



Minutes of the Planning & Open Spaces Committee meeting held on Tuesday 11th June 2024 at 19:00 Winterton Hall, Plaistow.

Present **Parish Councillors:** Sophie Capsey (Chair); Paul Jordan; Doug Brown.
Jane Bromley, Clerk. No members of the public.

P/24/54 **Apologies for absence:** Parish Councillor: Andrew Woolf and Sarah Denyer.

P/24/55 **Disclosure of interests:** None

P/24/56 **Minutes**

The Planning Committee **RESOLVED** to **APPROVE** the Minutes of the Planning & Open Spaces Committee meeting held on [14th May 2024](#) and resolve to sign them by Secured Signing in accordance with Standing Order 12(g).

P/24/57 **Public participation.** None.

P/24/58 **To consider new Planning Applications**
South Down National Park Applications:
None.

Tree Applications:

[APPENDIX A 24/01175/TPA](#) Lake View, 3 Hawthorn Close, Ifold. RH14 0FU.
Fell 2 no. Ash trees (quoted as T1 & T2) within Area, A1 subject to PS/11/00103/TPO.

No objection. The trees are bifurcated from the base. The trees show signs of Ash die back predominantly at the lower levels. The Parish Council Planning Committee ask that replacement trees be planted.

Building Applications:

[APPENDIX B 24/01015/PA3Q](#) – Rumbolds Farm, The Street, Plaistow. RH14 0PZ
Prior Approval under part 3, schedule 2 of the Town and Country Planning (General Permitted Development) Order for change of use from an agricultural building to 2 no. dwellinghouses (use Class C3) and associated operational development.

The Parish Council Planning Committee consider, the planning officer will decide if the conversion meets the appropriate requirements test. However, they ask that the Officer is mindful of noise created by events held in buildings in the area, about which the Parish Council regularly receives complaints, may cause disturbance to any potential residents and that this be considered.

Minor Changes to Approved Plans

[APPENDIX C 24/01210/FUL](#) - Haymans Farm , Shillinglee Road, RH14 0PQ

Change of use of barn to workshop and learning centre associated with existing horticultural and agricultural farm with various alterations including timber cladding and changes and additions to fenestration on all elevations, installation of 4 no. roof lights on north elevation, enclosing of lean-to on south elevation, installation of wood stove flu on roof of south elevation and hard standing for vehicle parking - Variation of Condition 2 of planning permission PS/23/00285/FUL - Minor changes to the approved plans due to building cost constraints.

No comment. However, if the application is approved, the Parish Council Planning Committee respectfully asks the Planning Officer to impose a condition that the converted barn remains ancillary to the enjoyment of the main dwelling house, known as Haymans Farm Shillinglee Road Plaistow West Sussex RH14 0PQ, in perpetuity; and permitted development rights are removed to prevent the barn from becoming a separate and independent dwelling house in the future. In addition, that light pollution be considered.

P/24/59 Planning, Appeals and Enforcement decisions.

Recommendation: - To receive list of recent Planning decisions, (appended below), and below:

Decisions:

[22/03114/FULEIA](#) | Erection of 108 dwellings at Crouchlands Farm- Refused

[22/03131/OUTEIA](#) | Outline application for 492 dwellings at Crouchlands Farm- Refused.

The Planning Committee note the above and that appeal applications for the two had been submitted along with a third appeal application for the Whole Farm Application [22/01735/FULEIA](#) in relation to the Local Authority be out of time for a decision to be made.

Appeal:

Land To The North Of Coach House, Oak Lane, Shillinglee, Plaistow. Demolition of 1 no. existing outbuilding and erection of 1 no. new outbuilding. Application No: 23/02745/FUL

DCLG Ref No: APP/L3815/W/24/3340909

Start Date: 14.05.2024.

An appeal has been lodged against the Refusal of Planning Permission or Prior Approval, details shown above. It has been agreed by the Ministry for Housing, Communities and Local Government Planning Inspectorate that the appeal will be dealt with by way of the Written Representation procedure. This means that the appeal will be decided on written statements of the parties concerned and that no public local inquiry will be held. This may be subject to review at a later date.

The Planning Committee **RESOLVED** that a submission be prepared for this by Cllr. Capsey and the Clerk circulated and submitted by 18th June 2024 being the deadline for submissions.

P/24/60 **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.

Appeal:

[23/02691/ELD](#) DCLG Ref No: APP/L3815/W/24/3342178 Land To The North Of Coach House, Oak Lane, Shillinglee, Plaistow (Appeal Address: The Forge, Oak Lane)
Proposed Development: Existing lawful development certificate for the erection of a building.

Recommendation: to receive and note the following submission regarding the above appeal sent on 28th May 2024 and resubmitted under the correct appeal reference on 12th June 2024.

Plaistow and Ifold Parish Council fully supports the Local Planning Authority (Chichester District Council) in their refusal. This is further supported by the plethora of applications and appeals (some underway see 23/02745/FUL DCLG Ref No: APP/L3815/W/24/3340909) using the location plans as submitted within the following applications (but not limited to) 23/00321/ELD refused 29/4/2024, 24/00306/ELD refused 2/5/2024, 23/02743/FUL refused 14/2/2024, 23/02738/PLD refused 30/1/2024 and 23/02682/ELD refused 30/1/2024.

*The planning inspector should note the huge number of applications and appeals at GU84SQ and various addresses accumulated over time.
This appeal should be duly dismissed.*

This representation is late as due to an administrative error as the appeal details were not on the CDC planning website, it was submitted by the deadline under appeal reference APP/L3815/W/24/3340909.

This submission was **Noted** by the Planning Committee.

