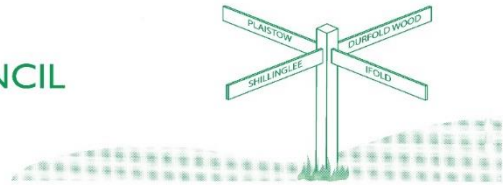


PLAISTOW AND IFOLD PARISH COUNCIL



MINUTES of the Planning and Open Spaces Committee of Plaistow and Ifold Parish Council held on **Tuesday 27th April 2021**, via remote conference call (Zoom).

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

One (1) Member of the Public was present.

P/21/040 Apologies were received and accepted from Cllrs. Nick Whitehouse
Apologies and David Ribbens.

P/21/041 **Disclosure of interests**
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, in relation to matters on the agenda.

None received.

P/21/042 **Minutes** Actions:
It was **RESOLVED** to **APPROVE** the minutes of 24th March, which will Clerk & Chair
be signed by the Chair via Secured Signing as a true record.

P/21/043 **Public participation**
To receive and act upon, if considered necessary by the Committee, comments made by members of the public in accordance with relevant legislation and Plaistow and Ifold Parish Council's [Policy](#). Questions, or brief representations can be made either in person, or in writing provided they were sent via email to the Clerk no later than 4pm Tuesday 27th April 2021.

None received.

P/21/044

Appointment of Committee Members

To consider any requests from newly elected Councillors to join the Planning & Open Spaces Committee. The Planning & Open Spaces Committee can have a maximum of eight (8) Members in accordance with Standing Order [15\(l\)\(2\)](#); the Chair and Vice Chair of the Parish Council being ex officio members.

It was unanimously **RESOLVED** to **APPOINT CLLR. DAVID GRIFFITHS** to the Planning & Open Spaces Committee.

P/21/045

To consider new Planning Applications

Actions:
Clerk

South Down National Park Applications:

None.

Tree Applications:

1. 21/00293/TCA | Notification of intention to crown reduce by up to 25% and crown lift to approx. 3m (above ground level) on 2 no. Oak trees. | Sun Inn Loxwood Road Plaistow Billingshurst West Sussex RH14 0PX

No Comment

Building Applications:

1. 21/00469/DOM | Proposed double garage. | Willow Cottage, The Drive, Ifold, West Sussex, RH14 0TE.

No Comment

2. 21/00792/FUL | Change of use of land to residential garden, construction of swimming pool and erection of shed for pool equipment. | Foxbridge Farm Foxbridge Lane Plaistow RH14 0LB

Letter of objection [appended at A.](#)

3. 21/00986/DOM & 21/00987/LBC | Replacement of eleven windows and one french door. | The White House, The Street, Plaistow, RH14 0PT.

Letter of comment [appended at B.](#)

4. 21/00396/DOM | Amendments to the application | Side extension to existing bungalow and conversion into a chalet bungalow style house, works include raising the ridge height of the bungalow and insertion of dormers to the front and rear elevations, erection of front and west side porches. Erection of a detached garage to the front of the property. | Oakburn, Plaistow Road, Ifold, West Sussex,

No Comment

P/21/046

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 C](#).

P/21/047

Appeals & Enforcement Action – consideration & updates

Actions:

- a. Mountwood Farm, The Street, Plaistow, RH14 0PZ | PS/21/00056/CONAGR | Erection of building for non-agricultural purposes on agricultural land.

Clerk

An investigation file has been opened - priority low; notification of action within 35 working days.

- b. To consider making further representation to Planning Inspectorate | APP/L3815/W/21/326735 | Land at Sparrwood Farm | Comments by 11 May 2021.

It was **RESOLVED** to **MAKE** further **REPRESENTATIONS** to the Planning Inspectorate to:

- a. correct the site address to **SHILLINGLEE ROAD**;
- b. encourage a **SITE VISIT** by PINS, contrary to the agent's request;
- c. submit **MAPS** of the Parish's Ancient Woodland and PRoW.

The Letter is appended to these [minutes at D](#).

The Chair gave permission for the Appellant to address the meeting. The Appellant asked what level/type of development would be acceptable to the Parish Council on the site? The Appellant explained that they farm the site, alongside their three horses and need accommodation for cattle and sheep, including lambing as well as equipment and hay storage. The Appellant stated that they cannot progress their farming aspirations at the site without an adequately sized permanent building.

