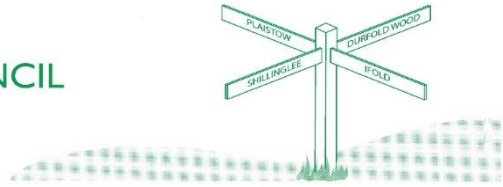


PLAISTOW AND IFOLD PARISH COUNCIL



MINUTES of the Planning and Open Spaces Committee of Plaistow and Ifold Parish Council held on **Tuesday 16th 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; Cllr. Sarah Denyer and Catherine Nutting (Clerk & RFO).

One (1) member of the public was in attendance remotely (via Zoom).

P/23/064
Apologies Apologies were received and accepted from Cllr. Andrew Woolf and Mr. David Lugton, **Parish Tree Warden**, Co-opted Member (no voting rights).

P/23/065
Disclosure of interests
None declared.

P/23/066
Minutes
It was **RESOLVED** to **APPROVE** the **MINUTES** of the meeting held on **16th May 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/23/067
Public participation
A MOP addressed the meeting regarding application 23/00109/DOM. The Chair permitted these comments to be made at the time the Council considered the application at P/23/068(1) below.

P/23/068
To consider new Planning Applications
South Down National Park Applications:
None
Tree Applications:
None
Building Applications:
1. [23/00109/DOM](#) | Proposed single storey rear extension, two storey side extension and loft conversion. | 6 Council Cottages, Nuthatch Shillinglee Road Plaistow West Sussex

Actions:
Clerk

RH14 OPQ

The Committee **RESOLVED** to **OBJECT** - [appended at A](#).

2. [23/01142/PA1AA](#) | Proposed construction of an additional storey above the original floor plan of the single storey dwelling. | Everley Plaistow Road Ifold Loxwood Billingshurst West Sussex RH14 0TU

The Committee **RESOLVED** to make **NO COMMENT**.

P/23/069

Planning decisions, Appeals and Enforcement

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/23/070

Ratify decisions made pursuant to the Scheme of Delegation (3.1.11)

The Committee **RESOLVED** to **NOTE** and **APPROVE** the Letter of Comment submitted to the Local Planning Authority on 7th June 2023 ([appended at C](#)) regarding application 23/00803/FUL for the retrospective erection of a livestock building at Mountwood Farm, The Street, Plaistow, RH14 0PZ. The Council withdrew its objection subject to the inclusion of restrictive conditions.

The Committee **NOTED** the LPA's decision regarding this application dated 13th June ([here](#)) and the inclusion 6 conditions to be compiled with at all times following completion of the development.

P/23/071

Appeals & Enforcement Action

The Committee **NOTED** the [appeal decision](#): Land at Manor Copse Farm, Oak Lane, Shillinglee, Plaistow, West Sussex GU8 4SQ APP/L3815/C/21/3283324 & APP/L3815/C/21/3283325

P/23/072

Consultations & Correspondence

The Committee **NOTED** the following matters: -

- The [LPA's decision re Loxwood application LX/23/00835/PA3Q](#) | proposed change of use from agricultural buildings to 1 dwelling - (C3 Use class) | Mill House Farm, Drungewick Lane, Loxwood, RH14 0RS
- CDC's update re new housing development and the issue of mitigating its impact on the A27 Strategic Road Network and associated Local Highway Network.

Actions:
Clerk

- [SDNPA review of the Local List](#) - public consultation between 5th June until 5pm on 14th July 2023. The Committee will consider the list and review its comments (if any) at the next meeting.
- The Clerk to attend the Planning one-day, virtual summit on 5th July and feedback relevant planning advice, including town planning, planning for local renewables, government reforms and neighbourhood plans.
- CDC's breach of enforcement notice update regarding Lagoon 3, Crouchlands Farm.

P/23/073

Date of next meeting

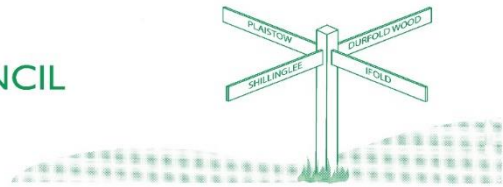
Tuesday 11th July, 7:30pm Kelsey Hall, Ifold

Actions:

Clerk

There being no further business, the Chair closed the meeting at 20:00

PLAISTOW AND IFOLD PARISH COUNCIL



14th June 2023

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

Dear Miruna Turland,

Re: 23/00109/DOM | Proposed single storey rear extension, two storey side extension and loft conversion. | 6 Council Cottages, Nuthatch Shillinglee Road Plaistow West Sussex RH14 0PQ

Plaistow and Ifold Parish Council's Planning & Open Spaces Committee considered the above (amended) application at its meeting on 13th June and **continues to support its original objection** to this application for the following reasons:

Whilst the Council notes the new plans, the mass and scale of the amended proposals continue to seek to significantly increase the property size such that it will overwhelm the plot and neighbouring properties.

