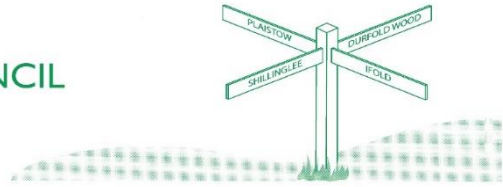


PLAISTOW AND IFOLD PARISH COUNCIL



MINUTES of the Planning and Open Spaces Committee of Plaistow and Ifold Parish Council held on **Wednesday 27th April 2022** at Winterton Hall, Plaistow.

Present Cllr. Sophie Capsey (Chair of the Planning & Open Spaces Committee); Cllr. Paul Jordan (Chair of the Parish Council); Cllr. Jerusha Glavin; Cllr. Nick Whitehouse; Cllr. David Griffiths, Mr Jon Pearce, Chair of IEL and Co-Opted Member (no voting rights); and Catherine Nutting (Clerk & RFO).

Two members of the public attended in person and 1 member of the public joined via zoom.

P/22/127
Apologies Apologies were received and accepted from: Mr. David Lugton, **Parish Tree Warden**, Co-opted Member with no voting rights.

P/22/128
Disclosure of interests
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, in relation to matters on the agenda.

None received.

P/22/129
Minutes
It was **RESOLVED** to **APPROVE** the **MINUTES** of the meeting held on **15th March 2022**, which will be signed by the Chair via Secured Signing, in accordance with Standing Order 9(d), as a true record. The signed minutes will be available on the Parish Council's [website](#).

Actions:
Clerk & Chair

P/22/130
Public participation
To receive and act upon, if considered necessary by the Committee, comments made by members of the public in accordance with relevant legislation and Plaistow and Ifold Parish Council's [Policy](#). Questions, or brief representations can be made either in person, or in writing provided they were sent via email to the Clerk no later than 4pm Wednesday 27th April 2022. In accordance with Standing Orders 1(e) and (f), Public Participation shall not exceed 10 minutes, unless directed by the Chairman. A speaker is limited to 5 minutes.

None received.

P/22/131

Ratify decisions made under para 3.1.11 [Scheme of Delegation](#)

1. No Comment re 22/00591/ELD | Existing lawful development - B1 (c) - Light industrial use of land for storage of vehicles, materials and equipment for groundworks, landscaping and driveways company. Maintenance of vehicles and plant. Storage of materials for others. Siting and use of a mobile home for occasional overnight accommodation, storage and mess facilities. Storage and siting of ISO containers. | Surrex Ifold Bridge Lane Ifold Loxwood West Sussex RH14 0UJ
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=R8FNDWERLZL00&prevPage=inTray>

It was **RESOLVED** to **RATIFY** the **NO COMMENT** decision made by the Clerk, pursuant to paragraph 3.1.11 of the Scheme of Delegation, due to the cancelation of the scheduled meeting from lack of quorum, which was due to consider the matter.

Ifold Estates Limited advised that it will comment on the application due to their concerns regarding the adverse impact B8 use has on other residents within the settlement of Ifold and the lack of clarity regarding scale of the intended operations at the site.

A near neighbour also commented due to concerns over noise and bonfire smoke.

P/22/132

To consider new Planning Applications

Actions:
Clerk

South Down National Park Applications:

None to note.

Tree Applications:

1. 22/00819/TPA | Fell 1 no. Oak tree (T21) subject to PS/99/00820/TPO. | Magnolia Cottage The Ride Ifold Loxwood Billingshurst West Sussex RH14 0TH
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R9GU9NER0ZU00&prevPage=inTray>

Letter of Comment [appended at A.](#)

Building Applications:

1. 22/00584/LBC | Demolition of existing detached garage and conservatory and erection of replacement garage. | Common House Loxwood Road Plaistow Billingshurst West Sussex RH14 ONX
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R8DWSCEROYN00&prevPage=inTray>

Letter of Comment [appended at B.](#)

2. 22/00518/DOM | New Orangery. | Woodacre Chalk Road Ifold Loxwood West Sussex RH14 OUD
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R7WUT3ERLLS00&prevPage=inTray>

No Comment

3. 22/00325/FUL | Retrospective alteration of barn and landscaping arrangements. | Willow Tree Farm Plaistow Road Kirdford West Sussex
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R7128YERKVY00&prevPage=inTray>

No Comment

4. PS/22/00915/PNO | Haymans Farm Shillinglee Road Plaistow West Sussex | Erection of two polytunnels and a timber packing shed
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R9VF4KERN3000>

Letter of Comment [appended at C.](#)

P/22/133

To receive list of recent Planning decisions, Appeals and Enforcement from the Local Planning Authority (CDC)

List circulated to Members in advance of the meeting and published with the Agenda on the Parish Council Notice Boards and website. The list is appended to these [minutes at D.](#)

P/22/134

Appeals & Enforcement Action

Enforcement

It was **RESOLVED** to **NOTE** that an **ENFORCEMENT NOTICE**, (reference PS/71) for an apparent breach of planning control has

been issued in respect of **OXENCROFT**, Ifold Bridge Lane, Ifold. The landowner has six months from 8th June 2022 to comply with the requirements of the notice unless an appeal is lodged beforehand.

