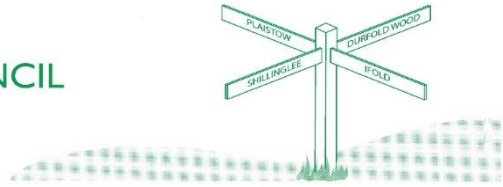


PLAISTOW AND IFOLD PARISH COUNCIL



MINUTES of the Planning and Open Spaces Committee of Plaistow and Ifold Parish Council held on **Wednesday 18th August 2021**, Winterton Hall, Plaistow.

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

No members of the public were present.

P/21/077 None received.

Apologies

Mr. David Lugton, **Parish Tree Warden**, Co-opted Member with no voting rights was not in attendance.

P/21/078 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/21/079

Minutes

It was **RESOLVED** to **APPROVE** the minutes of the meeting held on 13th July, which will be signed by the Chair via Secured Signing as a true record and made available on the Parish Council's [website](#).

Actions:
Clerk & Chair

P/21/080

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 18th August 2021.

None received.

P/21/081

To consider new Planning Applications

Actions:
Clerk

South Down National Park Applications:

None.

Tree Applications:

1. 21/02345/TCA | Notification of intention to fell 1 no. Ash tree (quoted as T2/ Tag nos. 465). | Winterton Hall Loxwood Road Plaistow RH14 OPX

No Comment

Building Applications:

1. 21/02127/FUL | Erection of L-shape stable block providing four stables, open hay barn and tack room and muck heap. | Plot 1B Land At Sparrwood Farm Shillinglee Road Plaistow West Sussex

Letter of Objection appended at A.

2. 21/02247/DOM | Erection of single storey side extension and enlargement of existing dormers. | Roughlands Durfold Wood Plaistow RH14 OPL

No Comment

3. 21/01871/FUL | Construction of a new one and a half storey detached dwelling with attached ground floor annex. | Foxley Poundfield Lane Ifold Loxwood RH14 ONZ

Letter of Comment appended at B.

P/21/082

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/21/083

Loxwood Claypits

The Parish Council's letter of objection is appended to these minutes at D.

P/21/084

Appeals & Enforcement Action – consideration & updates

Appeals:

None to note.

Enforcement:

- a. Nell Ball Farm, Dunsfold Road, Plaistow, Billingshurst, West Sussex RH14 0BF | Erection of a building | PS/21/00150/CONCOM | Ongoing investigation.

The Committee noted the following matters currently being investigated by CDC's Enforcement Department:

- Surrex Yard, Ifold Bridge Lane, Ifold
- Loxmeadow, Ifold

The Enforcement action regarding Oxencroft is in abatement pending a decision on the current planning application. However, the Committee noted that despite planning refusal for the gates the applicants continued to complete the development after planning permission was refused.

P/21/085

Clerk's Update

Actions:
Clerk

- a. Willow Tree Farm, Kirdford

The Committee noted the following updated from CDC's Enforcement department:

It is known that the site has permission (2019) for an Agricultural building with internal track and new access, relocate and station permanently stables - Variation of Condition 2 of planning permission PS/14/00435/FUL - To re-position stables from position A (as approved) to position B (proposed).

The owners were advised that 'prior notification' was not required for a Proposed agricultural building [again in 2019]. I would think that the works are slow to progress owing to COVID-19 and the scale of the building and works involved.

There are animals on the land so I would assume that the laying of water pipes is in connection with this.

Planning enforcement had cases in the past in relation to possible occupancy/development - 15/00029/CONAGR and the file was closed in April 2020 as the building received permission; and because there was no evidence that anyone lived on the land after the motorhome was removed.

- b. Reschedule meeting currently listed for 29th September

The Committee agreed to reschedule the meeting to Tuesday 28th September due to a clash with the Northern Parishes Meeting on 29th.

