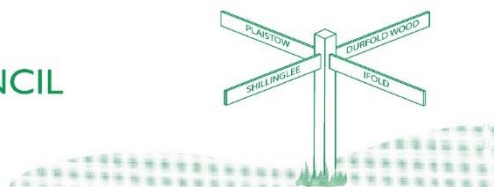


PLAISTOW AND IFOLD PARISH COUNCIL



MINUTES of the Planning and Open Spaces Committee of Plaistow and Ifold Parish Council held on **Wednesday 31st January 2024**, at Kelsey Hall Ifold from 7.30pm

Present Cllr. Sophie Capsey (Chair of the Planning & Open Spaces Committee); Cllr. Andrew Woolf; Cllr. Doug Brown; Cllr. Sarah Denyer.

David Lugton Tree Warden (Co Opted Member no voting rights)

One member of the public.

Jane Bromley, Parish Council Clerk.

P/24/11 **Apologies:** Apologies were received and accepted from Cllr. Paul Jordan.

P/24/12 **Minutes**

It was **RESOLVED** to **APPROVE** the **MINUTES** of the meeting held on **18th January 2024**, 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.

Actions:
Clerk & Chair

P/24/13 **To consider new Planning Applications:** (Abbreviated copies of any letters of observations sent to the Local Planning Authority (LPA) are appended to the minutes).

South Down National Park Applications:

None to note.

Tree Applications:

PS/23/02888/TPA- Hawkesfield Rickmans Lane Plaistow.

Crown reduce by 2m and remove lower epicormic growth on 2 no. Pedunculate oak trees (T8 & T9) subject to PS/70/00769/TPO.

No objection. **APPENDIX A** The tree warden had visited the site and looked at the trees. They are two large Oaks in very close proximity to each other and their growth is overlapping. Parts of the trees hang over Rickman's Lane.

A 2m prune all round will help mitigate these aspects and in addition, allow more air around them. which might help avoid disease.

Agreed, the removal of the epicormic growth but also suggest at the same time they remove the ivy on both trees which, ultimately, may impact the trees structure in the future by adding to their weight.

Building Applications:

1. [PS/23/02743/FUL](#) - Land North Of The Coach House Oak Lane Shillinglee Plaistow.
Demolish 1 no. existing outbuilding and erection of 1 no. new outbuilding.

Object [APPENDIX B](#) Repeat comments from last week and refer to CDCs recent decisions on applications **PS/23/02682/ELD** and **PS/23/02738/PLD**

2. [PS/23/02890/FUL](#) - Land East Of 4 Oakdene Place, Ifold.
Change of use of land to garden, erection of a new boundary fence and retention of garden shelter, pool and decking.

This is a Reconsult from 2021. Repeat **Object** [APPENDIX C](#) Outside settlement boundary and visual impact to green countryside as near to a footpath. Proximity to property.

3. [PS/23/02906/DOM](#) - Roseglen The Lane Ifold Billingshurst
Proposed alterations and remodelling to existing layout including alterations to existing roof and dormer windows.

No Comment. [APPENDIX D](#)

P/24/14

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 E](#)

P/24/15

Appeals & Enforcement Action

Appeal:

- PINs reference: **APP/L3815/C/22/3300280**

21/00077/FUL Oxoncroft, Ifold Bridge Lane, Ifold

New entrance gate at Oxoncroft (retrospective).

Appeal against Enforcement Notice PS/71.

Date: 20th-22nd February 2024 commencing at 10:00am.

The Inspector will close the Public Inquiry with virtual session date to be confirmed.

Noted by the Council.

Enforcement:

- The trial of William Luttmann-Johnson regarding the breach of Enforcement, Lagoon 3.

Held on 25th January 2024 10am, Worthing Court.
Noted and the imposition of a fine noted by the Council.

P/24/16 Consultations & Correspondence

None to note.

P/24/17 Date next meeting

Planning & Open Spaces Committee meeting 13th February 2024,
7:30pm Winterton Hall, Plaistow.

There being no further business, the Chair closed the meeting at 8.25pm

APPENDIX A to D -P/24/13 Letters sent to LPA Chichester District Council in response to the planning applications considered.

