

**Minutes of the Plaistow and Ifold Parish Council's  
Planning & Open Spaces Committee Meeting 14<sup>th</sup> May 2024 7.30pm  
Kelsey Hall, Ifold.**

**Present** Parish Councillors: Sophie Capsey (Chair); Paul Jordan; Andrew Woolf; Doug Brown;  
Sarah Denyer. Co Opted member for Ifold Estates Ltd Jon Pearce.

P/24/45 **Apologies for absence:** Apologies received an accepted from David Lugton Co-opted Tree Warden for the Parish.

P/24/46 **Disclosure of interests:** None.

P/24/47 **Minutes: RESOLVED to APPROVE** the **MINUTES** of the Planning & Open Spaces Committee meeting held on [9<sup>th</sup> April 2024](#) and for the Chair of Planning to sign them by Secured Signing in accordance with Standing Order 12(g). The signed minutes will be available on the website.

P/24/48 **Public participation.** None.

P/24/49 **To consider new Planning Applications**

**South Down National Park Applications:**

None.

**Tree Applications:**

[APPENDIX A: PS/24/00881/TPA](#) Owlswood, 7 The Close, Ifold, RH14 OTP.  
Reduce height by 3m and south sector by 1m on 1 no. English Oak tree (quoted as T7 with Group G2) and crown reduce by up to 2.5m on 1 no. English Oak tree (T11). Both trees subject to PS/89/00786/TPO

No comment. The Planning Committee defer to the CDC Tree Officer.

**Building Applications:**

[APPENDIX B: PS/24/00873/DOM](#) - 4 Oakdene Place, Ifold, RH14 OBA.  
Erection 1 no. garden shelter.

The Planning Committee is pleased to see that the proposals are now within the settlement boundary as requested under planning application reference PS/23/02890/FUL.

[APPENDIX C: PS/24/00847/FUL](#)- Land Adjacent To Waters Edge, The Drive, Ifold, RH14 OTD

Erection of 1 no. detached bungalow with new access and boundary fence, and associated works.

If the planning officer minded to approve the PC would request the permitted development rights be removed. The gates are out of keeping and reference the applicant to the design of gates in the neighbourhood street scene.

RATIFY- Comments Sent In Previously To Meet Consultation Deadline:

The Planning Committee **RESOLVED** as **APPROVED** the following response in relation to:

PS/[24/00464/PA3Q](#) Sparrwood Farm, Dunsfold Road, Plaistow, RH14 0QF. Prior Approval for change of use of agricultural building to 1 no. dwelling (C3 Use Class).

Email to CDC Planning Officer Martin Mew 12<sup>th</sup> April 24

24/00464/PA3Q

*To comment on this application can the Parish Council refer you to their observations dated 23<sup>rd</sup> June 2021 on application 21/01729/PA3Q sent in previously and they trust you will be ensuring the appropriate measures have taken place to meet the required standards.*

**23rd June 2021**  
**Mr William Price**  
**Planning Officer**  
**Chichester District Council**

*Dear Mr. Price,*

***Re: 21/01729/PA3Q | Part 3, Class Q: Change of use of agricultural building to a dwelling (C3 Use Class). | Sparrwood Farm Dunsfold Road Plaistow Billingshurst West Sussex RH14 0QF***

***The Parish Council's Planning & Open Spaces Committee considered the above application at its meeting on 22nd June 2021 and makes the following comment: The Parish Council does not object to the proposed development in principle. Nevertheless, the Parish Council notes the identified structural defects highlighted in the Structural Engineers report and respectfully requests that the Planning Officer exercise due diligence to satisfy themselves that the structural faults do not render the building unsuitable for conversion into a dwelling.***

***Yours sincerely***  
***Catherine Nutting***  
***Clerk & RFO to Plaistow and Ifold Parish Council***

P/24/50 **Planning, Appeals and Enforcement decisions.**

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

In addition, Highways comments received today on  
22/01735/FULEIA | Regeneration of Crouchlands Farm, Rickmans Lane Plaistow  
22/03114/FULEIA | Erection of 108 dwellings at Crouchlands Farm  
22/03131/OUTEIA | Outline application for 492 dwellings at Crouchlands Farm

The decisions from CDC were **NOTED**.

