



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 12th March 2024** at **19:00 Kelsey Hall, Ifold.**

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 7th March 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 13th February 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 12th March 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. No speakers.

5. **To consider new Planning Applications** 30 mins

South Down National Park Applications:

[SDNP/24/00775/APNB](#) The Deer Tower, Shillinglee Road, Shillinglee

Proposal: Multi-purpose agricultural barn.

Tree Applications:

[PS/24/00302/TPA](#) - 1 Wychwood, Ifold. RH14 0UN

Remove 1 no. lower limb (south-west sector) on 1 no. Oak tree (T2), subject to PS/94/00799/TPO.

Building Applications:

[PS/24/00254/DOM](#) - 1 Oak Way, Ifold. RH14 0RU

Removal of the existing conservatory and construction of orangery. New roof lights to front and rear roof slopes.

[PS/24/00321/ELD](#) - Land To The North Of Coach House, Oak Lane, Shillinglee.

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

Re Consultations:

[PS/22/03114/FULEIA](#) - Crouchlands Farm, Rickmans Lane, Plaistow. RH14 0LE

Erection of 108 dwellings (Use Class C3), and associated access and street network, footpaths, open spaces, plant, landscaping and site infrastructure.

Recommendations:

- To recommend to the Parish Council to submit the attached draft letter to CDC copy to WSCC Highway on the new Transport documents uploaded to the planning portal with regard to this application as drafted by Simon Watts Transport Consultant, together with relevant resubmission of documents previously submitted regarding transport Issues.
- Recommendations: To recommend to the Parish Council to convene a meeting of the Planning Working Group on 27th March to discuss the applications amended documents and to formulate a response for consideration after receiving a report from Steve Tilbury Planning

Consultant by 20th March. Recommendations from the Planning Working Group to be approved by the Parish Council at its meeting on 10th April 2024 and submitted to CDC shortly after ahead of the deadline 18th April 2024.

[PS/22/03131/OUTEIA](#) - Crouchlands Farm, Rickmans Lane, Plaistow. RH14 OLE

Outline planning application (with all matters reserved except access) for the erection of up to 492 dwellings (Use Class C3), education provision including primary school (Use Class F1) and associated access, footpaths, open spaces, landscaping and site infrastructure.

- To recommend to the Parish Council to submit the attached draft letter to CDC copy to WSCC Highway enclosing a report on the Phase 2 amended transport documents uploaded to the planning portal with regard to this application as drafted by Simon Watts Transport Consultant.
- Recommendations: To recommend to the Parish Council to convene a meeting of the Planning Working Group on 27th March to discuss the applications amended documents and to formulate a response for consideration after receiving a report from Steve Tilbury Planning Consultant by 20th March. Recommendations from the Planning Working Group to be approved by the Parish Council at its meeting on 10th April 2024 and submitted to CDC shortly after ahead of the deadline 18th April 2024.

6. **Planning, Appeals and Enforcement decisions.** 1 mins
Recommendation: - To receive list of recent Planning decisions, ([appended below](#)),
7. **Appeals Lodged & Enforcement Action.** 1 mins
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.

23/02738/PLD

DCLG Ref No: APP/L3815/X/24/3338633

Land To The North Of The Coach House, Oak Lane, Shillinglee.

Proposed Development: Replacement shed.

23/02682/ELD

DCLG Ref No: APP/L3815/X/24/3338638

Land To The North Of The Coach House, Oak Lane, Shillinglee.

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

22/02194/ELD

DCLG Ref No: APP/L3815/X/23/3334659

The Coach House, Oak Lane, Shillinglee

Existing lawful development certificate for the change of use of agricultural land to mixed use of business activities and private amenity land applicable for sui generis status.

8. Consultations & Correspondence

2 mins

Recommendation: - To consider any consultation(s) and correspondence and add to a future agenda where necessary including CDC Policy Team's remit.

- Following email correspondence from a resident regarding exterior lighting pointing towards the ancient woodland from a barn at Mountwood Farm the Clerk has reported this issue to enforcement as the lighting has not been the subject of a Lighting Scheme application as directed by the planning approval for the barn.

CDC have confirmed the barn lighted is a previous barn not subject the lighting conditions.

- Enforcement have been approached by the Clerk with regard to a wedding venue locally which is thought by residents to be operating without planning permission for change of use.

CDC have confirmed in 2017 the wedding venue was investigated but as it had been carried on for more then 10 years it was immune from enforcement. The Clerk is progressing correspondence to ascertain if there is any enforcement on hours of activity possible for this venue.

9. Date next meeting

1 min

- Planning & Open Spaces Committee meeting 9th April 2024, **7:30pm** Winterton Hall, Plaistow.

ITEM: 6. To receive list of recent Planning Decisions, Appeals and Enforcement from the Local Planning Authority – CDC

Planning Decisions:

CDC Weekly Decision List 7 w/e 14.02.2024

None.

CDC Weekly Decisions List 8 w/e/21.02.2024

[PS/23/02743/FUL](#) - Land North Of The Coach House Oak Lane Shillinglee GU8 4SQ
Demolish 1 no. existing outbuilding and erection of 1 no. new outbuilding.

REFUSE

[PS/23/02906/DOM](#)- Roseglen The Lane Ifold. RH14 0UL

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

PERMIT

[CDC Weekly Decisions List 9 w/e 29.02.2024](#)

[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.

REFUSE

[PS/23/02745/FUL](#) Land To The North Of Coach House Oak Lane Shillinglee GU8 4SQ

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

REFUSE

[PS/23/00851/DOM](#) Oakfield Plaistow Road Ifold Loxwood Billingshurst West Sussex RH14 0TU

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

PERMIT

[CDC Weekly Decisions List 10 w/e 06.03.2024](#)

[PS/23/02888/TPA](#) Hawkesfield Rickmans Lane Plaistow RH14 0NT

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

PERMIT