APPENDIX A:

Henry Whitby
Planning Officer
Chichester District Council

Dear Henry Whitby

PS/23/02888/TPA - Hawkesfield Rickmans Lane Plaistow Billingshurst
Crown reduce by 2m and remove lower epicormic growth on 2 no. Pedunculate oak trees (T8 & T9)
subject to PS/70/00769/TPO.

The Parish Council Resolved **no objection** at its meeting on 31st January 2024. The Parish tree warden had visited the site and looked at the trees. They are two large Oaks in very close proximity to each other and their growth is overlapping. Parts of the trees hang over Rickman's Lane.

A 2m prune all round will help mitigate these aspects and in addition, allow more air around them. which might help avoid disease.

Agreed, the removal of the epicorm growth but also suggest at the same time they remove the ivy on both trees which, ultimately, may impact the trees structure in the future by adding to their weight.

Yours sincerely

J Bromley

Jane Bromley
Plaistow and Ifold Parish Council Clerk

APPENDIX B:

Freya Divey
Planning Officer
Chichester District Council

Dear Freya Divey,

23/02743/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 31st January 2024 to repeat to Chichester District Council the comments regarding a previous application at the site 23/02745.

“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.”

In addition, the Parish Council now notes that the following applications have also now been refused:

- 23/02682/ELD Existing lawful development - use of land for private amenity, storage and business use. - **Refused** January 2024- Insufficient information has been provided to show that the existing outbuilding on site is lawful, nor is there sufficient evidence to show that the land in question is lawful garden land.
- 23/02738/PLD Replacement Shed. **Refused** January 2024 - Insufficient information has been provided to show that the existing outbuilding on site is lawful, nor is there sufficient evidence to show that the land in question is lawful garden land.

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

Jane Bromley
Plaistow and Ifold Parish Council Clerk

APPENDIX C

Freya Divey
Planning Officer
Chichester District Council

Dear Freya Divey

PS/23/02890/FUL - Land East Of 4 Oakdene Place, Ifold.

Change of use of land to garden, erection of a new boundary fence and retention of garden shelter, pool and decking.

The Parish Council Resolved to **Object** to this application at its meeting on 31st January 2024. The Parish Council is concerned that the proposed development falls outside the settlement boundary of Ifold. If planning permission were granted it would set a detrimental precedent with far reaching negative ramifications for the settlement of Ifold.

Yours sincerely

J Bromley

Jane Bromley
Plaistow and Ifold Parish Council Clerk

APPENDIX D:

Miruna Turland
Planning Officer
Chichester District Council

Dear Miruna Turland

23/02906/DOM Roseglen The Lane Ifold

Proposed alterations and remodelling to existing layout including alterations to existing roof and dormer windows. New detached garage

The Parish Council made **no comment** on this application at its meeting on 31st January 2024

Yours sincerely

J Bromley

Jane Bromley
Plaistow and Ifold Parish Council Clerk

APPENDIX E: P/24/14 Planning Decisions.

CDC Weekly Decision List, 3 w/e 17.01.2024

None to note.

CDC Weekly Decision List, 4 w/e 24.01.2024

PS/23/02673/DOM Roughlands Durfold Wood Plaistow Billingshurst West Sussex RH14 OPL
Erection of two storey side extension with dormer. Demolition of tank and shed and erection of two storey garage. Variation of condition 1 to planning permission - PS/20/02382/DOM - Extension as built 0.98m longer than shown on approved plans. Revised plans 1545-10A, 11A and 14 to be substituted for plans 1545-10, 11 and 12 approved.

PERMIT

CDC Weekly Decisions 5 w/e 30.01.2024

PS/23/02648/DOM May Cottage The Street Plaistow Billingshurst West Sussex RH14 ONS

Addition of two single storey extensions and main roof modifications at the front and rear. (Variation of condition 2 from planning permission 20/02154/DOM - removal of main roof alterations).
WITHDRAWN

PS/23/02682/ELD Land To The North Of Coach House Oak Lane Shillinglee Plaistow
Existing lawful development - use of land for private amenity, storage and business use.
REFUSE

PS/23/02738/PLD Land To The North Of The Coach House Oak Lane Shillinglee Plaistow
Replacement shed.
REFUSE

PS/23/02757/DOM Tudor Rose Chalk Road Ifold
Single storey rear extension with terrace and associated changes to first floor fenestration.
PERMIT