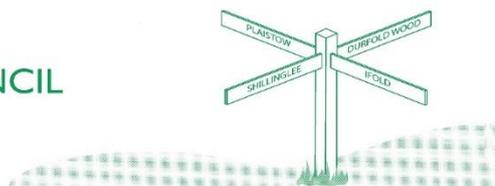


PLAISTOW AND IFOLD PARISH COUNCIL



MINUTES of the Planning and Open Spaces Committee of Plaistow and Ifold Parish Council held on **Thursday 18th January 2024**, at Kelsey Hall Ifold from 7.30pm

Present Cllr. Sophie Capsey (Chair of the Planning & Open Spaces Committee); Cllr. Paul Jordan (Chair of the Parish Council); Cllr. Andrew Woolf; Cllr. Doug Brown; Cllr. Sarah Denyer.
District Cllrs: Gareth Evans and Charles Todhunter
Ten members of the public were in attendance.
There was no Clerk in attendance due to an employment gap.

P/24/01 **Apologies:**
None.

P/24/02 **Disclosure of interests:**
None.

P/24/03 **Minutes** **Actions:**
Clerk & Chair
It was **RESOLVED** to **APPROVE** the **MINUTES** of the meeting held on **12th December 2023**, which will be signed by the Chair of the meeting via Secured Signing, in accordance with Standing Order 12(g) as a true record. The signed minutes will be available on the Parish Council's website.

P/24/04 **Public participation**
Ten members of the public attended the meeting to specifically speak regarding the Little Springfield Farm application 23/01968/FUL.

Parishioners were very concerned with the proposal and made the following points:

Intensification without assessing local need nor justification for such a large facility within the countryside. Lighting was deemed excessive. The sheer size, mass and scale of the proposed buildings that would be visible from the Plaistow Road. The recent comings and goings of large highways maintenance company vehicles/lorries. The lack of the community's ability to respond to the application due to the timing of the consultation period over Christmas and New Year and lack of letters to all neighbours in the

vicinity.

P/24/05

Planning Applications Considered. (Abbreviated copies of any letters of observations sent to the Local Planning Authority (LPA) are appended to the minutes).

1) 23/01968/FUL - Little Springfield Farm – **Object. ([APPENDIX A](#))**

The chair moved the Little Springfield Farm application to the top of the agenda items. There followed further comments from the 10 members of public. These have been incorporated in the PC response to Object to the proposal in its current form. Members of the [public op were reminded that the site has existing unrestricted B2 use.

Cllrs Evans and Todhunter to report back to CDC regarding the lack of letters to local residents and residents were encouraged to contact the district councillors regarding this matter.

There was much discussion regarding the traffic data submitted with the application when compared with the data held in the public domain from the parish traffic speed watch group (this group is entirely separate from the parish council). The flooding at Foxbridge on 4th January was mentioned as was the flooding at Foxhanger Barn (residential property).

Members unanimously agreed to object to 23/01968/FUL

The ten members of the public and district councillors left the meeting at this point.

2) 22/02346/OUT Foxbridge Golf Club – **Object. ([APPENDIX B](#))**

Members reviewed the new documents and unanimously resolved to maintain the Council's objection to the proposal. The flooding at Foxbridge on 4th January and flooding at Foxhanger Barn (residential property) was discussed to be included in the response. Members resolved to reserve the right to comment further as necessary.

3) 23/02738/PLD Land to the North The Coach House- **Object ([APPENDIX C](#))**

Members noted it is for the LPA to assess lawfulness. Members unanimously resolved to repeat comments made re 23/02691 and object to the proposal. The letter of objection is appended to the minutes.

4) 23/02682/ELD Land to the North of The Coach House- **Object**
(APPENDIX D)

Members noted it is for the LPA to assess lawfulness. Members resolved to repeat the response from the prior application 23/02691 and object to the proposal.

