



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 11th June 2024** at **19:00 Winterton Hall, Plaistow.**

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 31st 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*

No.	Item	Time
1.	<p>Apologies for absence & housekeeping*</p> <p>Recommendation: - To receive apologies for absence & 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>Disclosure of interests:</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 Code of Conduct and the Localism Act 2011, Chapter 7 ss.26 – 37 in relation to matters on the agenda.</p>	2 mins
3.	<p>Minutes</p> <p><i>Circulated separately and on the website</i></p> <p>Recommendation: - To approve the draft 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>	1 min
4.	<p>Public participation.</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 no later than 4pm 14th 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** 10 mins

South Down National Park Applications:

None.

Tree Applications:

[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.

Building Applications:

[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.

Minor Changes to Approved Plans

[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.

6. **Planning, Appeals and Enforcement decisions.** 1 min

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.

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.

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.

[23/02745/FUL](#) DCLG Ref No: APP/L3815/W/24/3340909 Land To The North Of Coach House, Oak Lane, Shillinglee, Plaistow

Proposed Development: Demolition of 1 no. existing outbuilding and erection of 1 no. new outbuilding. Application No

Recommendation: to receive and note the following submission regarding the above appeal sent on 28th May 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.

8. **Consultations & Correspondence**

5 mins

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](#)

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.

9. **Date next meetings:**

1 min

- 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).

ITEM: 6. 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