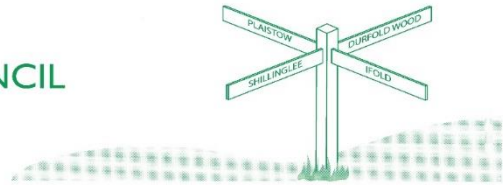


PLAISTOW AND IFOLD PARISH COUNCIL



MINUTES of the Planning and Open Spaces Committee of Plaistow and Ifold Parish Council held on **Wednesday 24th March 2021**, via remote conference call (Zoom).

Present Cllr. Sophie Capsey (Chair); Cllr. Paul Jordan (Chair of the Parish Council); Cllr. Nick Whitehouse; Cllr. Jerusha Glavin; Cllr. David Ribbens; Mr. Jon Pearce, Chair of Ifold Estates Limited (IEL) Co-opted Member with no voting rights and Catherine Nutting (Clerk & RFO).

Twelve (12) Members of the Public were present.

District Cllr. Gareth Evans, Mrs Sara Burrell (Chair of the Neighbourhood Plan Steering Group) and Cllrs. David Griffiths, John Bushell and Nicholas Taylor were in attendance.

P/21/029
Apologies There were no apologies.

P/21/030
Disclosure of interests
Cllr. Capsey disclosed a personal friendship with the applicants of 21/00351/DOM who sought to address the meeting under P/21/032 below. Cllr. Jordan confirmed that his personal residence does not share a boundary with Crouchlands Farm. Mr Jon Pearce disclosed that as Chair of IEL he has objected to 21/00691/PA3Q at P/21/035 below.

P/21/031
Minutes
It was **RESOLVED** to **APPROVE** the minutes of 3rd March, which will be signed by the Chair via Secured Signing as a true record.

Actions:
Clerk & Chair

P/21/032
Representations from Members of the Public: To receive and act upon, if considered necessary by the Committee, comments made by members of the public either in person, or in writing provided they were sent via email to the Clerk no later than 4pm on 24th March 2021.

1. A MOP contacted the Parish Council regarding concerns of a border fence with two strands of barbwire at the end of Rumbolds Lane, Plaistow. This concern was echoed by Cllr.

Taylor. It is not believed that the landowner is in breach of any regulations; however, the Committee **RESOLVED** to **NOTIFY** the **WSCC ProW TEAM** due to the narrow, slippery/boggy footpath and potential harm barbwire can cause and ask that they contact the landowner to replace with plain wire.

2. The Committee considered and objected to application [21/00351/DOM](#) on 3rd March. The applicants addressed the meeting to explain that previous planning permission granted in 1996, to build a single bay garage and adjoining workshop, had lapsed. The development is required to store equipment and tools, including vehicles, for their carpentry business. Members reiterated their concerns regarding the impact to the visual amenity of the area given the buildings size and prominent location to the public highway. The Committee suggested the building be set back on the driveway. The applicants agreed to consider moving it away from the road, subject to drains and trees already situated on the driveway.
3. Edward Downing, Senior Planner at AGM Ltd addressed the meeting in relation to application 21/00691/PA3Q, Oxoncroft. Please refer to [Appendix A](#).

P/21/033

Crouchland Community Engagement

Action:
Clerk

The Chair permitted public comments during the discussion. The Committee noted that this is not a planning application and therefore the detail provided in the public consultation documents may not be complete. The Committee welcomed the resumption of farming activity and recognised that some small-scale diversification, including local employment, could be beneficial. Nevertheless, the meeting agreed that what is currently proposed is excessive and over-reaches local need. Concerns regarding the detrimental impact upon the rural road network, light and noise pollution, visual amenity of the area, local historical buildings and ancient woodland were discussed.

The Committee **RESOLVED** to **RESPOND** to the **CONSULTATION** and, in particular, correct the inaccurate reference to Crouchlands Farm as an industrial site. Please see [Appendix B](#).

P/21/034 **Appointment of Committee Members – To consider any requests from newly elected Councillors to join the Planning & Open Spaces Committee.**
None received.

P/21/035 **To consider new Planning Applications**

Actions:
Clerk

South Down National Park Applications:

None.

