



**Minutes of the Plaistow and Ifold Parish Council's
Planning & Open Spaces Committee Meeting
Held on Tuesday 12th March 2024 at 19:00 Kelsey Hall, Ifold.**

- Present** Cllr. Sophie Capsey (Chair of the planning & Open Spaces Committee); Cllr. Paul Jordan; Cllr. Doug Brown; Cllr. Sarah Denyer. No members of the public.
Jane Bromley, Parish Council Clerk
- P/24/27 **Apologies:** Apologies were received and accepted from Cllr Andrew Woolf.
- P/24/28 **Disclosure of interests:** Cllr Jordan declared a non-pecuniary interest in application [PS/22/03114/FULEIA](#) (the site being sufficiently distant from the declarers property to have no financial impact) and a pecuniary interest (due to the application if successful, having some financial impact on the declarer due to proximity of location) as a near neighbour in [PS/22/03131/OUTEIA](#) and in the interests of openness will abstain from any vote on either application.
Cllr Denyer declared an interest as a neighbour in application [PS/24/00302/TPA](#) at 1 Wychwood as detailed on the CDC planning portal website however the application it is discovered relates to 2 Wychwood in which Cllr Denyer has no interest.
- P/24/29 **Minutes**
It was **RESOLVED** to **APPROVE** the **MINUTES** of the meeting held on [13th February 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.
- P/24/30 **Public participation.** No participants.
- P/24/31 **To consider new Planning Applications**
South Down National Park Applications:
[SDNP/24/00775/APNB](#) The Deer Tower, Shillinglee Road, Shillinglee
Proposal: Multi-purpose agricultural barn.
No comment.
Tree Applications:
[PS/24/00302/TPA](#) - 1 Wychwood, Ifold. RH14 0UN
Remove 1 no. lower limb (south-west sector) on 1 no. Oak tree (T2),
subject to PS/94/00799/TPO.

APPENDIX A: No objection the works will raise the crown on one side to give more light to the cherry tree. The tree is located on land owned by 2 Wychwood.

Building Applications:

1, [PS/24/00254/DOM](#) - 1 Oak Way, Ifold. RH14 0RU
Removal of the existing conservatory and construction of orangery.
New roof lights to front and rear roof slopes.

APPENDIX B: No objection however the Parish Council ask the CDC Officer to consider light pollution from the Velux windows.

2, [PS/24/00321/ELD](#) - Land To The North Of Coach House, Oak Lane, Shillinglee.
Existing lawful development for use of land for private amenity, storage and business use.

APPENDIX C: Objection and repeat of previous comments. However, although CDC will determine the lawfulness of the application the Parish Council would like to point out the area defined by a red boundary line covered by the application has enlarged from a previous application under [23/02682/ELD](#) which was refused and is currently under appeal **DCLG Ref No: APP/L3815/X/24/3338638.**

Re Consultations:

[PS/22/03114/FULEIA](#) - Crouchlands Farm, Rickmans Lane, Plaistow.
RH14 0LE
Erection of 108 dwellings (Use Class C3), and associated access and street network, footpaths, open spaces, plant, landscaping and site infrastructure.

Recommendations:

- To recommend to the Parish Council to submit the attached draft letter to CDC copy to WSCC Highway on the new Transport documents uploaded to the planning portal about this application as drafted by Simon Watts Transport Consultant, together with relevant resubmission of documents previously submitted regarding transport Issues.

APPENDIX D: A further draft letter of **Objection** to include comments on all amended documents uploaded was circulated subsequently to the Planning Committee to include both Transport

and other submissions. This was proposed for recommendation to the Parish Council for submission to CDC and this proposal was **RESOLVED**. Cllr. Jordan ABSTAINED.

- Recommendation: To recommend to the Parish Council to convene a meeting of the Planning Working Group on 27th March to discuss the applications amended documents and to formulate a response for consideration after receiving a report from Steve Tilbury Planning Consultant by 20th March. Recommendations from the Planning Working Group to be approved by the Parish Council at its meeting on 10th April 2024 and submitted to CDC shortly after ahead of the deadline 18th April 2024.

The further recommendation was proposed as no longer required following the further redrafting of the Objection letter to include comments on all amended documents and not just the Transport documents. This proposal was **RESOLVED** as approved. Cllr. Jordan ABSTAINED.

[PS/22/03131/OUTEIA](#) - Crouchlands Farm, Rickmans Lane, Plaistow.
RH14 0LE

Outline planning application (with all matters reserved except access) for the erection of up to 492 dwellings (Use Class C3), education provision including primary school (Use Class F1) and associated access, footpaths, open spaces, landscaping and site infrastructure.

