



## Notice of Plaistow and Ifold Parish Council’s Planning & Open Spaces Committee Meeting

Members of the Parish Council’s Planning and Open Spaces Committee are summoned to a meeting on **Tuesday 14<sup>th</sup> May 2024** at **19:30 Kelsey Hall, Ifold.**

Members of the Press and Public are welcome to attend in person and if a remote connection is required, please contact the Clerk ahead of the meeting.

Dated 9th May 2024

Yours faithfully

*J Bromley*

Jane Bromley

Clerk & RFO to the Council

### MEETING AGENDA

**Biodiversity** – the Council has a duty to conserve and enhance biodiversity and must consider what policies, objectives, and action it can take, consistent with the exercise of its functions, to further the general biodiversity objective. *Natural Environment and Rural Communities Act 2006, s.40 & Environment Act 202, s.102*

<b>No.</b>	<b>Item</b>	<b>Time</b>
1.	<p><b>Apologies for absence &amp; housekeeping*</b></p> <p>Recommendation: - To receive apologies for absence &amp; housekeeping.</p> <p><i>*Persons who record the parish Council’s meetings are reminded that the “Public Forum” period may not be part of the formal meeting and that they should take legal advice themselves as to their rights to make any recording during that period.</i></p>	1 min
2.	<p><b>Disclosure of interests:</b></p> <p>Recommendation: - To deal with any disclosure by Members of any disclosable pecuniary interests and interests other than pecuniary interests, as defined under the Plaistow and Ifold Parish Council <a href="#">Code of Conduct</a> and the <a href="#">Localism Act 2011</a>, Chapter 7 ss.26 – 37 in relation to matters on the agenda.</p>	2 mins
3.	<p><b>Minutes</b></p> <p><i>Circulated separately and on the website</i></p> <p>Recommendation: - To approve the draft Minutes of the Planning &amp; Open Spaces Committee meeting held on <a href="#">9<sup>th</sup> April 2024</a> and resolve to sign them by Secured Signing in accordance with Standing Order 12(g).</p>	1 min
4.	<p><b>Public participation.</b></p>	10 mins

Recommendation: - To receive and act upon, if considered necessary by the Committee, comments made by members of the public in accordance with relevant legislation and the Parish Council's Standing Orders 3(d), (e), (h), (i) – (k). Questions, or brief representations can be made either in person, or in writing provided they were sent via email to the Chair of the Planning Committee: [sophie.capsey@plaistowandifold-pc.gov.uk](mailto:sophie.capsey@plaistowandifold-pc.gov.uk) no later than 4pm 14<sup>th</sup> May 2024. In accordance with Standing Orders 3(f) and (g), Public Participation shall not exceed 10 minutes, unless directed by the Chairman; and a speaker is limited to 5 minutes.

5. **To consider new Planning Applications** 30 mins

**South Down National Park Applications:**

None.

**Tree Applications:**

[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

**Building Applications:**

1. [PS/24/00873/DOM](#) - 4 Oakdene Place, Ifold, RH14 0BA.

Erection 1 no. garden shelter.

2. [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.

3. RATIFY- Comments Sent In Previously To Meet Consultation Deadline: [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**

6. **Planning, Appeals and Enforcement decisions.** 1 min  
Recommendation: - To receive list of recent Planning decisions, ([appended below](#)),
7. **Appeals Lodged & Enforcement Action.** 2mins  
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
  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 was submitted 17<sup>th</sup> April 2024

**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](#))

## 8. Consultations & Correspondence

2 mins

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

*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.

9. **Date next meeting**

1 min

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

**ITEM: 6. 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

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

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

7. Appeals and Enforcement Action:

Land at Oxencroft, Ifold Bridge Lane, Ifold.