5) 23/02745/FUL Land to The North of The Coach House – **Object**
(APPENDIX E)

Members unanimously resolved to object to the application. The land is agricultural and members were concerned with reference made to garden and domestic paraphernalia at 2.0 in the design and access statement. Members resolved to request that if the LPA is minded to permit the development it should be conditioned for agricultural use and ancillary to the land known as Manor Copse Farm in perpetuity.

6) 23/02757/DOM Tudor Rose, Chalk Road, Ifold - no comment

7) 23/00851/DOM Oakfield, Plaistow Road, Ifold – Conditions to be applied. **(APPENDIX F)**

Members resolved to repeat the previous response after reviewing the revised plans and repeat the request for conditions to be placed on development.

P/24/06

Planning decisions, Appeals and Enforcement

The list of recent planning decisions appeals and enforcement notices from the Local Planning Authority (LPA) (CDC) was circulated to Members in advance of the meeting and published with the Agenda on the Parish Council's Notice Boards and website. The list was **NOTED** by the Committee and is appended to these minutes.
(APPENDIX G)

P/24/07

Appeals & Enforcement Action

Appeal:

Manor Copse Farm, Shillinglee for Chichester District Council's refusal to grant a certificate of lawfulness against application 22/02194/ELD.

Enforcement:

To request that the owners of Fairosa, Plaistow Road, Ifold are contacted by CDC planning to submit a planning application for the

removal of a mature hedge and its replacement with a close board fence in excess of 1 metre adjacent to a public highway (main road).

P/24/08 Consultations & Correspondence

None to note.

P/24/09 Pre-application protocol policy

The Policy drafted by Planning Consultant Steve Tilbury.

The Committee RESOLVED unanimously to approve the pre-application protocol policy and this adopted policy would be published on the website.

Actions:
Clerk

P/24/10 Date next meeting

Planning & Open Spaces Committee meeting 31st January 2024,
7:30pm Kelsey Hall, Ifold

There being no further business, the Chair closed the meeting at 20:50

APPENDIX A to F -P/24/05 Letters sent to LPA Chichester District Council in response to the planning applications considered.

APPENDIX A:

Joanne Pritchard
Planning Officer
Chichester District Council

Dear Joanne Pritchard,

Re: 23/01/01968/FUL Little Springfield Farm Plaistow Road Ifold RH14 0TS

Demolition of existing B2 and B8 floorspace. Erection of 3,100m² flexible use floorspace falling within the following use classes: E(g) Uses which can be carried out in a residential area without detriment to its amenity; E(g)(i) Offices to carry out any operational or administrative functions; E(g)(ii) Research and development of products or processes; E(g)(iii) Industrial processes; B2 (restricted to only take place inside buildings); and, B8 Storage or Distribution and change of use of existing building to office building and B8 building to fuel store.

Plaistow and Ifold Parish Council's Planning & Open Spaces Committee considered the above application at its meeting on 18th January and **objects** for the following reasons.

1. The proposed development extends beyond that detailed on the site plan attached to the Certificate of Lawful Use Reference 02/03398 and encroaches into adjacent agricultural land. This represents unacceptable development in the countryside.
2. The proposed development abuts adjacent ancient woodland without any buffer zone and contrary to the requirements of Natural England and the Forestry Commission.

