



**Minutes of the Plaistow and Ifold Parish Council's
Planning & Open Spaces Committee Meeting
Held on Tuesday 9th April 2024 at 19.30 Winterton Hall Plaistow.**

Present Cllr. Sophie Capsey (Chair); Cllr. Paul Jordan; Cllr Doug Brown; Cllr Sarah Denyer; Cllr Andrew Woolf. No members of the public. Jane Bromley Parish Council Clerk.

P/24/36 **Apologies for absence:** Apologies received and accepted from Co Opted member David Lugton.

P/24/37 **Disclosure of interests:** Cllr Denyer declared a non-pecuniary interest in application22/00722/DOM Ingots, Chalk Rd Ifold..

P/24/38 **Minutes. RESOLVED to APPROVE the MINUTES** of the meeting held on 12th March 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.

P/24/39 **Public participation.** None.

P/24/40 **To consider new Planning Applications**

South Down National Park Applications:

None.

Tree Applications:

[PS/24/00419/TPA](#) - 4 Wildacre Close, Ifold

Cut back approx 15 no. branches by 2.5m on 1 no. Oak tree (T19). Subject to 90/00788/TPO.

APPENDIX A No comment. The Parish Council Planning Committee defer consideration to the CDC Tree Officer.

Building Applications:

1. [PS/24/00465/DOM](#) - Little Deepdene, 7 Ifoldhurst, Ifold

Erection of new car port, alterations to drive and panelling to principle elevation.

APPENDIX B No comment. The Parish Council ask that the Case Officer satisfies themself that the distance from boundary of the proposal is lawful.

2. [PS/24/00306/ELD](#) - Land North Of The Coach House, Oak Lane, Shillinglee,

Existing lawful development certificate for the continued use of building as private amenity, storage and business. ([See Parish Council's previous submission regarding this site](#)).

APPENDIX C The Parish Council Planning Committee **objects** and Resolved at its meeting on 9th April 2024 to repeat to Chichester District Council the comments regarding a previous application at the site 23/02682/ELD and 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.

3. [PS/24/00722/DOM](#) Ingots, Chalk Road, Ifold RH14 0UD

Single storey extension to existing garage.

Cllr Denyer interest.

APPENDIX D. No comment.

4. [PS/24/00541/DOM](#) Fairosa Plaistow Road Ifold

Retrospective erection of fencing set back from front boundary in line with neighbour's fence/hedge either side of property. Proposed erection of a front driveway entrance gate.

APPENDIX E. Object The Parish Council Planning Committee consider the proposals to be visually over-bearing and not in keeping with the rural setting and therefore contrary to planning policy. If the Case Officer is minded to allow the application the Parish Council ask the fence be set back with native hedging on the boundary.

Re-Consultation

5. [22/01735/FULEIA](#) Crouchlands Farm Rickmans Lane Plaistow

Regeneration of Crouchlands Farm, comprising demolition of selected buildings, extension, refurbishment and remodelling of selected buildings and the erection of new buildings to provide up to a total of 8,788 sq. m (including retained / refurbished existing buildings) comprising the existing farm hub (sui generis), a rural enterprise centre (Use Classes E(c), E(e), E(g), C1 and F1(a)), a rural food and retail centre (Use Classes E(a)

and E(b)) and a glamping site (Use Class E and sui generis); provision of new hardstanding, pedestrian, cycle and vehicular access, circulation and parking, landscaping including new tree planting, maintenance and improvements to the Public Rights of Way, site infrastructure and ground remodelling.

Recommendation: The Parish Council Planning Committee to recommend to the Parish Council at their meeting on 10th April 2024 to submit the attached objection letter and report to Chichester District Council copy to WSCC Highways.

The Parish Council Planning Committee **RESOLVED** to **APPROVE** to recommend the covering letter and Transport Report previously circulated with the following revisions:

- to draw attention the CDC housing comments on 6th March 2024 under application 22/03114/FULEIA regarding this application.
- Draw attention the HDC planning appeal decision regarding the application DC/22/0301 with regard to water neutrality.

P/24/41 Planning, Appeals and Enforcement decisions.

Recommendation: - To receive list of recent Planning Decisions, ([appended below](#)),

P/24/42 Appeals Lodged & Enforcement Action.

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.

22/02314/FUL

DCLG Ref No: APP/L3815/W/23/3332139

Shamba, The Ride, Ifold, RH14 0TQ

Proposed Development: Demolition of existing bungalow and redevelopment of 2 no. residential units.

Start Date: 13.03.2024 and in progress.

P/24/43 Consultations & Correspondence

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

None.