P/24/61 **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. Plaistow Church – [Church Reordering Consultation](#)

The Parish Council Planning Committee see the reordering as a necessary construction to accommodate amenities and thank the Church for consulting the Parish Council.

2. CPRE- [See attached questionnaire](#)

Dear Parish Clerk, Last November SOSCA approached you with an invitation regarding a meeting being held at Middleton upon Sea. The core subject was to highlight the shared concerns across the county regarding planning issues whereby planning permission was granted even though infrastructure was not in place, notably sewage connection. It was at this meeting that the use of 'Grampian Conditions' was illustrated as being a viable challenge to delaying (or even halting) any permissions for the commencement of construction.

Since that meeting this project has led to the involvement of CPRE Sussex together with Middleton and SOSCA. The research has been assisted by advice given by a Planning Adviser who has had several success with councils through the use of the 'Grampian Conditions.' The outcome of all this work is the design of a Questionnaire which we are sending out to every council across Sussex. By using this mechanism - giving voice to all our communities - we can then process the results and present a unified voice to the Secretary of State.

The attached is the Questionnaire which will take up very little time to answer as we are very aware of the pressures you are all under. PLEASE DO TAKE THE TIME TO TAKE PART. In order to help you we need you to help us.

The second attachment is of a KC that sets out the use of 'Grampian Conditions' which will hopefully give you confidence that what we are trying to achieve on your behalf will work.

The Planning Committee completed the questionnaire on behalf of the Parish Council for submission to CPRE as follows:

1. Do you suffer sewage flooding in your area?
Yes
2. Approximately how often does sewage flooding happen?
Every six months
3. Is the sewage flooding extensive?
In isolated parts of the parish
4. Does the sewage flooding impact any of the following?
Homes Footpaths Ditches, Rivers
5. Does sewage flooding occur only when it rains?
Yes
6. Does groundwater infiltrate the sewers in your parish?
Yes
7. Does surface water make the problem worse?
Yes
8. Are the sewers in your area hydraulically overloaded?
Yes
9. Is the water company taking action to prevent sewage flooding?
Yes, via non return valves.
10. When sewage flooding happens, does the water company help to clear it up? w
Sometimes
11. Does sewage flooding cause water pollution in your area?
Don't know
12. Is your parish under development pressure to build new homes / other built developments?

- Yes
13. If new homes or other development happened, do you think the sewerage system would cope with the additional sewage?
Yes
14. Have any planning appeals in your parish been upheld regardless of your sewerage concerns?
No
15. Could the use of pre-commencement (“Grampian”) conditions strengthen planning in your area?
Yes
16. Do you monitor sewage flooding in your parish?
Other (please explain): Residents do not always report incidents for insurance and property value reasons.

Date of next meetings:

P/24/62

- Planning & Open Spaces Committee meeting 26th June 2024, **7:30pm** Winterton Hall, Plaistow. (if required).
- Planning & Open Spaces Committee meeting Tuesday 16th July 2024, Kelsey Hall, Ifold (Small Hall).

The meeting closed at 7.35pm

P/24/58. To consider new planning applications.

APPENDIX A

Henry Whitby
Planning Officer
Chichester District Council

Dear Henry Whitby

24/01175/TPA Lake View, 3 Hawthorn Close, Ifold. RH14 0FU.

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Yours sincerely

J Bromley

APPENDIX B

Sascha Haigh
Planning Officer
Chichester District Council

Dear Sascha Haigh

24/01015/PA3Q – Rumbolds Farm, The Street, Plaistow. RH14 0PZ

Prior Approval under part 3, schedule 2 of the Town and Country Planning (General Permitted Development) Order for change of use from an agricultural building to 2 no. dwellinghouses (use Class C3) and associated operational development.

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Yours sincerely

J Bromley

APPENDIX C

Martin Mew
Planning Officer
Chichester District Council

Dear Martin Mew

24/01210/FUL - Haymans Farm, Shillinglee Road, RH14 0PQ

Change of use of barn to workshop and learning centre associated with existing horticultural and agricultural farm with various alterations including timber cladding and changes and additions to fenestration on all elevations, installation of 4 no. roof lights on north elevation, enclosing of lean-to on south elevation, installation of wood stove flu on roof of south elevation and hardstanding for vehicle parking - Variation of Condition 2 of planning permission PS/23/00285/FUL - Minor changes to the approved plans due to building cost constraints.

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Yours sincerely

J Bromley

P/24/59. To receive list of recent Planning Decisions, Appeals and Enforcement from the Local Planning Authority – CDC

Planning Decisions:

CDC Weekly Decisions List 20 15.05.2024

None

CDC Weekly List Decisions List 21 22.05.2024

[24/00881/TPA](#) Owlswood 7 The Close Ifold Loxwood

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.

Permit

[24/00464/PA3Q](#) Sparrwood Farm, Dunsfold Road, Plaistow.

Prior approval for change of use of agricultural building to 1 no. dwelling (C3 Use Class).

Permit

(Interesting to note in the decision notice-

4) Prior to substantial completion or occupation of the works hereby permitted, whichever the earlier, the following ecological enhancements shall be provided: a) a bird box to be installed on a building / and or tree within the site. b) a hedgehog nesting box to be installed within the site to provide future nesting areas for hedgehogs. c) a bat brick is integrated into the building onsite facing south/south westerly positioned 3-5m above ground. Thereafter the ecological enhancements shall be retained in perpetuity).

CDC Weekly List Decision List 22 29.05.2024

None.

CDC Weekly List Decision List 23 05.06.2024

[24/00873/DOM](#)

4 Oakdene Place Ifold Loxwood RH14 0BA

Erection 1 no. garden shelter.

PERMIT

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