- To recommend to the Parish Council to submit the attached draft letter to CDC copy to WSCC Highway enclosing a report on the Phase 2 amended transport documents uploaded to the planning portal about this application as drafted by Simon Watts Transport Consultant.

APPENDIX D: A further draft letter of **Objection** to include comments on all amended documents uploaded was circulated subsequently to the Planning Committee to include both Transport and other submissions. This was proposed for recommendation to the Parish Council for submission to CDC and this proposal was **RESOLVED** as approved. Cllr. Jordan ABSTAINED.

- Recommendations: To recommend to the Parish Council to convene a meeting of the Planning Working Group on 27th March to discuss the applications amended documents and to formulate

a response for consideration after receiving a report from Steve Tilbury Planning Consultant by 20th March. Recommendations from the Planning Working Group to be approved by the Parish Council at its meeting on 10th April 2024 and submitted to CDC shortly after ahead of the deadline 18th April 2024.

The further recommendation was proposed as no longer required following the further redrafting of the Objection letter to include comments on all amended documents and not just the Transport documents. This proposal was **RESOLVED** as approved. Cllr. Jordan ABSTAINED.

FURTHER COMMENTS:

[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 E](#) Cllr Capsey Proposed further comments be submitted in respect of the application PS/23/02796/FUL and photograph taken from the PROW depicted an office being in use on the site and should be submitted to CDC as further proof of no further need for the Portakabins and the **Objection** to the application. The proposal was RESOLVED as approved. Cllr. Jordan ABSTAINED.

P/24/32 **Planning, Appeals and Enforcement decisions.**

Recommendation: - To receive list of recent Planning decisions, ([APPENDIX F](#)),

P/24/33 **Appeals Lodged & Enforcement Action.**

Recommendation: - To consider any updates in relation to pending and/or ongoing planning appeals and enforcement action and resolve to make comments and/or add any arising matters to a future agenda.

23/02738/PLD

DCLG Ref No: APP/L3815/X/24/3338633

Land To The North Of The Coach House, Oak Lane, Shillinglee.

Proposed Development: Replacement shed.

23/02682/ELD

DCLG Ref No: APP/L3815/X/24/3338638

Land To The North Of The Coach House, Oak Lane, Shillinglee.

Existing lawful development - use of land for private amenity, storage and business use.

22/02194/ELD

DCLG Ref No: APP/L3815/X/23/3334659

The Coach House, Oak Lane, Shillinglee

Existing lawful development certificate for the change of use of agricultural land to mixed use of business activities and private amenity land applicable for sui generis status.

P/24/34

Consultations & Correspondence

Recommendation: - To consider any consultation(s) and correspondence and add to a future agenda where necessary including CDC Policy Team's remit.

- Following email correspondence from a resident regarding exterior lighting pointing towards the ancient woodland from a barn at Mountwood Farm the Clerk has reported this issue to enforcement as the lighting has not been the subject of a Lighting Scheme application as directed by the planning approval for the barn.

CDC have confirmed the barn lighted is a previous barn not subject the lighting conditions.

- Enforcement have been approached by the Clerk about a wedding venue locally which is thought by residents to be operating without planning permission for change of use.

CDC have confirmed in 2017 the wedding venue was investigated but as it had been carried on for more than 10 years it was immune from enforcement. The Clerk is progressing correspondence to ascertain if there is any enforcement on hours of activity possible for this venue.

Portacabins.

P/24/35

Date next meeting:

- Planning & Open Spaces Committee meeting 9th April 2024, **7:30pm**
Winterton Hall, Plaistow.

The meeting closed at 7.19pm

Appendix A to P/24/31 Letters sent to SDNP and CDC Planning Authorities in response to planning applications considered.

APPENDIX A

Henry Whitby
Planning Officer
Chichester District Council

Dear Henry Whitby

PS/24/00302/TPA - 1 Wychwood, Ifold. RH14 0UN

Remove 1 no. lower limb (south-west sector) on 1 no. Oak tree (T2), subject to PS/94/00799/TPO.

No objection the works will raise the crown on one side to give more light to the cherry tree. The tree is located on land owned by 2 Wychwood.

Yours sincerely

J Bromley

Jane Bromley Clerk & RFO Plaistow and Ifold Parish Council

APPENDIX B

Miruna Turland
Planning Officer
Chichester District Council

Dear Miruna Turland

[PS/24/00254/DOM](#) - 1 Oak Way, Ifold. RH14 0RU

Removal of the existing conservatory and construction of orangery. New roof lights to front and rear roof slopes.