Tree Applications:

1. 21/00714/TPA | Remove 1 no. lowest limb on northern sector overhanging neighbour's rear garden on 1 no. Oak tree (T3) subject to PS/96/00807/TPO. | Fairways The Ride Ifold Loxwood RH14 OTF

No Comment

Building Applications:

1. 21/00545/EIA | Screening opinion - commercial and high welfare, low impact and low intensity farming activity, the gradual development of a rural enterprise centre, a rural food and retail centre, equestrian centre, and glamping site. | Crouchlands Farm Rickmans Lane Plaistow Billingshurst West Sussex RH14 OLE

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

2. 20/01438/FUL | Demolition of fire damaged dwelling and outbuildings. Erection of 1 no. replacement dwelling and 1 no. garaging and storage facilities building. | Foxley Poundfield Lane Ifold Loxwood Billingshurst West Sussex RH14 ONZ

No Comment

3. 21/00691/PA3Q | Prior notification for the change of use change of use of agricultural buildings to 1 no. dwelling (C3 Use Class) with alterations to fenestration. | Oxencroft Ifold Bridge Lane Ifold Loxwood Billingshurst West Sussex RH14 OUJ

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

4. 21/00766/ELD | Existing Lawful Development - existing use with regards to the use of the land, sheds and outbuildings for residential purposes within the curtilage of the dwelling house at Three Oaks Farm. | Three Oaks Farm The Lane

No Comment

P/21/036

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 E](#).

P/21/037

Appeals & Enforcement Action – consideration & updates

Actions:

- a. Oxencroft, Ifold Bridge Lane, Ifold, Loxwood, Billingshurst, West Sussex, RH14 0UJ | PS/20/00414/CONHH

Clerk

A prior notification application has been submitted in relation to the change of use of agricultural buildings to 1 no. dwelling (C3 Use Class) with alterations to fenestration, planning reference 21/00691/PA3Q. It has been agreed that the Local Planning Authority still retains control over the various activities on the land, including the caravan, outbuildings and entrance gates. However, it has been considered that enforcement action will be held in abeyance until a decision has been made on the prior notification application.

b. Woodpeckers, Chalk Road, Ifold - Means of enclosure in excess of 1 metre adjacent to a highway | 21/00028/CONHH
With regard to the means of enclosure being adjacent to the highway used by vehicular traffic. The means of enclosure would need to be erected running alongside the highway, so in this case along the western edge of Woodpeckers and Chalk Road. In this instance the means of enclosure is on land between the dwellinghouse and the footpath. This would be similar to other means of enclosure which is used to divide the land between properties. It is therefore not considered to be adjacent to the highway as the means of enclosure does not run parallel to nor alongside the highway. Therefore there is no breach of planning control.

- c. Sparrwood Farm, Plaistow 20/01448/FUL refused 25/9/2020 **awaiting appeal start date**

d. Mountwood Farm, The Street, Plaistow
It was **RESOLVED** to **NOTIFY ENFORCEMENT** regarding a report of a new building and business not connected with agriculture.

- e. Path 621 & Bridleway 636 update from PRow Team at

WSSC

Path 621 – pictures and location information have been provided to the PRoW Team upon request regarding the saplings and manure and an official referral completed.

Bridleway 636 – The section remains on the list and will be scored annually against competing projects.

Path 636 (broken bridge) - The structure was removed as it was rotten. The PRoW Team must bid for Capital Funding and have bid for £20,000 for this bridge; the design was completed from last year's budget (£5,000). It is out for tender and is expected to be delivered sometime this year.

The Council updated the PRoW Team that the bridge had been 'reinstated' by the public with make-shift logs and branches, which is considered dangerous. The PRoW Team advised that their contractor attended on 16th March and found both heras fence panels cut with wire cutters. The loss of these, replacements and associated costs will run into hundreds of pounds and the police will be informed of the criminal damage.

- f. Ref: PS/21/00042/TPA | Proposal: Remove 2 no. branches on south-east sector on 1 no. Oak tree (T2) within Group, G1 subject to PS/03/00837/TPO.