P/21/086

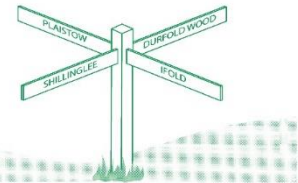
Date next meetings

Tuesday 7th September 2021, 7:30pm, Winterton Hall, Plaistow

There being no further business, the Chair closed the meeting at 20:05

Appendix A: P/21/081

PLAISTOW AND IFOLD PARISH COUNCIL



19th August 2021

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

Dear Mr Price,

Re: 21/02127/FUL | Erection of L-shape stable block providing four stables, open hay barn and tack room and muck heap. | Plot 1B Land At Sparrwood Farm Shillinglee Road Plaistow West Sussex

The Parish Council's Planning & Open Spaces Committee considered the above application at its meeting on 18th August 2021 and objects for the following reasons.

The proposal must be considered in line with Policy 55 of the Chichester Local Plan: Key Policies 2014 – 2029 ('the Local Plan'). The Parish Council respectfully draws the Planning Officer's attention to criterion 3 and 6 of Policy 55, which require any equestrian development to have "minimal visual impact on the landscape" and must be "compatible with its surroundings".

It is the Parish Council's view that the proposed development would have an adverse impact upon the open countryside setting of the area, which benefits from open fields and ancient woodland. There are no other permanent structures in the surrounding area; all other buildings are fully mobile and can be removed. If the Local Planning Authority (LPA) were to grant this application, it would set a precedent for the approval of other permanent structure applications in the future which would permanently alter the character and appearance of this area. Such alterations to the character and appearance of this area would undermine Policy 48 of the Local Plan, which seeks to mitigate the impact of development on the natural environment. The Parish Council asserts that the current application is incompatible with criterion 2 of Policy 48, in that it does not recognise the "distinctive local landscape character and sensitively contributes to its setting and quality".

Additionally, the site has permitted mixed use for both equestrian and agricultural purposes. The Parish Council notes that this application does not represent any agricultural use, and this is of concern.

The Parish Council has included with this letter of objection the Parish's PRow Map and respectfully wishes to draw the Planning Officer's attention to the two recent dismissed appeals for the applicant's site and also for neighbouring land at Sparrwood Farm: APP/L3815/W/20/3271133 and APP/L3815/W/21/3267356 respectively.

Yours sincerely



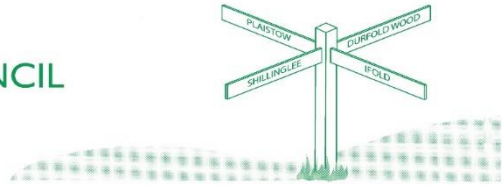
Catherine Nutting

Clerk & RFO to Plaistow and Ifold Parish Council

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

PLAISTOW AND IFOLD PARISH COUNCIL

19th August 2021



Sascha Haigh
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Sascha Haigh,

Re: 21/01871/FUL | Construction of a new one and a half storey detached dwelling with attached ground floor annex. | Foxley Poundfield Lane Ifold Loxwood RH14 0NZ

The Parish Council's Planning & Open Spaces Committee considered the above application at its meeting on 18th August 2021 and makes No Comment to what is proposed.

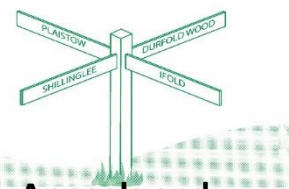
However, the Parish Council respectfully asks the Planning Officer to impose a condition on the planning permission to ensure that the proposed ground floor annex retains its ancillary purpose and does not become an independent residential dwelling and/or turned into a holiday let/business. Namely, that the proposed ground floor annex remains ancillary to the enjoyment of the main dwelling house, known as Foxley, Poundfield Lane, Ifold, Loxwood, RH14 0NZ in perpetuity.

Yours sincerely

Catherine Nutting
Clerk & RFO to Plaistow and Ifold Parish Council

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

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:

SDNP Weekly Decision List,

None to note.