P/24/51 **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.

1. APP/L3815/X/24/3342178

[23/02691/ELD](#)

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

Existing lawful development certificate for the erection of a building

Written representations must be received by **28th May 2024**.

The Planning Committee **RESOLVED** to **DELEGATE** the drafting of further written representation to this application to Cllr Capsey and the Clerk and the submission would be circulated in due course.

2. APP/L3815/W/23/3332139

**22/02314/FUL**

Shamba, The Ride, Ifold, RH14 0TQ

Proposed Development: Demolition of existing bungalow and redevelopment of 2 no. residential units.

Start Date: 13.03.2024.

An appeal has been lodged against the Refusal of Planning Permission or Prior Approval, details shown above.

The following Parish Council response submitted 17<sup>th</sup> April 2024 was **RESOLVED** As **APPROVED**.

Plaistow and Ifold Parish Council supports the REFUSAL of planning permission 22/02314/FUL of 25th August 2023 by Chichester District Council on all three grounds (paras 1 2 3).

The applicant makes reference to another property within Ifold Estate in the appeal statement. The property Furzedown was granted planning permission (17/02251/FUL see decision note attached) for the replacement of one dilapidated dwelling and the provision of a second dwelling. Furzedown benefited from a plot size of .27 hectares (or approx 2699 m2) and the development did not impact the amenity of neighbouring properties.

The Parish Council respectfully requests that the appeal is dismissed.

3. OxonCroft Enforcement Action ([appended below](#))

The Planning Committee **NOTED** a new enforcement notice dated 1<sup>st</sup> May would take effect from 12<sup>th</sup> June, if no appeal had been lodged beforehand.

P/24/52 **Consultations & Correspondence**

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

1. RATIFY: Letter submitted to CDC Planning and Enforcement 22<sup>nd</sup> April 2024 re Land North of Rumbolds Farm

The Planning Committee **RESOLVED** to **APPROVE** the following letter submitted to CDC Enforcement:

***Dear CDC Planning***

***18/01687/PNO Land North Of Rumbolds Farm, The Street, Plaistow, RH14 0PZ.  
Erection of a general purpose agricultural building***

***The Parish Council refers you back to the above planning application, which CDC confirmed to the applicant, was permitted development on 27<sup>th</sup> July 2018. I attach a copy of the location plan from this application.***

***The site is accessed via a Lane owned privately and the owner wrote to you following your decision to advise, he had not given access rights to the site from his Lane and as such the development was not viable and should be denied. I attach a copy of this letter.***

***There has recently been some activity in the field to create an access which the owner has not consented to. I set out below photographs taken from outside the site but clearly show the construction of a gate entrance. There is concern the access will be opened and used illegally.***

Photograph taken of view into site from Rumbolds Lane





Photograph taken of view into site from Rumbolds Lane

***The Parish Council request that a CDC planning or enforcement officer visits the site to ascertain the extent of works being carried out and the intention for the gate.***

***Yours faithfully,***

***Jane Bromley***

***Clerk & RFO Plaistow And Ifold Parish Council***

***CC CDC Enforcement; Director of Planning Andrew Frost: CDC Planning Policy Tony Whitty.***

## 2. Neighbourhood Plan

Hardnips Barn, RH140LE

Recommendation to: Consider adding this building to the parish non designated heritage asset list for incorporation in the emerging Neighbourhood Plan.

The report from the CDC Conservation and Heritage team records other such buildings as 'positive ' as in of positive merit within the parish including within Ifold Estate and the Conservation Area in Plaistow.

The Planning Committee **RESOLVED** to **APPROVE** adding Hardnips Barn, RH140LE to the parish non designated heritage asset list for incorporation in the emerging Neighbourhood Plan.