Update from the Tree Officer of the LPA:

I refer to the Parish Council's comments sent on 11 February 2021 regarding the tree application at the above-mentioned property. The Parish Council raises objection to the proposed felling of the 1 no. Oak tree (T1), located in the rear garden (northern corner). The original submission by the Agent included two Oak trees - felling of Oak tree (T1) and removal of 2 no. low limbs on Oak tree (T2). When reviewed at the validation stage the Local Planning Authority clarified to the Agent that the Oak tree quoted as T1 was in fact outside the Group, G1 order subject to PS/03/00837/TPO at the property. As a result, the Oak tree T1 was not subject the order nor within the LPA's controls. As such it was removed from the application, it did not require the LPA's prior approval to be felled and has subsequently been removed. The proposed tree works on the 1 no. Oak tree (T2) will shortly be approved – The Parish Council made no comments.

- g. Stationing of a mobile home on agricultural land

Update from the LPA:

The stationing of a mobile home for human habitation is a change of use of the land for which planning permission is required. In terms

of planning policy, the Parish's query does not identify whether this is in the National Park or elsewhere within Chichester district. However, in essence both national and local planning policies for either plan area advocate firm restraint over development in rural areas that do not require a countryside location – for example one exception would be that there is an essential need to house a rural worker to live on the site.

There are one or two minor exceptions such as where it can be demonstrated that the mobile home is used for incidental purposes (e.g. a mess room, welfare facilities, storage, office) to an established rural enterprise, usually farming. In those circumstances there would not be a change of use of the land involved.

P/21/038

Clerk's Update

The Committee agreed with the concerns of Cllr. Ribbens that it is unreasonable of the LPA to have ceased sending out neighbour letters regarding planning applications during the pandemic; especially when other LPA have continued with this established practice. District Cllr. Evans agreed to pursue the issue.

Action:
District Cllr.
Evans

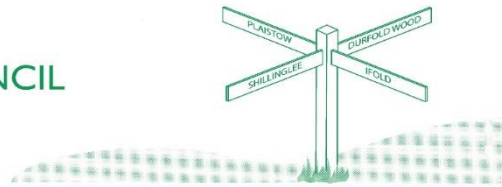
P/21/039

Date next meetings

Planning & Open Spaces: Tuesday 20th April 2021, 19:30 via Zoom
Full Parish Council: Wednesday 21st April 2021, 19:30 via Zoom

There being no further business, the Chair closed the meeting at 20:44

PLAISTOW AND IFOLD PARISH COUNCIL



25th March 2021

Mr Martin Mew
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Mr. Mew,

Re: 21/00545/EIA | Screening opinion - commercial and high welfare, low impact and low intensity farming activity, the gradual development of a rural enterprise centre, a rural food and retail centre, equestrian centre, and glamping site. | Crouchlands Farm Rickmans Lane Plaistow Billingshurst West Sussex RH14 0LE

Plaistow and Ifold Parish Council considered the above Screening Opinion at its Planning and Open Spaces Committee meeting on 24th March 2021 and offers the following opinion.

The Parish Council is fully supportive of the LPA's Environment Team's response calling for an EIA on the scope and impact of the proposed development. The Council notes that other consultees have likewise requested that an EIA be carried out, due to concerns regarding the scale and intensity of the plans and the resulting environmental impact. The scoping report identifies a number of issues but offers an inadequate level of detail on how these issues will be addresses and/or mitigated.

The area benefits from Ancient Woodland (please refer to the attached map) and protected nocturnal and diurnal species, the adequate protection of which must be an overriding priority. The Parish Council echoes the Forestry Commission's concerns that 15m is the minimum recommended Ancient Woodland buffer zone and some of the proposals present a degree of unnecessary risk to the area's irreplaceable Ancient Woodland.

The Parish Council has significant concerns regarding the increased volume of traffic the proposals will inevitably generate. The additional traffic will be detrimental to the tranquil and relatively isolated location of the site. Accessibility to Crouchlands Farm is limited, being served by narrow country lanes with relatively poor infrastructure without pavements, or street lighting and away from the primary road network.

Other concerns of the Parish Council include, but are not limited to, **an increase in noise levels and light pollution** in an area that is otherwise quiet and tranquil countryside with intrinsically dark skies.