CDC Weekly Decision List, 30 w/e 28.07.2021

1. PS/20/03340/DOM | Mr P Voice | Little Fitchings Rickmans Lane Plaistow RH14 ONT | New access drive, double garage with home office ancillary accommodation above in roof space. **PERMIT.**

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QLQIFWERK4800>

2. PS/21/01179/PLD | Angie Pilbeam | Appledown Lodge Chalk Road Ifold Loxwood RH14 OUE | Convert attached garage into habitable space. **PERMIT.**

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QRNXVBERGX400>

CDC Weekly Decision List, 31 w/e 04.08.2021

1. PS/21/00396/DOM | Joe Marsh | Oakburn Plaistow Road Ifold Loxwood RH14 OTY | 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. **PERMIT.**

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QOBCU4ERLW500>

2. PS/21/01729/PA3Q | Mr Pinent | Sparrow Farm Dunsfold Road Plaistow Billingshurst West Sussex RH14 0QF | Part 3, Class Q: Change of use of agricultural building to a dwelling (C3 Use Class). **WITHDRAWN.**

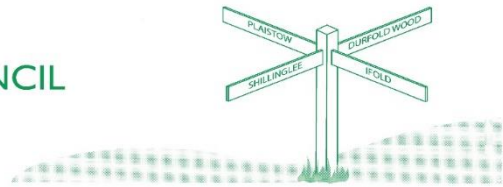
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QU0PCRER0SR00>

CDC Weekly Decision List, 32 w/e 11.08.2021

None to note.

PLAISTOW AND IFOLD PARISH COUNCIL

20th August 2021



County Planning,
West Sussex County Council,
County Hall,
Chichester,
PO19 1RH

To whom it may concern,

Re: WSCC/030/21 | Pallinghurst Woods, Loxwood Road, Loxwood, West Sussex RH14 0RW | Loxwood Clay Pits Ltd

Plaistow and Ifold Parish Council's Planning & Open Spaces Committee considered the above application at its meeting on 18th August 2021 and objects to the proposals in the strongest terms.

From the outset, it is imperative that the Planning Officer recognises that the water supply in the Loxwood area is highly stressed and a critical factor to be considered when determining this application which cannot be ignored. This application will inevitably exacerbate the current water situation in the area.

Plaistow and Ifold Parish Council respectfully refers the Planning Officer to the open letter of Mrs Janet Cheesley, Chartered Town Planner specialising in the examination of Neighbourhood Development Plans and currently undertaking the independent examination of Plaistow and Ifold Parish's Plan. The letter is attached for ease of reference.

You will note that Natural England has concern over the accumulative impact on fresh water supplies in the North Sussex area from unsustainable extraction at Hardham in Pulborough and the potential adverse impact on the sensitive Arun Valley, which has Special Protection Areas (SPA), Special Area of Conservation (SAC) and Ramsar designations. **This statement from Natural England came out of a review of Loxwood Parish Council's Neighbourhood Plan.**

The ramifications of Natural England's statement are far reaching and impact Chichester District Council's Local Plan generally. Consequently, the Parish Council respectfully requests that the Planning Officer contacts Valarie Dobson, Principal Planning Officer at Chichester District Council, to ascertain the significant ramifications of Natural England's statement and the content of this open letter on CDC's Local Plan and the legal advice the District Council are currently seeking. Ms Dobson's email address is: vdobson@chichester.gov.uk

The Parish Council has seen no compelling evidence to support the application that there is a legitimate business need for clay in this area. The Parish Council has considered the latest WSCC Minerals Monitoring Report, which states that there is no demand for additional brickmaking and WSCC have more than 25 years of reserves. Additionally, the clay requirements are met both nationally and locally due to other sites with ample supply. The Parish Council notes that clay extraction typically takes place adjacent to brick making facilities and it is considered uneconomical and environmentally impactful to transport clay over any distance. For these reasons, the Parish Council considers that the application is disingenuous and that the primary purpose of the business will be waste transfer and landfill. However, as is the case with clay extraction, there is limited requirement for a construction and demolition waste site in West Sussex either, as the need is met at other far more suitable sites.