### P/24/53 **Date next meeting**

- Planning & Open Spaces Committee meeting 11<sup>th</sup> June 2024, **7:30pm** Winterton Hall, Plaistow.

The meeting closed at 8.05pm

## **APPENDIX to the Planning Committee Meeting 14<sup>th</sup> May 2025**

### **P/24/49 -To consider new planning applications-**

#### **Appendix A**

Henry Whitby  
Planning Officer  
Chichester District Council

Dear Henry Whitby

PS/24/00881/TPA Owlswood, 7 The Close, Ifold.

Reduce height by 3m and south sector by 1m on 1 no. English Oak tree (quoted as T7 within Group, G2) and crown reduce by up to 2.5m on 1 no. English Oak tree (T11). Both trees subject to PS/89/00786/TPO

No comment. The Plaistow and Ifold Parish Council Planning Committee defer to the judgement of the CDC Tree Officer.

Yours sincerely

*J Bromley*

#### **Appendix B**

Miruna Turland  
Planning Officer  
Chichester District Council

Dear Miruna Turland

**PS/24/00873/DOM 4 Oakdene Place, Ifold, RH14 0BA.**

Erection 1 no. garden shelter.

The Plaistow and Ifold Parish Council Planning Committee is pleased to see that the proposals are now within the settlement boundary as requested under planning application reference PS/23/02890/FUL.

Yours sincerely

*J Bromley*

## Appendix C

Freya Divey  
Planning Officer  
Chichester District Council

Dear Freya Divey,

### **PS/24/00847/FUL Land Adjacent To Waters Edge, The Drive, Ifold, RH14 0TD**

Erection of 1 no. detached bungalow with new access and boundary fence, and associated works.

If planning officer minded to approve this application, the Plaistow and Ifold Planning Committee would request the permitted development rights be removed from the new property.

The Planning Committee considers the proposals for the gate to be out of keeping with the street scene in that area and would like to see a style of gateway more in keeping with designs in that area, fitting for a rural location.

Yours sincerely

*J Bromley*

## **ITEM: P/24/50 To receive list of recent Planning Decisions, Appeals and Enforcement from the Local Planning Authority – CDC**

### **Planning Decisions:**

CDC Weekly Decisions List 15. 10.04.2024

[24/00302/TPA](#) 2 Wychwood, Ifold RH14 0UN

Remove 1 no. lowest limb on 1 no. Oak tree (T2) subject to PS/94/00799/TPO

Permit

[24/00254/DOM](#) 1 Oak way Ifold RH13 0RU

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

Permit

CDC Weekly Decisions List 16. 17.04.2024

[24/00409/DOC](#) Gatliff House Loxwood Road Plaistow Chichester West Sussex RH14 0NY

Discharge of condition 3 (CEMP), 4 (Surface Water Scheme), 5 (Foul Water), 7 (Materials and Samples) and 8 (Landscaping scheme) of permission 23/01409/FUL.

Permit

CDC Weekly Decisions List 17. 24.04.2024

None.

CDC Weekly Decisions List 18. 01.05.2024

[24/00321/ELD](#) Land To The North Of Coach House Oak Lane Shillinglee Plaistow.

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

REFUSE

[24/00465/DOM](#) Little Deepdene 7 Ifoldhurst, Ifold Loxwood Chichester West Sussex RH14 0TX

Erection of new car port, alterations to drive and panelling to principle elevation.

PERMIT

CDC Weekly Decisions List 19 08.05.2024

[24/00722/DOM](#) Ingots Chalk Road Ifold Loxwood Billingshurst West Sussex RH14 0UD

Single storey extension to existing garage. PERMIT

[24/00306/ELD](#) Land North Of The Coach House Oak Lane Shillinglee Plaistow

Existing lawful development certificate for the continued use of building as private amenity, storage and business.