It was **RESOLVED** to **NOTE** the response from CDC in relation to the enforcement report made by a member of the Public regarding PS/22/00050/CONAGR | **LITTLE SPRINGFIELD FARM**, Plaistow Road | Ifold | West Sussex RH14 0TS | Enquiry regarding Installation of heating oil storage tanks for commercial distribution and the construction of new buildings:

[The Local Planning Authority (LPA)] have undertaken some investigation in relation to the concerns raised. Firstly, in regard to the fuel tanks, [it is] noted that these have been installed within an existing building and are considered to be ancillary to the existing permitted use (planning reference PS/02/03398/ELD). In light of this no further action will be taken by the LPA.

With regard to the construction of a new building. The owner has undertaken alterations of one of the existing buildings on the site. Schedule 2, Part 7, Class H of the General Permitted Development Order allows for the erection, extension or alteration of an industrial building or a warehouse, however, H.1 (e) removes this right where any part of the development would be within 5 metres of any boundary of the curtilage of the premises. In this instance a planning application would be required to regularise the development.

The owner intends on submitting a planning application to regularise the works undertaken to alter the existing building. [The LPA] will update [the Parish Council] once a planning application has been submitted.

The Parish Council will await the planning application.

Appeals:

It was **RESOLVED** to **NOTE** the **WITHDRAWN APPEAL** regarding [Land North Of Winkins Wood Farm](#), Shillinglee Road, Plaistow, West Sussex | 21/01256/FUL - APP/L3,815/W/21/3283045.

P/22/135

Clerk's Update

None to note.

P/22/136

Date next meeting

Wednesday 17th May 2022, 7:30pm, Kelsey Hall, Ifold

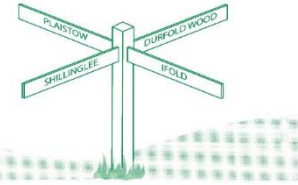
Actions:

Clerk

There being no further business, the Chair closed the meeting at 19:56

Appendix A: P/21/132, Tree Applications

PLAISTOW AND IFOLD PARISH COUNCIL



28th April 2022

Henry Whitby
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Mr Whitby,

Re: 22/00819/TPA | Fell 1 no. Oak tree (T21) subject to PS/99/00820/TPO. | Magnolia Cottage The Ride Ifold Loxwood Billingshurst West Sussex RH14 0TH

Further to a meeting of Plaistow and Ifold's Planning & Open Spaces Committee on 27th April, the Parish Council makes the following comments in relation to the above referred to application.

As detailed in the Arboricultural Impact Assessment, the tree is in good condition with no significant defects noted. Whilst the Parish Council makes No Comment in relation to the application to fell the tree, it respectfully requests that a replacement mature tree, of at least 5/6 metres, is planted in the rear garden. It also seeks that this replacement tree be protected with the TPO, to prevent its indiscriminate removal at a later date.

The settlement of Ifold has seen progressive change over the years and this will continue with further pressure for development and alteration to homes and gardens. This inevitably changes the appearance and feel of Ifold, as increased density places undue pressure to remove trees and vegetation where it conflicts with the residential use. Ifold is characterised by its rural quality, with a high degree of vegetation, hedges, and trees. The Parish Council seeks to balance the need for development whilst preventing the erosion of the established character of the settlement, particularly resulting in a loss of trees and vegetation. Where it is necessary to remove trees, mitigation should be undertaken with additional planting elsewhere on site to prevent the significant loss of vegetation and trees.

Yours sincerely

Catherine Nutting

Clerk & RFO: Catherine Nutting | Tel: 01403 871652 | Email: clerk@plaistowandifold.org.uk | www.plaistowandifold.org.uk

[Back to top](#)

PLAISTOW AND IFOLD PARISH COUNCIL

28th April 2022



Sascha Haigh
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Sascha Haigh,

Re: 22/00584/LBC | Demolition of existing detached garage and conservatory and erection of replacement garage. | Common House Loxwood Road Plaistow Billingshurst West Sussex RH14 ONX

Further to a meeting of Plaistow and Ifold's Planning & Open Spaces Committee on 27th April, the Parish Council makes the following comments in relation to the above referred to application.