3. The application site is in a predominantly rural residential location adjoining the CDC allocated Development Plan Document housing site for 10 houses and in context with the surroundings represents large scale development which would be detrimental to the rural character of the area and contrary to policy 25 of the local plan which provides for small scale development only.
4. Whilst the Parish Council acknowledges that the application site is, through a certificate of lawful use, an allocated employment site, it would nevertheless suggest that that the intensity of the lawful use has thus far been controlled by the quality and quantity of existing useable floor space. The application seeks a very substantial increase in the accommodation and associated intensification of use with resulting increase in vehicle movements and disturbance to the residential amenity of the area contrary to policy 39 of the local plan, which requires development to minimise additional traffic generation and not create or add to problems of safety.
5. Policy 8 seeks to discourage HGV's from using unsuitable roads. The application site is in a rural residential area and will result in a substantial increase in the volume of HGV and other vehicle movements in a residential area without pavements with resulting pedestrian safety concerns. The substantial increase in commercial traffic associated with the proposal results in the requirement for increased visibility for vehicles leaving and entering the site. This would require the cutting of ancient hedge rows and oaks along the Plaistow Road impacting the biodiversity and rural characteristic of the area. Considering the projected levels of traffic and the width of the sites access road there is a risk of vehicles queuing onto the Plaistow Road to access the property. With HGVs needing to turn across the opposite carriageway to negotiate the tight entrance this could impact road safety and amenity of the other Plaistow Road users.
6. The Parish Council notes that policy 26 of the local plan provides for permission to be granted for the refurbishment, upgrading or modernisation of existing employment floor space. However, the current proposals provide for not just refurbishment and upgrading but for a substantial increase in the available floor space and will result in very greatly increased and unacceptable levels of traffic movement, artificial lighting, and disturbance to residential amenities.
7. Policy 40 of the local plan requires that any development is appropriate and sympathetic in terms of scale, height and appearance and is designed to maintain the tranquillity and local character of the area. The application represents a substantial increase in the built form in both floor space and height and fails on these accounts. The scale, height and appearance is alien to the rural residential character and the increased volume of traffic, 6-metre-high floodlighting and potential for noise etc. will result in disturbance to the local tranquillity of the area.
8. It should be noted that Plaistow and Ifold has no street lighting and the requirement to install 6-metre-high floodlighting demonstrates the unacceptable nature of the proposed development and the damage that could result to local character of the area, harm to the local wildlife and the natural environment and result in light pollution to the adjacent South Downs Natural Park dark skies. While the use of motion sensors on exterior lighting has been included to minimise the degree of light pollution it should be further noted that the site is in a rural area. Consequently, sensors will often be activated through the night by the significant amount of wildlife that is in the local area disturbing wildlife and residential neighbours.
9. The development is located outside the Ifold settlement boundary, is large in scale and meets no essential and local need. The scale and design of the application is such that it will impact on the landscape and rural character of the area. In summary the application is contrary to policy 45 of the local plan.
10. The development is contrary to policy 48 of the local plan in that: -
 - i) It will have an adverse impact on the tranquillity and rural character of the area.
 - ii) The height and bulk of the design is such that it fails to sensitively contribute to the setting and quality of the local landscape.

11. The Water Neutrality calculation included within the proposal appears to assume water will only be the personal use of employees within the development (Toilets and Kitchenette). There is no assumption for water being used for any industrial process, business operations, laboratory operation, cleaning of materials, equipment, vehicles, or the buildings themselves. As the calculation of water neutrality has a bearing on the sustainable scale of a development, we suggest that it should be clarified if the applicant is committing to restrict the use of water by future business occupiers to that shown in the water neutrality submission. If this is not the case it is further suggested that the applicant should update the water neutrality report accordingly.
12. We have noted that the Flood Risk Management Team has submitted an objection to the application in the absence of an acceptable Flood Risk Assessment and Drainage Strategy. The Parish Council expresses similar concerns that there is a need for thorough assessment of drainage impacts from this development, especially following the recent flooding and surface water drainage issues in the near vicinity of the site. See below the photograph of this event.
Flooding at Foxbridge Bridge Foxbridge Lane. 4th January 2024