No objection however the Parish Council Planning Committee ask the CDC Officer to consider light pollution from the Velux windows.

Yours sincerely

J Bromley

Jane Bromley Clerk & RFO Plaistow and Ifold Parish Council

APPENDIX C

Freya Divey
Planning Officer
Chichester District Council

Dear Freya Divey

PS/24/00321/ELD Land to the North of The Coach House, Shillinglee

Existing lawful development - use of land for private amenity, storage and business use.

The Parish Council Planning Committee **Objects** and Resolved at its meeting on 12th March 2024 to repeat to Chichester District Council the comments regarding a previous application 23/02682/ELD.

“Whilst the Parish Council acknowledges that it is for the Local Planning Authority’s to determine the lawfulness of the application, the Council nevertheless respectfully asks that the Case Officer considers the following recent Planning and Appeal decisions pertaining to the same location: -

- APP/L3815/C/21/3283324 and 3283325 - dismissed May 2023
- 22/00208/ELD - refused June 2023
- 22/01630/FUL - refused November 2023

The Parish Council is concerned regarding the possibility of new curtilages being created within the countryside, and fully supports the LPA's existing position on the subject." The land is agricultural.

Yours sincerely

J Bromley

Jane Bromley Clerk & RFO Plaistow and Ifold Parish Council

APPENDIX D

Ms. Jo Prichard
Senior Planning Officer
Chichester District Council
Dear Ms Prichard,

Re: 22/03114/FULEIA | Erection of 108 dwellings at Crouchlands Farm
Re: 22/03131/OUTEIA | Outline application for 492 dwellings at Crouchlands Farm
Re: 22/01735/FULEIA | Regeneration of Crouchlands Farm, Rickmans Lane Plaistow Billingshurst West Sussex RH14 0LE

Thank you for re-consulting the Parish Council following the submission of additional and amended documents in relation to planning applications 22/03114/FULEIA and 22/03131/OUTEIA.

The Parish Council does not consider that the additional information has resolved any of the reasons why these applications should be refused and continues to **object** to the proposals in the strongest possible terms. We await a formal notification of re-consultation for application 22/01735/FULEIA and makes no comments ahead of this notification other than to note our previous comments on the way in which these applications are interlinked.

Highways and Transport

The applicant has provided more detailed additional information in support of its highways and transport case, and in particular has now submitted the previously missing Transport chapter of the Environmental Statement. In response, we submit two reports prepared by our appointed transport consultants SW Transport Planning Ltd. These provide their analysis of the impact and mitigation proposed for 22/03114/FULEIA and 22/03131/OUT as set out by the applicant and its consultants.

The documents we attach are:

- Rickman's Green Village Phase 1 (Planning reference 22/03114/FULEIA) Further Objections on Highways and Transport Grounds 5th March 2024 Ref SWTP P1081-04.
- Rickman's Green Village Phase 2 (Planning reference 22/03131/OUTEIA) Further Objections on Highways and Transport Grounds 5th March 2024 Ref SWTP P1081-05

For ease of reference, we have also attached an extract from the Parish Council's letter of objection dated 6th June 2023, Section 7 Travel and Transport Issues. As with application material this makes references to the previous version of the National Planning Policy Framework but in relation to our comments only paragraph references have changed. We have also included an extract from Section 7 -The 15 minute Community analysis.

Our consultants' analysis demonstrates comprehensively that the proposed development is unsustainable and cannot possibly meet the applicant's stated objective that it should be a 'new rural settlement which is not car-led'. The measures it suggests are either unachievable or undeliverable or simply would not work. The reason for that is simple – it is housing development in an isolated location with little or no provision of the services and facilities that residents will require to meet their everyday needs. The facilities provided with the 'whole farm plan', even if permitted, would be entirely inadequate or unsuitable to support housing on this scale. As a result, and in the absence of any credible proposals to enhance public transport, residents and visitors would be completely reliant on private cars, with a commensurate impact on the local highway network and on the sustainability credentials claimed for the development.

The Department for Transport 'Future of Transport'¹ report published in 2023 states that:

“Survey evidence shows that people in rural areas want to travel conveniently, safely and at a reasonable cost. For many in rural areas, this means completing most journeys using a private car. Walking, cycling, public transport and taxis provide additional options, but these do not always fully meet the needs of local people. Living in a rural area often means travelling longer distances for everyday journeys: travelling to work, school or to access services like healthcare and shopping. Most people will rely on a personal vehicle to get to work, take children to/from school or to see friends and family. “

That report confirms that on average people in rural areas drive 2,000 more miles per person per year than those in urban areas. Placing additional large-scale housing development in a remote rural area cannot constitute sustainable development as defined in planning policy. As our consultants' demonstrate it will inevitably require people to drive substantial distances to get to work, shop or access services and none of the measures proposed by the applicant would mitigate this.