REFUSE

CDC Weekly Decisions List 20. 15.05.2024

[PS/24/00419/TPA](#) 4 Wildacre Close Ifold Loxwood Billingshurst West Sussex RH14 OTL

Reduce north-west sector by 2.5m on 1 no. Oak tree (T19) subject to PS/90/00788/TPO.

PERMIT

[PS/24/00541/DOM](#) Fairosa Plaistow Road Ifold Loxwood Billingshurst West Sussex RH14 OTY

Retrospective erection of fencing set back from front boundary in line with neighbours fence/hedge either side of property. Proposed erection of a front driveway entrance gate.

REFUSE

## P/24/51 Appeals and Enforcement Action:

Land at Oxencroft, Ifold Bridge Lane, Ifold.

Planning Ref: PS/20/00414/CONHH

Enforcement Notice PS/72 from 1<sup>st</sup> May 2024

Material Change of Use

**COPY**

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

TOWN AND COUNTRY PLANNING ACT 1990  
(as amended by the Planning and Compensation Act 1991)

**ENFORCEMENT NOTICE**  
**MATERIAL CHANGE OF USE**

ISSUED BY: CHICHESTER DISTRICT COUNCIL ("the Council")

REFERENCE NUMBER: PS/72

- THIS NOTICE** is issued by the Council because it appears that there has been a breach of planning control, within paragraph (a) of Section 171A(1) of the above Act, at the land described below. The Council considers that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.
- THE LAND TO WHICH THE NOTICE RELATES**  
Land at Oxencroft, Ifold Bridge Lane, Ifold, West Sussex ("the Land"), shown edged red on the attached plans ("the Plan" and "Inset Plan").
- THE BREACH OF PLANNING CONTROL ALLEGED**  
Without planning permission the material change of use of the Land to a mixed use comprising the stationing of a mobile home for the purposes of human habitation, agriculture and the operation of a forestry contractors business.
- REASONS FOR ISSUING THIS NOTICE**  
It appears to the Council that the above breach of planning control has occurred within the last ten years.  
The Council considers that the lawful use of the Land is for agriculture. The introduction of a residential mobile home and the operations and storage elements of a forestry contractors business constitute a material change of use. There is no adequate justification for either of the new primary uses within this countryside location.  
First, there is no locational requirement for the forestry contractors business to operate here. The business appears to have other headquarters and so it is not reliant on this Land. Also, the Council considers that there are other locations in the area that would be more appropriate for the activities carried on. The business operates vehicles from the site which results in increased movement of commercial traffic in a quiet residential area in the countryside. In addition, the business undertakes bio-security measures on site including the washing down of commercial vehicles with chemical solutions in an open area without appropriate

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Notice Reference: PS/72  
Legal Reference: TCP-10-005586  
Planning Reference: PS2000414/CONHH

containment and disposal of wastewater. Clothing worn by employees is also washed and dried on Site. These operations have an adverse impact on the natural environment including water courses. These activities do not require a countryside location and so represents an unjustified form of development in the rural area. Vehicular movements to and from the Site are detrimental to the quiet enjoyment of the locality and the residential amenity of nearby residential occupiers.

It is acknowledged that both the Local Plan and NPPF support the diversification of the rural economy and the sustainable growth of all types of business in rural areas, through conversion of existing and new buildings, and the development and diversification of agricultural and other land based businesses. However, policies stress that this should not take place at the expense of the defining characteristics or appearance of the area in which the proposed development is to take place.

Second, neither the forestry contractors business nor the agricultural activities being carried out require the provision of on-site residential accommodation. The mobile home appears to be in full time residential use (supported by ancillary structures including the new brick and timber outbuilding shown marked on the Inset Plan) and is considered to be tantamount to the creation of a new dwellinghouse in the countryside.

The storage containers, earth banks, Drying Room, Staff Room, patio, dog kennels, artificial grass, brick pillars and entrance gates, Laundry Room, mobile home, brick and timber outbuilding and handstand have all been added as part and parcel of the change of use. In addition, the clearance of the Site to provide level ground for the development of the site and the stationing of chattels has resulted in the creation of the earth banks from the movement of soil.