13. The site plan does not match the existing certificate of lawful use and does not include the access drive that is shared with two other landowners namely Tawlbrook and land known as Land North of Little Springfield Farm (the name given for the site in the current Local Plan allocation for housing polices).
 14. The operators licensing regarding HGVs appears to differ from the current operations. It has been locally reported that a highways company is using the site as a base.
 15. There is concern regarding the safeguarding of the oak trees either side of the entrance and loss of trees and hedges at and around the site. The CDC tree officer should be consulted.
 16. There seems to be no justification for the size increase. The Parish Council is aware that the units were advertised locally previously with no takers prior to its sale and that a site in Alfold (adjoining Loxwood but in Waverley) was closed down due to lack of interest. The Parish Council considers the application should include a business plan.
- In the event that the District Council is minded to approve the application, the Parish Council would request that conditions be imposed to protect the local residential amenity, landscape, environment and highway safety. The Parish Council would seek the following conditions: -

- i) A restriction on operating hours from 07.30 am to 18.00 hours Monday to Friday and 08.00 am to 13.00 hours on Saturday with no working on Sundays and Bank Holidays.
- ii) In the interests of Highways Safety and residential amenity we would seek a limitation as to the size of vehicles permitted to access the site in relation to business use with a maximum weight of no greater than 7.5 tonnes. (similar to that imposed with permission 10/02558/FUL)
- iii) Limitation on number of vehicle movements which we would request be considerably lower than that currently proposed to reflect the rural residential location and restricted access.

Yours sincerely

J Bromley Clerk & RFO

APPENDIX B

Jane Thatcher
Planning Officer
Chichester District Council

Dear Jane Thatcher,

22/02346/OUT Foxbridge Golf Club Foxbridge Lane Plaistow West Sussex RH14 0LB

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.

The Parish Council reviewed the additional documents at its meeting on 18th January 2024 and maintains its objection.

The PC includes a photograph and video link below, of the flooding on 4th January 2024 showing the intensity of the result of extremely heavy rain. It was noted that such an event not been seen over the last 20 years and should be taken into consideration. It was also revealed by a member of the public that the site owners' home (Foxhanger Barn) was flooded.

Flooding at Foxbridge Bridge Foxbridge Lane. 4th January 2024



IMG_5675.MOV

With reference to the recently resubmitted technical drainage documents, the Parish Council respectfully highlights that these continue to provide no details of, and make no provision for, the outfall from the on-site Klargester treatment plant through which the foul drainage from the 121 holiday units, 50 bedroom spa and associated accommodation will pass.

The submitted drainage documents provide no indication regarding the location for the treatment plant; or, importantly, any details of the dispersal for the outfall from the plant of the semi treated foul water that would be generated by the development. This semi treated foul water will contribute to the overall burden of water disposal and associated site and downstream flood risk. The Parish Council suggests that the high volume of foul water outfall, that would occur during peak periods, would, should the application be approved, adversely impact on the viability of the drainage strategy, and potentially impact on properties located downstream of the site.

The Parish Council would also draw to the attention of the West Sussex Flood Risk Management Team the extensive flooding that occurred along Foxbridge Lane on 4/1/24 as evidenced on the attached photo and video. The water course into which the applicant proposes to discharge surface water and part treated foul water was overcapacity and overflowing across Foxbridge Lane immediately upstream of the application site. The addition of water from the application site to a flooding water course will place downstream properties at even greater risk of flooding.

Moreover, and as extensively outlined in its previous submissions, the application fundamentally fails to meet either national and/or local planning policy (made and emerging). Therefore, irrespective of any technical and logical fine tuning, unless baseline planning policy requirements can be met, then the application must be refused.

The Parish Council reserves it's right as a consultee to make further comments if necessary.

Yours sincerely

J Bromley Clerk & RFO:

APPENDIX C

Freya Divey
Planning Officer
Chichester District Council

Dear Freya Divey,

23/02738/PLD Land North of Coach House Shillinglee GU8 4SQ

Replacement Shed

The Parish Council **objects** and Resolved at its meeting on 18th January 2024 to repeat to Chichester District Council the comments regarding a previous application at the site 23/02691.

