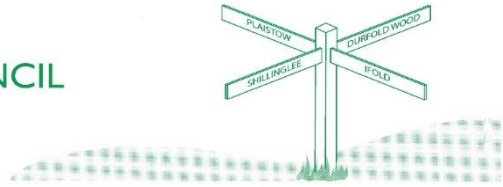


PLAISTOW AND IFOLD PARISH COUNCIL



MINUTES of the Planning and Open Spaces Committee of Plaistow and Ifold Parish Council held on **Wednesday 3rd May 2023**, at Kelsey Hall, Ifold.

Present Cllr. Sophie Capsey (Chair of the Planning & Open Spaces Committee); Cllr. Paul Jordan (Chair of the Parish Council); Cllr. Doug Brown; Mr. Jon Pearce (Chair of IEL and Co-opted Member (no voting rights) and Catherine Nutting, Clerk & RFO (via Zoom).

Two (2) members of the public were in attendance; one in person and the other via Zoom.

P/23/047
Apologies Apologies were received and accepted from Cllr. David Griffiths; Cllr. Nick Whitehouse and Mr. David Lugton, **Parish Tree Warden**, Co-opted Member (no voting rights).

P/23/048
Disclosure of interests
None

P/23/049
Minutes
It was **RESOLVED** to **APPROVE** the **MINUTES** of the meeting held on **11th April 2023**, 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 & Cllr. Capsey

P/23/050
Public participation
None.

P/23/051
To consider new Planning Applications
Actions:
Clerk

South Down National Park Applications:
None

Tree Applications:
None

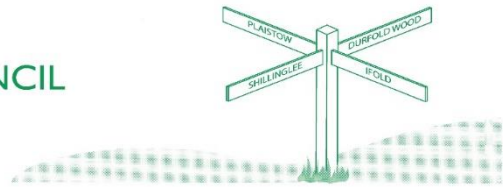
Building Applications:

1. [23/00803/FUL](#) | Erection of livestock building (retrospective). | Mountwood Farm, The Street, Plaistow West Sussex, RH14 0PZ
Letter of Objection [appended at A](#).

P/23/052	<p>Planning decisions, Appeals and Enforcement</p> <p>List circulated to Members in advance of the meeting and published with the Agenda on the Parish Council Notice Boards and website. The list was NOTED by the Committee and is appended to these minutes at B.</p>	<p>Actions: Clerk</p>
P/23/053	<p>Appeals & Enforcement Action</p> <p>None to note at this time.</p>	<p>Actions: Clerk</p>
P/23/054	<p>Consultations & Correspondence</p> <p>The Committee NOTED the following: -</p> <ul style="list-style-type: none"> • Southern Water’s press release with details of proposals to Ofwat to reduce storm overflows in South Downs areas of West Sussex • CIL meeting update, consultation & annual monitoring form, which is published on the Council’s website in accordance with Reg 121B, The Community Infrastructure Levy Regulations 2010. <p>The Committee RESOLVED to write in support of CDC’s position in relation to the Government’s current Infrastructure Levy consultation (17 March to 9 June 2023).</p>	<p>Actions: Clerk</p>
P/23/055	<p>Date of next meeting</p> <p><u>Tuesday</u> 16th May, <u>7pm</u> Kelsey Hall, Ifold</p>	<p>Actions: Clerk</p>

There being no further business, the Chair closed the meeting at 19:53

PLAISTOW AND IFOLD PARISH COUNCIL



4th May 2023

Miruna Turland
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Miruna Turland,

Re: 23/00803/FUL | Erection of livestock building (retrospective) | Mountwood Farm, The Street, Plaistow, West Sussex, RH14 0PZ

Plaistow and Ifold Parish Council's Planning & Open Spaces Committee considered the above retrospective application at its meeting on 3rd May and **objects** for the following reasons.

The Parish Council is concerned regarding the building's bulk and mass, particularly the 7.3m ridge height, and consequently its impact upon the landscape.

Policy 45 of the LPA's adopted Local Plan 2014 – 2029 stipulates that development within the countryside and outside Settlement Boundaries (such as this), should meet an essential and small-scale need. An application must meet all three criteria of Policy 45, which includes: -

“Proposals requiring a countryside setting, for example agricultural buildings, ensure that their scale, siting, design, and materials would have minimal impact on the landscape and rural character of the area.”

The Parish Council questions the essential and small-scale need of this development. The farm is relatively small, being 72-acres with 14 cows (albeit 6 are in calf) and 122 sheep. The applicant has other, existing agricultural buildings on site used for similar purposes as those of the current building and several storage containers. The Parish Council queries if the Applicant requires such an extensive livestock building.

Therefore, the Parish Council respectfully asks the Planning Officer to do due diligence and satisfy themselves that there is a genuine – essential - agricultural need for a total of 622m² barn area for the accommodation of livestock, fodder, feed, and agricultural machinery.