The Parish Council notes that several neighbouring properties are owned by The Hyde Group and form part of the Parish's limited social housing stock. The proposed changes at 6 Council Cottages will visually dominate the street scene and be out of keeping with the character of the area – it will not be well related to the existing buildings contrary to CLP Policy 45. The extension will significantly set this property apart as 'privately owned' in a way the other properties can not seek to emulate / achieve in the future. The Parish Council considers this not to be in the public interest as it undermines social cohesion.

The Parish Council notes the Applicants' desire to build a wheelchair accessible extension, which is a material consideration. However, the Applicant was unable to advise the Parish Council if / when their relative might come to live at the property – it is a future possibility, rather than a certainty. This is a matter for the LPA to consider on balance; however, the Parish Council is not persuaded by a future aspiration. This has the potential to set an unfortunate precedent, which could be exploited by other applications.

If the LPA is minded to approve the application, the Parish Council respectfully asks that the plans are altered to ensure the front elevation is set further back to ensure that the extension is subservient to the property. This would produce better symmetry on the street scene and the property's relationship with its neighbours.

The Council notes the consultation response from Natural England; however, continues to have concerns regarding the impact of light spill on the surrounding area and its dark skies.

The Council notes the LPA's recent lighting condition regarding application 23/00803/FUL | Mountwood Farm, The Street, Plaistow, West Sussex, RH14 0PZ namely: -

- *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 respectfully requests that a similar condition be included to ensure that light spill from the roof lights and additional windows be kept to a minimum. The degree of light-spill from this property will not be in keeping with any other building in the vicinity and has a real potential to harm nocturnal species and the local ecology.

Yours sincerely



Catherine Nutting

[Back to top](#)

Clerk & RFO: Catherine Nutting

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

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

Planning Decisions:

CDC Weekly Decision List, 20 w/e 16.05.2023

None to note

CDC Weekly Decision List, 21 w/e 24.05.2023

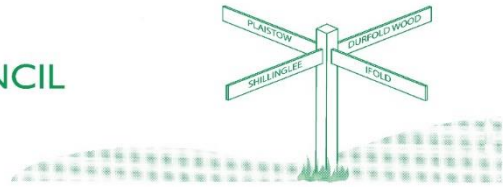
None to note

CDC Weekly Decision List, 22 w/e 31.05.2023

None to note

[Back to top](#)

PLAISTOW AND IFOLD PARISH COUNCIL



7th June 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

Further to your email correspondence dated 30th May, I write to confirm that the Parish Council's Planning & Open Spaces Committee has reconsidered the retrospective application considering your comments; namely: -

“Manorwood farm is relatively small holding of 72 acres, being an all-grass farm with cows and sheep. We have been advised that the flocks are kept for pedigree breeding and the lamb for sales of meat. It is noted that via application 17/02226/PNO, two open fronted barns have been approved. The applicant had erected initially just one of the two barns. However, the application barn is bigger. The applicant explained that the height of the barn has been altered to allow suitable access for the machinery to the barn to allow for the stacking of hay bales.

Although bigger in size than the original approved barn, following the site visit and a walk on the footpaths and the restricted byway, it is not considered that the barn will have a negative impact upon the landscape. Due to its position to the north of an area of trees in a low spot of the undulating surrounding land the proposed barn cannot be seen from any public vantage points apart from the access gate to the farm from the byway.

The proposed barn is divided into five bays, but internally split into two areas, one serving as store for agricultural and the other for storage of feed and fodder. The other existing barn on site was being used as shelter for livestock. On site there were also several storage containers used for secure storage of small tools and equipment.”

The Parish Council is content to withdraw its objection, submitted to the Local Planning Authority on 4th May, on the proviso that the restrictive conditions outlined in the Council's original correspondence be included, to ensure the building's intended agricultural use and to minimise harmful impacts on the landscape.

The Parish Council respectfully reminds the Planning Officer of the conditions imposed by Chichester 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: -

1. 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.

2. **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.

3. 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 conditions set 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.

The Parish Council notes your email dated 5th June in which you state that should the application be approved, conditions will be put in place to ensure the building's intended agricultural use.

Yours sincerely



Catherine Nutting

Clerk & RFO: Catherine Nutting

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

[Back to top](#)