The site is remote and tranquil with limited light pollution and characterised by designated ancient woodland (Pephurst Wood) which supports a raft of wildlife including one of the area's priority bat species, the Barbastelle Bat (which is an International European Protected Species). The site is manifestly unsuitable for the proposed operations and the Council notes the lack of reference in the application to an active badger sett near to the proposed lay-by, parking, and wheel wash area at Pephurst Wood. The Parish Council wishes the Planning Officer to be aware that the site was part of the West Weald Landscape project.

The Parish Council recognises that without the mineral site there would be no justification for a waste site at this unsuitable location. National policy does not support this type of development on a greenfield site and specifies that waste sites should be sited in built-up areas or brownfield sites. Additionally, the proposed development is entirely contrary to either the Loxwood Neighbourhood Plan, or the Chichester District Local Plan: Key Policies 2014 - 2029 for development in a rural area and violates, among others, Policies 25, 40, 45, 48 and 49.

No part of the application is sensitive to the setting in terms of size, bulk, and location. The Parish Council notes the proposal for a 15,000 sq ft building situated within unspoilt woodland, along with the ancillary building and quarrying operation all of which will have a serious and lasting visual impact upon the landscape which has no other structures. It does nothing to enhance, protect or complement the natural environment or rural character of the area and realises no demonstrable benefits to the local and wider communities. The development will generate impactful light pollution, environmental pollution from plant equipment, generators, excavators and vehicle movement and intrusive noise to the detriment of wildlife, those who use the public footpaths and live-in nearby communities.

The Council has seen no verifiable evidence that suggests that the lasting damage this development will cause to the natural environment and local communities is outweighed and/or mitigated by a legitimate business need for any part of the applicant's proposed operations at the site. At a time when preventing and/or mitigating climate change and protecting the natural environment is critical, it is manifestly inappropriate to countenance the approval of an application which will result in an

increase in net carbon emissions from the burning of fossil fuels, removal of tree canopy by felling and disturbance of the woodland floor for corporate profit only. Particularly when the proposed operation is contrary to industry standards which considers the transport of clay over any distance to be both uneconomical and environmentally impactful.

The Parish Council has significant concerns regarding the increased volume of traffic the proposal will generate. 42 HGV movements per day along narrow country lanes with relatively poor infrastructure and away from the primary road network is unacceptable and will impact multiple communities, including Plaistow and Ifold, and cause a significant increase in road safety concerns and negative residential amenity. Many of these roads do not benefit from pavements and visibility can be poor due to vegetation. The roads are used by pedestrians, cyclists and horse riders of all ages and abilities and frequently host large scale cycling events throughout the summer months.

This volume of HGV traffic will be detrimental to the tranquil and isolated location of both the site and our rural villages. The Parish Council respectfully requests that the Planning Officer does due diligence to satisfy themselves of the suitability, sustainability and safety of this increased level of HGV movements in this area. This application for development should not be considered in isolation; to do so would be manifestly irresponsible. The application must be considered alongside all the other planning applications in the area (of which there are a large number from both Horsham District Council and Chichester District Council for substantial residential development sites) and the cumulative impact the increased traffic will create on the road networks and road safety.

The Parish Council notes that the applicants only plan on recycling 50% of the waste brought onto site – an amount well below the accepted industry standard. If they subsequently decide to increase the recycling rate this will inevitably result in an increase of HGV movements.

Yours sincerely



Catherine Nutting

Clerk & RFO to Plaistow and Ifold Parish Council

cc. WSCC Cllr. Janet Duncton and District Cllr. Gareth Evans

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