Members outlined the concerns that to permit one permanent building for farming purposes would set a

precedent for development on the other 12 plots. The site is in the countryside and should be retained as grazing. The Parish Council objects to unnecessary development to protect the countryside in line with CDC's Local Plan policies, the Neighbourhood Plan and Village Design Statement. However, it is ultimately the Local Planning Authority (CDC) which makes the decision and not the Parish Council. The Sparrwood Farm site has a history of refused applications for development. It is now up to the Planning Inspector to make a final decision at appeal.

c. Appeal 4001101 | Plot 1b Sparrwood Farm

Currently there is no start date for this appeal.

d. No. 1 Bushfield, Plaistow

A new 6ft closed board fence has been erected adjacent to the highway (Rickmans Lane) without planning permission.

It was **RESOLVED** to **WRITE** an advisory letter to the landowner.

P/21/048

Townfield Development in Kirdford

To consider making representations in support of Kirdford Parish Council regarding Outline Application 21/00466/OUT | (with all matter reserved except Access) for the development of up to 70 new homes, of which 30% would be affordable, new community sporting facility, new vehicular access and associated parking and landscaping. | Land West Of Cornwood Townfield Kirdford West Sussex

It was **RESOLVED** to **WRITE** a **LETTER OF OBJECTION**, which is appended to these [minutes at E](#).

P/21/049

Clerk's Update

a. Nell Ball bushes overgrowing pavement/highway

A MOP has reported the overgrown vegetation to the Parish Council.

It was **RESOLVED** to **REPORT** the situation to **WSCC HIGHWAYS** Department.

Action:
Clerk

P/21/050

Date next meetings

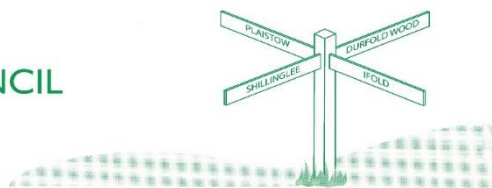
Full Parish Council: Wednesday 28th April 2021, 19:30 via Zoom

Annual Parish Council Meeting & Planning & Open Spaces

Committee Meeting: Wednesday 5th May 2021, 19:30 via Zoom

There being no further business, the Chair closed the meeting at 20:37

PLAISTOW AND IFOLD PARISH COUNCIL



28th April 2021

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

Dear Mr. Price,

Re: 21/00792/FUL | Change of use of land to residential garden, construction of swimming pool and erection of shed for pool equipment. | Foxbridge Farm Foxbridge Lane Plaistow RH14 0LB

The Parish Council's Planning & Open Spaces Committee considered the above application at its meeting on 27th April 2021 and **OBJECTS** to the proposals for the following reasons.

The Parish Council can see no justifiable merit in the proposed change of use of land from agricultural to residential garden to facilitate the development of a swimming pool and shed. The Parish Council considers this to be harmful, unnecessary new development in the countryside.

Foxbridge Farm is a grade II listed building with an existing spacious residential curtilage. The Parish Council considers the current garden more than adequate to accommodate the proposed development, without adversely impacting either the house or the countryside.

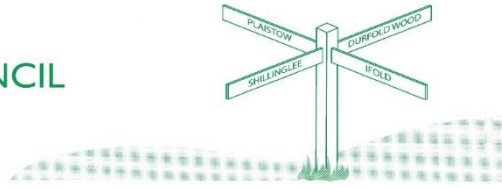
Yours sincerely

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
www.plaistowandifold.org.uk

PLAISTOW AND IFOLD PARISH COUNCIL



28th April 2021

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

Dear Mr. Price,

Re: 21/00986/DOM | Replacement of eleven windows and one french door. | The White House The Street Plaistow RH14 0PT

The Parish Council's Planning & Open Spaces Committee considered the above application at its meeting on 27th April 2021 and respectfully defers to the expertise of the Conservation and Listed Buildings Officer.