“Whilst the Parish Council acknowledges that it is for the Local Planning Authority’s to determine the lawfulness of the application, the Council nevertheless respectfully asks that the Case Officer considers the following recent Planning and Appeal decisions pertaining to the same location: -

- APP/L3815/C/21/3283324 and 3283325 - dismissed May 2023
- 22/00208/ELD - refused June 2023
- 22/01630/FUL - refused November 2023

The Parish Council is concerned regarding the possibility of new curtilages being created within the countryside, and fully supports the LPA’s existing position on the subject.”

The land is agricultural.

Yours sincerely

J Bromley Clerk & RFO

APPENDIX D:

Freya Divey
Planning Officer
Chichester District Council

Dear Freya Divey,

23/02682/ELD Land to the North of The Coach House, Shillinglee

Existing lawful development - use of land for private amenity, storage and business use.

The PC refers back to its previous submission regarding application 23/02691. The land is agricultural. The Parish Council **objects** and Resolved at its meeting on 18th January 2024 to repeat to Chichester District Council the comments regarding a previous application at the site 23/02691.

“Whilst the Parish Council acknowledges that it is for the Local Planning Authority’s to determine the lawfulness of the application, the Council nevertheless respectfully asks that the Case Officer considers the following recent Planning and Appeal decisions pertaining to the same location: -

- APP/L3815/C/21/3283324 and 3283325 - dismissed May 2023
- 22/00208/ELD - refused June 2023
- 22/01630/FUL - refused November 2023

The Parish Council is concerned regarding the possibility of new curtilages being created within the countryside, and fully supports the LPA’s existing position on the subject.”

The land is agricultural.

Yours sincerely

J Bromley Clerk & RFO

APPENDIX E:

Freya Divey
Planning Officer
Chichester District Council

Dear Freya Divey,

23/02745/FUL Land to the North of The Coach House, Shillinglee

Demolition of 1 no. existing outbuilding and erection of 1 no new outbuilding

The Parish Council **objects** and Resolved at its meeting on 18th January 2024 to repeat to Chichester District Council the comments regarding a previous application at the site 23/02691.

“Whilst the Parish Council acknowledges that it is for the Local Planning Authority’s to determine the lawfulness of the application, the Council nevertheless respectfully asks that the Case Officer considers the following recent Planning and Appeal decisions pertaining to the same location: -

- APP/L3815/C/21/3283324 and 3283325 - dismissed May 2023
- 22/00208/ELD - refused June 2023
- 22/01630/FUL - refused November 2023

The Parish Council is concerned regarding the possibility of new curtilages being created within the countryside, and fully supports the LPA’s existing position on the subject.”

The land is agricultural, and the parish council has grave concerns regarding the reference to garden and domestic paraphernalia as outlined at 2.0 The Site in the design and access statement.

If the LPA is minded to permit this replacement outbuilding the PC would suggest that it is strictly conditioned for the purposes of agriculture and remains ancillary to the agricultural land known as Manor Copse Farm in perpetuity.

Yours sincerely

J Bromley Clerk & RFO

APPENDIX F:

Freya Divey
Planning Officer
Chichester District Council

Dear Freya Divey,

23/00851/DOM Oakfield, Plaistow Road, Ifold

Ground floor rear extension, new garage to front of property, replacement roof to main dwellinghouse and new boundary treatment with entrance gate.

The Parish Council reviewed the amended plans and maintains its request for conditions to be placed on development.

Yours sincerely

J Bromley Clerk & RFO

APPENDIX G. Planning Decisions.

PS/23/02486/PLD

Gainsborough Place The Ride Ifold RH14 0TF

Proposed lawful development- conversion of garage into habitable space.

Permit

PS/23/02433/LBC

Little Flichings Rickmans Lane

Replacement (like for like) of 2 no. first floor windows (quoted as W8 and W10) on west elevation.

Permit

PS/23/01002/DOM

Old Barkfold The Street Plaistow RH14 0PU

Replacement of existing infilled ovate open air swimming pool with rectangle swimming pool.

Permit