. temporary Portakabin buildings including 1 no. two storey office and 2 no. single storey Portakabin buildings for a further period of 104 weeks.

Object. The Parish Council Planning Committee object on the grounds that the visual amenity and character of the area is detrimentally affected by the application and that there is no demonstratable need for the retention of these buildings.

Application PS/19/00682/FUL was the original application for the installation of these buildings which was approved, exceptionally, due the need created from the circumstances that existed at the time i.e. the undertaking of remediation works to the unlawful biogas facility, the application stated the need "to recommence operations on site including the decommission and removal of the redundant AD Plant". The approved application was for a period of 104 weeks.

A further application PS/21/02590/FUL for the retention of these buildings for a further 104 weeks was permitted despite Officers concluding that the portakabins represented "an adverse impact on the visual amenity and character of the area by reason of their design and form appearing more commercial and not being reflective of the surrounding agricultural buildings and rural character of the area". The approval on the grounds that a demonstratable need still existed at that time.

This need has now been fulfilled and is no longer present and for this reason the application should be refused.

Yours sincerely

J Bromley

Jane Bromley. Plaistow and Ifold Parish Council Clerk

APPENDIX E

Joanne Prichard
Planning Officer
Chichester District Council

Dear Joanne Prichard

23/01968/FUL Little Springfield Farm Plaistow Road Ifold RH14 OTS

Demolition of existing B2 and B8 floorspace. Erection of 3,100m² flexible use floorspace falling within the following use classes: E(g) Uses which can be carried out in a residential area without detriment to its amenity; E(g)(i) Offices to carry out any operational or administrative functions; E(g)(ii) Research and development of products or processes; E(g)(iii) Industrial processes; B2 (restricted to only take place inside buildings); and, B8 Storage or Distribution and change of use of existing building to office building and B8 building to fuel store.

Plaistow and Ifold Parish Council's Planning Committee comments further to its letter dated 22nd January 2024.

References

Ref-1: Lighting Design at Little Springfield Farm
Ref-2: Lighting Layout
Ref-3: ILP GN01/21: "The Reduction of Obtrusive Institute Light"

The Parish Council **Objects** to this proposal and additionally comments:

1. It is noted that a Lighting Impact Assessment (LIA) hasn't yet been provided.

2. In absence of an LIA, the CPRE's [Light Pollution Map](#) indicates the site is in the second darkest category. Whilst it is not possible to deduce a sky quality measurement (SQM) from the radiance shown on the map (i.e. 0.25 -> 0.5 Nw/cm²/sr), the site is in the same category as locations where the SQM is known to be above 20.0, and this would infer an environmental zone of E1 (Ref-3, Table 2). Of course, an LIA would provide a more rigorously determined assessment.
3. The Lighting Design document (Ref-1) gives differing specifications for the proposed streetlight used around the site. The description on page-5 references the 38W variation of the R2LP product, while the brochure excerpt on page 20 is for the 28W model.
4. Regardless of the model chosen, and contrary to the supplier's assertions, the R2LP product is not Dark-Sky certified on account of all models having a colour temperature of 4000K, which exceeds the 3000K limit (the full criteria can be found [here](#)). This is particularly relevant given the likely E1 status of the site, and how it is part of the buffer zone for the South Downs Dark Sky Reserve.
5. Obviously, the three proposed 55W floodlights fail, by design, to meet dark sky certification. Their need is driven by the suggestion that the area will be used for the loading and unloading of large containers. This will ultimately depend on the tenants and the nature of their business. It is therefore emphasised - as already intimated in Ref-1 (page 6) - that these lights should be switched manually rather than by the detection of motion.
6. There is no reference to the nature of the yard surface. Whilst a dark asphalt may already be assumed, for the avoidance of doubt, any surface types with higher albedos (e.g. concrete) should be avoided to minimise sky glow.
7. None of the documents take account of local precedence for lighting levels in the surrounding area. The entrance roundabout and East-West access road serve the same function as the public approach roads and lanes which have no lighting at all. The lighting design, therefore, seems to have been authored without a site visit during the hours of darkness (as would be needed to produce the missing Lighting Impact Assessment).

Yours sincerely

J Bromley

Jane Bromley

Plaistow and Ifold Parish Council Clerk

APPENDIX F: P/24/23 Planning Decisions.

CDC Weekly Decisions 5 w/e 31.01.2024

PS/23/02648/DOM May Cottage The Street Plaistow Billingshurst West Sussex RH14 ONS

Addition of two single storey extensions and main roof modifications at the front and rear. (Variation of condition 2 from planning permission 20/02154/DOM - removal of main roof alterations).
WITHDRAWN

PS/23/02682/ELD Land To The North Of Coach House Oak Lane Shillinglee Plaistow
Existing lawful development - use of land for private amenity, storage and business use.
REFUSE

PS/23/02738/PLD Land To The North Of The Coach House Oak Lane Shillinglee Plaistow
Replacement shed.
REFUSE

PS/23/02757/DOM Tudor Rose Chalk Road Ifold
Single storey rear extension with terrace and associated changes to first floor fenestration.
PERMIT

CDC Weekly Decision List, 6 w/e 07.02.2024

None.