Yours sincerely

Catherine Nutting
Clerk & RFO to Plaistow and Ifold Parish Council

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Tel: 01403 871652. Email: clerk@plaistowandifold.org.uk
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**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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PLAISTOW AND IFOLD PARISH COUNCIL



29th April 2021

Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS16PN

Dear Sirs,

Re: APP/L3815/W/21/3267356| Land at Sparrowood Farm
Case Officer: Neil Devereux

In relation to the above referred to Planning Appeal, Plaistow and Ifold Parish Council respectfully wishes to correct the site address and confirms it should be:

Land at Sparrowood Farm
Shillinglee Road
Plaistow
BILLINGSHURST
West Sussex
Rh14 0QF

Contrary to the Appellant's agent's suggestion that a site inspection is not required, the Parish Council strongly believes that the Planning Inspector would benefit from visiting the site to fully appreciate the open countryside setting and the detrimental impact the proposed development would have; as well as the dangers of setting a precedent in terms of future applications of a similar nature.

The Parish Council encloses with this letter a map of the Parish's Ancient Woodland and Public Rights of Way for the Inspectors convenience.

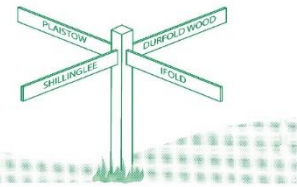
Yours sincerely

Catherine Nutting
Clerk & RFO to Plaistow and Ifold Parish Council

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PLAISTOW AND IFOLD PARISH COUNCIL



4th May 2021

Andrew Robbins
Senior Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Mr. Robbins,

Re: 21/00466/OUT | Outline Application (with all matter reserved except Access) for the development of up to 70 new homes, of which 30% would be affordable, new community sporting facility, new vehicular access and associated parking and landscaping. | Land West Of Cornwood Townfield Kirdford West Sussex

Plaistow and Ifold Parish Council's Planning & Open Spaces Committee considered the above outline application at its meeting on 27th April 2021 and **STRONGLY OBJECTS** to the proposals for the following reasons:

The scale of the proposed development is not evidenced by any local need and is disproportionate when considering the size of Kirdford and the previously approved application for 54 dwellings within the village. The proposal fails to comply with either Kirdford Parish Council's Neighbourhood Plan, or Chichester District Council's Local Plan.

To impose such a high level of growth upon Kirdford with no viable plan regarding how to sustain such growth, in terms of wider infrastructure and services, is irresponsible and will have far reaching and longer-term implications for Kirdford and the surrounding area.

Plaistow and Ifold Parish Council full endorse Wisborough Green Parish Council's comments (enclosed for ease of reference). The lack of a holistic approach to planning and full co-operation and co-ordination between Planning Authorities across district and county boundaries, as well as other infrastructure departments such as Education, Health, Highways, drainage, mains and wastewater supplies etc leaves communities at the mercy of profit driven development, which undermines the quality of life for all concerned.

The increase in traffic movement alone would result in unacceptable disturbance and damage to all adjacent villages and the South Downs National Park. All roads leading in and out of the Kirdford and,


most significantly, connecting Kirdford to other villages which offer vital services, are narrow country lanes with unavoidable pinch points.

Kirdford itself has one small shop, no school, exceptionally limited public transport connectivity, no GP surgery, limited social facilities and few employment opportunities. Most of the essential services required by Kirdford residents are provided by the surrounding area; for example, the Primary schools in Plaistow and Wisborough Green and the GP surgeries in Loxwood and Petworth. However, these services are under immense pressure by the unsustainable level of development in the wider area, which is clearly set out in Wisborough Green Parish Council's response. Additionally, Plaistow and Ifold Parish Council respectfully direct the Planning Officer's attention to the level of agreed and proposed residential development in Loxwood.

Furthermore, the outline application fails to adequately address the access point to the proposed development. Access to the site is either via an already over congested residential road through Townfield, or via Glasshouse Lane past the village's mediaeval Church and across the listed Bridgefoot bridge, which floods several times each year.

The Parish Council's reasons for objection, as set out above, are not an exhaustive list by any means. Plaistow and Ifold Parish echo the significant and justifiable concerns of Kirdford residents and trusts that the Local Planning Authority will do due diligence to ensure that neither Kirdford village nor the wider communities which support Kirdford residents will suffer from this unnecessary profit driven development.

Yours sincerely



Catherine Nutting

Clerk & RFO to Plaistow and Ifold Parish Council

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