It will be very apparent to anyone living or observing our area that few people will be seen cycling home with a weeks' worth of grocery shopping balanced on their handlebars. It is not convenient and certainly not safe; they either get in their car or order online for delivery. Reaching work or transport hubs requires car journeys, often combined with the 'school run'. Leisure trips to friends and family and places of entertainment will all be made by car – there will be no other option.

The applicant's proposal will significantly increase traffic by building a large housing estate in a rural area and introduce changes that have an urbanising effect with no evidence to suggest that they will make any change to the level of car use.

Other Matters

The new and amended documents address some of the other technical concerns raised by statutory consultees and provide information which should have been provided with original applications. There are no changes to the proposals themselves, and none of the objections we raised in our comprehensive response on 6th June 2023 have been addressed or resolved by the new submissions. We do not need or wish to add anything further at this time to that previous representation which still stands in its entirety.

¹ Subtitled 'Helping Local Authorities to unlock the benefits of technology and innovation in rural transport'

Objection to the Proposed Development

The additional information provided does not and cannot change the fact that the applicant is proposing unsustainable development in the countryside which has no support in national policy, the current Chichester Local Plan or the emerging Chichester Local Plan. Our transport consultants' report demonstrates that the proposals for active travel and public transport (if they can be implemented at all) would make no practical difference to the impact on the highway network and would not provide for walking, cycling or public transport as meaningful options for any residents of such an isolated community.

Quite simply this is the wrong location for a large housing development as evidenced by the fact that the applicant is having to propose such a high level of change to local infrastructure in a failed attempt to satisfy correctly applied planning policy requirements. Regardless of whether the applicant can demonstrate compliance with subsidiary technical requirements, there are overwhelming reasons why both applications should be refused.

We reserve the right to make further representations in the light of the comments of other consultees on any of the documents now submitted in support of these applications.

Yours sincerely,

J Bromley

Clerk & RFO of Plaistow and Ifold Parish Council
cc. District Cllr. Gareth Evans; District Cllr. Charles Todhunter; Mr. Andrew Frost; WSCC Stephen Gee.

APPENDIX E

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 refers to its objection submitted on 14th February and further comments that the building depicted in the photograph below, situated on the site area is currently, it appears, being used as an office and should take away entirely the necessity for the retention of the Portakabins,



Yours sincerely

J Bromley

Jane Bromley
Clerk & RFO Plaistow and Ifold Parish Council

APPENDIX F: P/24/32 To receive list of recent Planning Decisions, Appeals and Enforcement from the Local Planning Authority – CDC

Planning Decisions:

CDC Weekly Decision List 7 w/e 14.02.2024

None.

CDC Weekly Decisions List 8 w/e/21.02.2024

[PS/23/02743/FUL](#) - Land North Of The Coach House Oak Lane Shillinglee GU8 4SQ

Demolish 1 no. existing outbuilding and erection of 1 no. new outbuilding.

REFUSE

[PS/23/02906/DOM](#)- Roseglen The Lane Ifold. RH14 0UL

Proposed alterations and remodelling to existing layout including alterations to existing roof and dormer windows. New detached garage

PERMIT

CDC Weekly Decisions List 9 w/e 29.02.2024

[23/02890/FUL](#) Land East Of 4 Oakdene Place Ifold

Change of use of land to garden, erection of a new boundary fence and retention of garden shelter, pool and decking.

REFUSE

[PS/23/02745/FUL](#) Land To The North Of Coach House Oak Lane Shillinglee GU8 4SQ

Demolition of 1 no. existing outbuilding and erection of 1 no. new outbuilding.

REFUSE

[PS/23/00851/DOM](#) Oakfield Plaistow Road Ifold Loxwood Billingshurst West Sussex RH14 0TU

Ground floor rear extension, new garage to front of property, replacement roof to main dwellinghouse and new boundary treatment with entrance gate.

PERMIT

CDC Weekly Decisions List 10 w/e 06.03.2024

[PS/23/02888/TPA](#) Hawkesfield Rickmans Lane Plaistow RH14 0NT

Crown reduce by 2m and remove lower epicormic growth on 2 no. Pedunculate Oak trees (T8 & T9) subject to PS/70/00769/TPO.

PERMIT