



**Minutes of the Plaistow and Ifold Parish Council's
Planning & Open Spaces Committee Meeting held on 7th August
2024 at 7.30pm in Winterton Hall. Plaistow**

Attendance: Parish Councillors: Sophie Capsey (Char); Paul Jordan; Doug Brown; Sarah Denyer; Andrew Woolf. No members of the public. Jane Bromley, Parish Council Clerk.

P/24/72 Apologies for absence: David Lugton.

P/24/73 Disclosure of interests: Cllr Sarah Denyer has an interest due to the site being a near neighbour in PS/20/00414 Oxencroft.

P/24/74 Minutes: RESOLVED to approve the minutes of the meeting on 16th July 2024 and to authorise the Chair to sign the minutes via secure sign.

P/24/75 Public Participation: None.

P/24/76 To consider new Planning Applications

South Down National Park Applications:

None.

Tree Applications:

[APPENDIX A 24/01460/TPA](#) - Clements Cottage, Rickmans Lane, Plaistow.

Crown reduce by approx. 3m (back to previous pruning points) on 1 no. Oak tree (T1) subject to PS/05/00014/TPO.

No comment. The Parish Council Planning Committee defer to the WSCC Tree Officer

Building Applications:

[APPENDIX B 24/01574/ELD](#) - The Forge - Manor Copse Farm, Oak Lane, Shillinglee Existing lawful development - 1 no. building/shed. [See the previous PC comments.](#)

Objection as agricultural land -previous applications to be reviewed and letter circulated and submitted.

P/24/77 Planning, Appeals and Enforcement decisions.

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

P/24/78 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.

7.1 Recommendation: To note the Appeal lodged in respect of Oxencroft [PS/20/00414](#) enforcement notice PS/72 of 1st May 2024:

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.

[APPENDIX C](#) **RESOLVED** to approve the Response as drafted but to attach a copy of the Ifold Settlement boundary Plan to be submitted online to the Planning Inspectorate ahead of 12th August deadline.

P/24/79 Consultations & Correspondence

Recommendation: - To consider any consultation(s) and correspondence and add to a future agenda where necessary.

8.1 To consider the water abstraction licence issued for:

[22/02346/OUT](#) Foxbridge Golf Club Foxbridge Lane Plaistow

Outline application for a wellbeing and leisure development comprising up to 121 holiday units; the construction of a spa with accommodation of up to 50 bedrooms; the conversion of the former clubhouse into a restaurant and farm shop; the formation of a new vehicular access from Foxbridge Lane, new internal roads, footpaths, cycle routes and car parking areas; the construction of a concierge building and new hard and soft landscaping, including the formation of new ponds. All matters reserved except for means of access.

noting the comments made by Kirdford Parish Council from their meeting with Cllr Jordan as previously circulated.

RESOLVED as noted.

8.2 CDC Local Plan Examination Hearing. Registering participation discussion:- **RESOLVED:** Registration to be completed by 30th August if required and the Committee felt an initial registration could be investigated by the Clerk and made if appropriate ahead of the deadline.

8.3 NPPF Revision consultation: Comments to be made by 24th September 2024. The Committee discussed that the proposals for revision seem to provide for greater benefit for communities from development. CDC housing numbers were to remain outside the new methodology proposed but higher allocations for all areas would result eventually. Still large emphasis on sustainability.

RESOLVED to include consideration of comments to this on the September agenda.

P/24/80 Date next meetings:

- Planning & Open Spaces Committee meeting 28th August 2024, **7:30pm**
Winterton Hall, Plaistow – if required. Otherwise, 10th September 2024 7.30pm
Kelsey Hall, Small Hall, Ifold.

P/24/76 Planning Applications

APPENDIX A

Henry Whitby
Planning Officer
Chichester District Council

Dear Henry Whitby

24/01460/TPA - Clements Cottage, Rickmans Lane, Plaistow

Crown reduce by approx. 3m (back to previous pruning points) on 1 no. Oak tree (T1) subject to PS/05/00014/TPO.