Policy 45 is subject to paragraph 19.33, which stipulates *“where buildings are of a poor design or scale or do not respect the landscape character or its surroundings, the building may be suitable for redesign or re-modelling or alternatively replacement.”*

The Parish Council notes that the applicant constructed the barn otherwise than in accordance with the submitted plans for permitted development for an agricultural building (PS/17/02226) and consequently requires the current retrospective planning application to remedy this breach.

It is also noted that an enforcement enquiry was open (PS/21/00264/CONCOU) regarding the stationing of a mobile home, metal container buildings and motor vehicles at the site without planning consent. However, this enforcement action will now be held in abeyance pending consideration of the recently submitted planning application (23/00803/FUL).

The Parish Council observes with interest that MPs have recently called on Government to change the planning system to allow previous irresponsible behaviour of an applicant to become a material consideration. Consequently, the recent Department for Levelling Up, Housing and Communities consultation on reforms to National Planning Policy included the question: *“Do you agree in principle that an applicant’s past behaviour should be taken into account in decision-making?”*

Whilst the Parish Council acknowledges and understands that the current system only considers the merits of a proposed development and not the applicant themselves; nevertheless, the Parish Council does not like to see planning processes and procedures being undermined and circumvented in such an obvious manner.

If the LPA is minded to permit this retrospective application, the Parish Council respectfully asks that restrictive conditions be included in order to ensure the building’s intended agricultural use and to minimise harmful impacts on the landscape.

To this end, the Parish Council respectfully draws the Planning Officer’s attention to the conditions applied to [application 17/01338/FUL](#) for a pole barn, field shelter and area of hard standing on a site situated along the same street as the Applicant’s farm and which shares the same postal address: Land At The Mount, South Of Rumbolds Farm, The Street, Plaistow, West Sussex, RH14 0PZ

The conditions were: -

- Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, as amended, and the Town and Country Planning (General Permitted Development) Order 2015, or in any other statutory instrument amending, revoking and re-enacting the Order, the building hereby permitted shall be used for purposes related to agriculture only and for no other purpose whatsoever (including equestrian or commercial use) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005 or in any provision equivalent to that Class in any other statutory instrument revoking and re-enacting that Order).

Reason: To ensure the use of the building does not have a harmful environmental effect in the interests of amenity/in the interests of protecting the character of the area/in the interests of protecting residential amenity.

- **If the use of this building for agricultural purposes ceases the building shall be demolished and all resultant materials removed from the site within three months of the use ceasing.**

Reason: To accord with policy since buildings of this size are only permitted in the countryside if they are essential to meet the needs of agriculture.

- No lighting shall be installed in the site other than in accordance with a scheme that shall first have been submitted to and formally approved in writing by the Local Planning Authority prior to installation. Thereafter any such lighting scheme shall be maintained as approved in perpetuity.

Reason: To prevent undue light pollution harmful to the landscape and the habitat of the adjacent Ancient Woodland.

The Parish Council submits that the above sets a clear precedent in the vicinity of the site and requests that these conditions be applied to the current application; particularly the requirement that the building shall be demolished, and all resultant materials removed from the site if it ceases to be used for agricultural purposes.

Yours sincerely



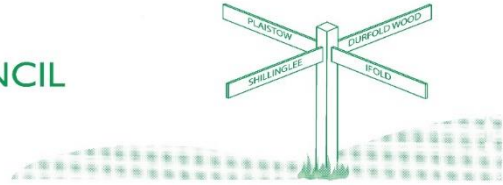
Catherine Nutting

Clerk & RFO: Catherine Nutting

Tel: 07798631410 | Email: clerk@plaistowandifold-pc.gov.uk | www.plaistowandifold-pc.gov.uk

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PLAISTOW AND IFOLD PARISH COUNCIL



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

Planning Decisions:

CDC Weekly Decision List, 14 w/e 05.04.2023

None to note.

CDC Weekly Decision List, 15 w/e 12.04.2023

1. [PS/21/02127/FUL](#) | Mr and Mrs Morren-Jeffs | Plot 1B Land At Sparrow Farm Shillinglee Road Plaistow West Sussex | Erection of L-shape stable block providing two stables, open hay barn and muck heap. **PERMIT**

CDC Weekly Decision List, 16 w/e 19.04.2023

1. [PS/23/00398/DOM](#) | Mr And Mrs A Goddard | Rumbolds Cottage The Street Plaistow Billingshurst West Sussex RH14 0PZ | Construction of single storey extension. **PERMIT**
2. [PS/23/00626/PA6ABE](#) | Dr Peter Binks | Boundary Lands Durfold Wood Plaistow Billingshurst West Sussex RH12 0PN | Replacement of an existing cabin to the rear of the Boundary Lands with a building for storage of agricultural machinery. **REFUSE**

CDC Weekly Decision List, 17 w/e 26.04.2023

None to note.

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