Without any demonstrable need for the residential development to have taken place in the countryside it is considered to be contrary to Policies 2 and 45 of the Chichester Local Plan: Key Policies 2014-2029 which strictly limit development to that which requires a countryside location. It is also contrary to the development plan as a whole. The aims of these policies are supported by the Government's National Planning Policy Framework (NPPF) and there are no material considerations which justify that permission should be granted in departure from the development plan.

In addition, the site is located within the Sussex North Water Resource Zone. Natural England has published a statement regarding water supply issues which are likely to impact the Arun Valley SAC, SPA and Ramsar site. As a result, development which will give rise to increased demand for water within the zone needs to be subject to Habitats Regulation Assessment and can only proceed if water neutrality can be achieved. Consideration of measures to avoid or reduce the harmful effects upon the Arun Valley and achieve water neutrality can only be taken into account at the Appropriate Assessment stage of Habitats Regulation Assessment. As sufficient mitigation has not been made against such an impact the development is considered to be contrary to Policy 49 of the CLP, the Conservation of Habitats and Species Regulations 2017 and the Environment Act 2021.

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Notice Reference: PS/72  
Legal Reference: TCP-10-005586  
Planning Reference: PS2000414/CONHH



As such the development fails to comply with Chichester Local Plan: Key Policies 2014-2029 Policies 1, 2, 5, 25, 33, 39, 40, 45, 48 and 49 and sections 2, 4, 5, 12 and 15, and paragraphs 8-11, 12, 35, 59, 64, 135, 139, 150, 166 and 168 of the National Planning Policy Framework (December 2023) and there are no material considerations that would outweigh the harm identified.

The Council does not consider that planning permission should be granted, because planning conditions could not overcome those objections to the development.

**5. WHAT YOU ARE REQUIRED TO DO**

- (i) Cease using the Land for the stationing of a mobile home for the purposes of human habitation;
- (ii) Remove the said mobile home from the Land;
- (iii) Cease using the Land for the operation of a forestry contractors business;
- (iv) Remove the 4no. storage containers (shown in their approximate position on the attached Inset Plan) from the Land;
- (v) Remove the 1no. portacabin, used as a biosecurity drying room (shown in the approximate position on the attached Inset Plan), and break up and remove the resultant debris from the Land;
- (vi) Dismantle the building used as a laundry room (shown in the approximate position on the attached Inset Plan) and remove the resultant debris from the Land;
- (vii) Dismantle the timber building used as a staff room/kitchen/toilet and shower room (shown in the approximate position on the attached Inset Plan) and remove the resultant debris from the Land;
- (viii) Dismantle the brick and timber outbuilding (shown in the approximate position on the attached Inset Plan) and remove the resultant debris from the Land;
- (ix) Dismantle the dog kennel (shown in the approximate position on the attached Inset Plan) and remove the resultant debris from the Land;
- (x) Break up the concrete bases, hardstanding, brick path, edging stones, patio, artificial lawn and paving (shown in the approximate positions in orange on the attached Inset Plan) and remove the resultant debris from the Land;
- (xi) Break up the earth banks (shown in the approximate position with a brown line on the attached Inset Plan) and remove the resultant debris from the Land;
- (xii) Demolish the brick pillars (in the approximate position shown on the attached Notice Plan) and remove the resultant debris and timber gates from the Land; and
- (xiii) Following compliance with steps (i) – (xi) above, level the land with top soil and reseed with grass.


**6. TIME FOR COMPLIANCE:**

12 months after this notice takes effect.

**7. WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on 12<sup>th</sup> June 2024, unless an appeal is made against it beforehand.

Dated: 1<sup>st</sup> May 2024

Signed: 

Principal Solicitor

on behalf of  
Chichester District Council  
East Pallant House  
East Pallant  
Chichester  
West Sussex  
PO19 1TY