No comment. The Parish Council Planning Committee defer to the WSCC Tree Officer.

J Bromley

Plaistow and Ifold Parish Council

APPENDIX B

Freya Divey
Planning Officer
Chichester District Council

Dear Freya Divey,

[24/01574/ELD](#) - The Forge - Manor Copse Farm, Oak Lane, Shillinglee
Existing lawful development - 1 no. building/shed.

The Parish Council Planning Committee **objects** to the above application.

Whilst it recognises that lawfulness is to be determined by Chichester District Council, the Planning Committee refers to the applicants appeal statement letter in which he claims non- agricultural use for 31 years. The Planning Committee would like to point out the following dismissed planning appeal APP/L3815/W/15?3141476 decided on 25th May 2016. The appeal Inspector dismissed the application for Change of Use on the site outlined in red on the location map enclosed. The site remains agricultural.

In addition, the land is clearly outside the only settlement boundary there is in the Parish as attached.

Yours sincerely

J Bromley

P/24/77. Recent Planning Decisions, Appeals and Enforcement from the Local Planning

Authority – CDC

Planning Decisions:

CDC weekly list 30 W/E 23.07.24

[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.

PRIOR APPROVAL REQUIRED HEREBY PERMITTED

CDC weekly list 31 W/E 31.07.24

[24/01383/TPA](#) 1 Wychwood Ifold RH14 0UN

Crown reduce by approx. 2m on 3 no. Oak trees (quoted as T2, T3 & T5) and reduce north-east sector by approx. 1m on 1 no. Oak tree (quoted as T4). All within Group, G1 subject to PS/94/00799/TPO.

PERMIT

P/24/78 Appeals Lodged

APPENDIX C

Planning Inspectorate

Online submission.

Dear Sir/Madam,

DCLG Ref No: APP/L3815/C/24/3346062 Application No: PS/20/00414/CONHH

Oxencroft, Ifold Bridge Lane, Ifold, Loxwood Billingshurst West Sussex

Proposed Development: Appeal against PS/72 Start Date: 01.07.2024

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. It appears to the Council that the above breach of planning control has occurred within the last ten years.

Plaistow and Ifold Parish Council's Planning and Open Spaces Committee considered the above application at a meeting on 7th August 2024.

The Parish Council supports Chichester District Council's enforcement to remove the mobile home from the site and the mixed-use operations on the site where the only lawful use is for agriculture and therefore **OBJECTS** to the appeal.

The Parish Council wishes to highlight the following:

The site is outside the settlement boundary of Ifold a plan of the settlement boundary is attached.

The appellant purchased the land which was agricultural and marketed as such by the vendor. In the sale particulars the dilapidated mobile home on site was stated as having no residential use. The sale price was at agricultural rate. See attached copy of the marketing.

The full-time use of the mobile home on site for human habitation together with the new timber framed outbuilding used to support this habitation, represent the development of a new residential curtilage and thus a change of use without planning permission.

The siting of the mobile home appears to be for no other purpose than to facilitate a change of use of the land as there are no business requirements for a residence to be situated in this location.

The creation of earth banks partially obscures accumulating chattel form from neighbouring properties, however the residential use appears to extend to a small pool / hot tub according to noise generated.

The appeal decision under reference APP/L3815/W/21/3283094 regarding the retrospective application for "A new entrance gate" on this site states, under paragraph 3 of the Inspectors reason for refusal, that "Residential paraphernalia is not a particular feature of the immediate area". Yet these items are currently accumulating contrary to enforcement.

The Parish Council remains extremely concerned regarding the vehicle movements within the whole of Ifold estate. As previously stated, all roads are either footpaths or bridleways, which includes Chalk Road and The Drive; neither of these roads are suitable to access the site. The addition of residential and mixed use will increase the number and frequency of movements and also represents a hazard on site.

Yours faithfully

J Bromley

Jane Bromley

Clerk & RFO to Plaistow and Ifold Parish Council