This risks disturbance and loss of amenity to nearby residential properties as well as disruption to wildlife, including nocturnal species. **Detrimental impact on historic buildings** both on the site and within the vicinity. **Crouchlands Farm becoming a commercial and industrial centre.** The intensity and large scale of the proposed diversification developments would result in these becoming the principal activities, resulting in farming being relegated to a secondary activity.

The Parish Council acknowledges and recognises that complementary diversification can be beneficial in supporting the principal farming operations. However, such diversification needs to be proportionate and realistic when considering the site's location, the community, wider infrastructure, ecology, and general area.

Crouclands Farm has been a dairy farm for many years. Reference to any former industrial use is disingenuous; the Farm's recent 'industrialisation' relates to unlawful operations resulting in enforcement action by the Local Planning Authority. The retrospective planning application was not for B1 or B2 use, it was for a use ancillary to the agricultural use.

Therefore, the Parish Council asks that an EIA be undertaken. The EIA should also address the proximity of Lagoon 3 to the proposed scheme, its future clear-up and the risk it poses. The Parish Council respectfully asserts that no responsible LPA can permit any form of development with such a risk in close and direct proximity.

Yours sincerely



Catherine Nutting

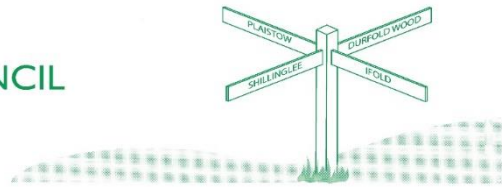
Clerk & RFO to Plaistow and Ifold Parish Council

cc. Mr A. Frost, Head of Planning, Chichester District Council

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

PLAISTOW AND IFOLD PARISH COUNCIL



25th March 2021

Mr. W. Price
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Mr. Price,

Re: 21/00691/PA3Q | Prior notification for the change of use change of use of agricultural buildings to 1 no. dwelling (C3 Use Class) with alterations to fenestration. | Oxencroft Ifold Bridge Lane Ifold Loxwood Billingshurst West Sussex RH14 0UJ

The Parish Council considered the above Prior Notification at its Planning and Open Spaces Committee meeting on 24th March 2021.

The Parish Council respectfully requests that the Planning Officer satisfies themselves that there is a structural survey in place and the applicant's statement that the building is structurally sound is accurate.

The Parish Council would like to correct reference to buildings in the documents and application; it is a single building rather than multiple ones.

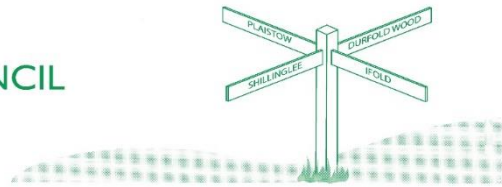
Yours sincerely

Catherine Nutting
Clerk & RFO to Plaistow and Ifold Parish Council

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Clerk & RFO: Miss Catherine Nutting
Tel: 01403 871652. Email: clerk@plaistowandifold.org.uk
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PLAISTOW AND IFOLD PARISH COUNCIL



ITEM: 7. To receive list of recent Planning Decisions, Appeals and Enforcement from the Local Planning Authority – CDC

Planning Decisions:

CDC Weekly Decision List, 09 w/e 03.03.2021

None to note.

CDC Weekly Decision List, 10 w/e 10.03.2021

1. PS/20/01162/FUL | Miss Helen Milichamp | Land South East Of Oakview The Lane Ifold West Sussex | Erection of Equestrian stabling barn. **PERMIT.**

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QA63J7ERJ5000>

2. PS/21/00291/PNO | Mr Cornelis Lamprecht | Rumbold Wood, Beneath The Oaks The Street Plaistow RH14 0PZ | Replacement storage container. **PRIOR APPROVAL NOT REQUIRED.**

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QNUPJQERLIZ00>

CDC Weekly Decision List, 11 w/e 17.03.2021

1. PS/21/00042/TPA | Anne Pendrell | 3 Sylvania Copse Plaistow Road Ifold Loxwood RH14 0TU | Remove 2 no. branches on south-east sector on 1 no. Oak tree (T2) within Group, G1 subject to | PS/03/00837/TPO. **PERMIT.**

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QMKNWTERKPY00>

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