P/24/44 Date next meeting

Planning & Open Spaces Committee meeting 14th May 2024, **7:30pm** Kelsey Hall, Ifold.

The meeting closed at 8pm.

APPENDIX to P/24/40 - To consider new Planning Applications

APPENDIX A

10th April 2024
Henry Whitby
Planning Officer
Chichester District Council

Dear Henry Whitby

PS/24/00419/TPA – 4 Wildacre Close, Ifold.

Cut back approx. 15 no. branches by 2.5m on 1 no. Oak tree (T19). Subject to 90/00788/TPO.

No Comment. The Parish Council Planning Committee defer consideration to the CDC Tree Officer.

Yours sincerely

J Bromley

APPENDIX B

10th April 2024
Miruna Turland
Planning Officer
Chichester District Council

Dear Miruna Turland

PS/24/00465/DOM - Little Deepdene, 7 Ifoldhurst, Ifold

Erection of new car port, alterations to drive and panelling to principle elevation.

No comment. The Parish Council ask that the Case Officer satisfies themselves that the distance from boundary of the proposal is lawful.

Yours sincerely

J Bromley

APPENDIX C

10th April 2024
Freya Divey
Planning Officer
Chichester District Council

Dear Freya Divey,

24/00306/ELD Land to the North of The Coach House, Shillinglee

Existing lawful development certificate for the continued use of building as private amenity, storage and business.

The Parish Council Planning Committee **objects** and Resolved at its meeting on 9th April 2024 to repeat to Chichester District Council the comments regarding a previous application at the site 23/02682/ELD and 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

APPENDIX D

10th April 2024
Miruna Turland
Planning Officer
Chichester District Council

Dear Miruna Turland

PS/24/00722/DOM Ingots, Chalk Road, Ifold RH14 0UD
Single storey extension to existing garage.

APPENDIX D. The Parish Council Planning Committee makes **no comment.**

Yours sincerely

J Bromley

APPENDIX E

10th April 2024
Freya Divey
Planning Officer
Chichester District Council

Dear Freya Divey,

[PS/24/00541/DOM](#) Fairoso Plaistow Road Ifold

Retrospective erection of fencing set back from front boundary in line with neighbour's fence/hedge either side of property. Proposed erection of a front driveway entrance gate.

Object The Parish Council Planning Committee consider the proposals to be visually over-bearing and not in keeping with the rural setting and therefore contrary to planning policy. If the Case Officer is minded to allow the application, the Parish Council ask the fence be set back with native hedging on the boundary.

Yours sincerely

J Bromley

APPENDIX TO P24/42-To receive list of recent Planning Decisions, Appeals and Enforcement from the Local Planning Authority – CDC

Planning Decisions:

CDC Weekly Decisions List 11 w/e 13.03.2024

[SDNP/24/00775/APNB](#)

The Deer Tower, Shillinglee Road, Shillinglee, Northchapel, West Sussex, GU8 4SY
Multi-purpose agricultural barn

No objection

[PS/23/02660/TPA](#) The Drive Ifold Loxwood Billingshurst West Sussex RH14 0TD

Reduce east sector (reduce 4 no. limbs overhanging the driveway) by 2m and crown lift the eastern sector by up to 4m (above ground level) on 1 no. Oak tree (quoted as T1) within Group, G1 subject to PS/84/00776/TPO.

Permit

CDC Weekly Decisions List 12 w/e 19.03.2024

[PS/23/02828/LBC](#) Fiddlers Copse Rickmans Lane Plaistow Billingshurst West Sussex RH14 0NT

Internal and external refurbishment of the timber framed section of the property. Replacement of roof coverings with matching plain clay peg tile, replacement windows, internal insulation works, damp remediation works and replacement concrete floor.

REFUSE

CDC Weekly Decisions List 13 27.03.2024

[PS/24/00070/TPA](#) The Coach House The Drive Ifold RH14 0TD

Crown lift by up to 5m on western sectors (above ground level) and reduce upper western sectors by 3m (in line with boundary fence) on 7 no. Oak trees (T7-T13) subject to PS/98/00818/TPO.

PERMIT

[PS/23/02691/ELD](#) Land North Of The Coach House Oak Lane Shillinglee Plaistow Godalming West Sussex

GU8 4SQ

Existing lawful development certificate for the erection of a building.

REFUSE

CDC Weekly Decisions List 14 03.04.2024

None.

CDC Weekly Decisions List 15 09.04.2024

[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.

PERMIT

[PS/24/00302/TPA](#)

2 Wychwood Ifold RH14 0UN

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

DRAFT