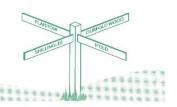
# PLAISTOW AND IFOLD PARISH COUNCIL



# 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 9th 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 0TP. 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:**

<u>APPENDIX B</u>: <u>PS/24/00873/DOM</u> - 4 Oakdene Place, Ifold, RH14 0BA. 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 0TD

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/<u>24/00464/PA3Q</u> 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 12th 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 2021on 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 OQF

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, <u>7:30pm</u> Winterton Hall, Plaistow.

The meeting closed at 8.05pm

# **APPENDIX to the Planning Committee Meeting 14th 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,

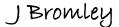
# PS/24/00847/FUL Land Adjacent To Waters Edge, The Drive, Ifold, RH14 0TD

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



# 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 ORU

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 ONY 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

<u>24/00465/DOM</u> 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 OUD

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

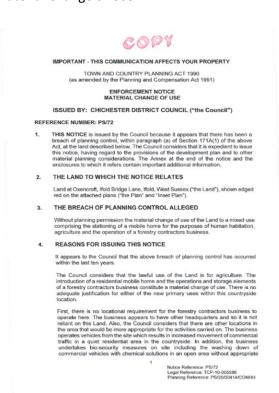
<u>PS/24/00419/TPA</u> 4 Wildacre Close Ifold Loxwood Billingshurst West Sussex RH14 0TL Reduce north-west sector by 2.5m on 1 no. Oak tree (T19) subject to PS/90/00788/TPO. PERMIT

<u>PS/24/00541/DOM</u> Fairosa Plaistow Road Ifold Loxwood Billingshurst West Sussex RH14 0TY 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



containment and disposal of westewater. Clothing worn by employees is also washed and drink on Site. These operations have an adverse impact on the natural environment including water courses. These activities do not require a country-side location and so represents an unjustified form of development in the rural area. Valvious movements to and from the Site are detrimental to the quiet enjoyment of the location and so that the residential aments of the location and so the residential country.

It is advinovelaged 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 nev buildings, and the development and diversification of agricultural and other land based businesses. However, policies stress that this should not late place at the expense of the defining characteristics or assessment of this area in under the control of the place.

Second, neither the forestry contractors business nor the agricultural activities being carried out require the previousn' of on-aite residential accommodation. The mobile home appears to be in full time residential use (supported by ancillary structures relateding the new brick and timber outbuilding shown marked on the harset Plany) and is considered to be standament to the ceration of a new

The storage containers, earth harks, Dying Room, Staff Room, padio, dog kennels, artificial grass, brick pillers and entranco-getes, Laundry Room, mobile home, brick and direbor outbustling and hardstanding have all been added as part and parcel of the change of use. In addition, the delearance of the Site to provide level ground for the development of the site and the stationing of clattlesh has

Willhout 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 Chichaster Local Plant Key Policies 2014-2029 which strictly limit development of that which requires a countryside Localon. 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 (WPP) and there are no material considerations which justify that permission should be granted in departure from the development tain.

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 Ann Valley SAC, SPA and Ramser site. As a result development which will give rise to increased demand for water within the zone of the statement of

> Notice Reference: PS/72 Legal Reference: TCP-10-005586 Planning Reference: PS/20/00414/CON

As such the development fails to comply with Chichester Local Plan: Key Polices 2014-2020 Policins 1, 2, 5, 25, 33, 38, 40, 46, 46 and 49 and section 2, 4, 6, 12 and 15, and paragraphs 6-11, 22, 55, 64, 153, 135, 186, 155 and 166 of the 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.

### WHAT YOU ARE REQUIRED TO DO

- 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 state of the station of the Land.

  (iii) Remove the state of the the operation of a ferrestry contractors business;

  (iii) Remove the 4no, storage containers (shown in their approximate position on the state-ded inset Plan) from the Land.

  (iv) Remove the 4no, storage containers (shown in their approximate position on the state-ded inset Plan) from the Land.

  (iv) Remove the fine state of the state opening on the state of the state opening on the state of the state opening on the state of the

### 6. TIME FOR COMPLIANCE:

12 months after this notice takes effect.

Notice Reference: PS/72 Legal Reference: TCP-10-005586 Planning Reference: PS/20/00454/CONHH

### 7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on  $12^{\rm th}$  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