The Parish Council respectfully wishes to correct the description of the 'conservatory', as it appears from the site photographs to be a greenhouse for plant cultivation, rather than a place for any degree of human habitation.

The Parish Council defers to the views of the Historical Buildings Officer.

The Parish Council respectfully requests that the Planning Officer conditions any permission for a replacement garage, incorporating a work from home area in the loft space, as ancillary to the enjoyment of the main dwelling house, known as Common House in perpetuity.

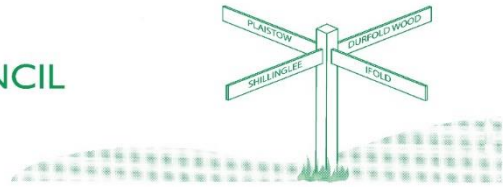
Yours sincerely

Catherine Nutting
Clerk & RFO to Plaistow and Ifold Parish Council

Clerk & RFO: Catherine Nutting
Tel: 01403 871652 | Email: clerk@plaistowandifold.org.uk | www.plaistowandifold.org.uk

[Back to top](#)

PLAISTOW AND IFOLD PARISH COUNCIL



28th April 2022

Sascha Haigh
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Sascha Haigh,

Re: 22/00915/PNO | Erection of two polytunnels and a timber packing shed | Haymans Farm Shillinglee Road Plaistow West Sussex RH14 0PQ

Further to a meeting of Plaistow and Ifold's Planning & Open Spaces Committee on 27th April, the Parish Council makes the following comments in relation to the above referred to application.

Whilst the Parish Council makes No Comment in relation to the application, it respectfully wishes to bring to the Planning Officer's attention that the property is a listed building.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Catherine Nutting', written over a light blue horizontal line.

Catherine Nutting
Clerk & RFO to Plaistow and Ifold Parish Council

Clerk & RFO: Catherine Nutting
Tel: 01403 871652 | Email: clerk@plaistowandifold.org.uk | www.plaistowandifold.org.uk

[Back to top](#)

**To receive list of recent Planning Decisions, Appeals and Enforcement from
the Local Planning Authority – CDC**

Planning Decisions:

CDC Weekly Decision List, 11 w/e 16.03.2022

1. PS/21/02805/FUL | Mr Klaus Jensen | Land North Of Winkins Wood Farm Shillinglee Road Plaistow West Sussex | Demolition of barn and construction of 1 no. barn style dwelling as an alternative to Class Q Prior Approval (20/00777/PA3Q) resubmission of PS/21/01256/FUL. **PERMIT.**
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QZQFKRERFME00>

CDC Weekly Decision List, 12 w/e 23.03.2022

1. PS/22/00103/ELD | Toni Humphreys | 4 Oakdene Place Ifold Loxwood RH14 0BA | Use of land as dwelling house garden. **REFUSE.**
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R5UU7GERK7D00>

CDC Weekly Decision List, 13 w/e 30.03.2022

1. PS/22/00035/DOM | Mr David Sorton | Chase House The Drive Ifold Loxwood RH14 0TD | Installation of 16 no. solar panels on the south-facing roofs. **PERMIT.**
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R5E3BZERJV300>

CDC Weekly Decision List, 14 w/e 06.04.2022

1. PS/22/00490/TCA | Mr Jonathan Rodwell | Common House Loxwood Road Plaistow Billingshurst West Sussex RH14 0NX | Notification of intention to fell 1 no. Western Red Cedar tree (quoted as T1). **NOT TO PREPARE A TREE PRESERVATION ORDER.**
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R7TFY4ER10R00>

CDC Weekly Decision List, 15 w/e 13.04.2022

1. PS/22/00162/DOM | Mr Simon Chambers | Thornbrook The Drive Ifold Loxwood RH14 0TD | Single storey rear extension. **PERMIT.**
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R69JC0ERKD000>
2. PS/22/00206/TPA | Mr Murphy | Wagtails 11 The Close Ifold Loxwood RH14 0TP | Reduce height by up to 2m, reduce all sectors by up to 1m and remove 1 no. branch (diameter of 200mm) on south sector at 5.5m on 1 no. Pedunculate Oak tree (T5) subject to PS/89/00786/TPO. **PERMIT.**
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R6DC4OERKG900>

CDC Weekly Decision List, 16 w/e 20.04.2022

None to note

[Back to top](#)