

**MINUTES** of the Planning and Open Spaces Committee of Plaistow and Ifold Parish Council held on **Tuesday 29<sup>th</sup> August 2023**, at Winterton Hall, Plaistow.

**Present** Cllr. Paul Jordan (Chair of the Parish Council); Cllr. Andrew Woolf;  
Cllr. Doug Brown and Catherine Nutting (Clerk & RFO).

No members of the public were in attendance.

**P/23/098**  
**Apologies** Apologies were received and accepted from Cllr. Sophie Capsey (Chair of the Planning & Open Spaces Committee); Cllr. Sarah Denyer Mr. David Lugton, **Parish Tree Warden**, Co-opted Member (no voting rights).

**P/23/099**  
**Disclosure of interests**  
None declared.

**P/23/100**  
**Minutes**  
It was **RESOLVED** to **APPROVE** the **MINUTES** of the meeting held on **8<sup>th</sup> August 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/23/101**  
**Public participation**  
None.

**P/23/102**  
**To consider new Planning Applications**  
**South Down National Park Applications:**  
None to note.

**Actions:**  
Clerk

**Tree Applications:**

1. [23/01723/TPA](#) | Crown reduce by 20% (all round) on 21 no. Cypress trees within Group, G1 and 1 no. Eucalyptus tree (T14). All subject to PS/97/00808/TPO. | Jasmine Cottage 1 Thistledown Vale Ifold Loxwood Billingshurst West Sussex RH14 0TN

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

**Building Applications:**

2. [23/01535/FUL](#) | 1 no. glamping pod for use for holiday rentals. | Land South Of River Lox The Lane Ifold West Sussex

The Committee **RESOLVED** to **OBJECT** to the application. Letter of objection appended to these [minutes at A](#).

3. [23/01694/PLD](#) | Proposed lawful development - replace an existing cabin with a triple bay garage. | Boundarylands Cottage Durfold Wood Plaistow Billingshurst West Sussex RH14 0PN

The Committee **RESOLVED** to **COMMENT**. Letter appended to these [minutes at B](#).

**P/23/103**

**Planning decisions, Appeals and Enforcement**

The list of recent planning decisions appeals and enforcement notices from the Local Planning Authority (LPA) (CDC) was circulated to Members in advance of the meeting and published with the Agenda on the Parish Council's Notice Boards and website. The list was **NOTED** by the Committee and is appended to these [minutes at C](#).

**P/23/104**

**Appeals & Enforcement Action**

Nothing to note at this time.

**P/23/105**

**Gatwick Airport - [2nd runway via a Development Consent Order](#).**

The Committee **RESOLVED** to **REFER** this matter to the **FULL COUNCIL** for consideration at its [meeting on 13.09.2023](#).

Action:  
Clerk/Full  
Council

**P/23/106**

**Consultations & Correspondence**

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

- [South Downs National Park planning newsletter](#)
- [Community Infrastructure Levy](#) (CIL) is payable on the Gatliff planning application (23/01409/FUL)
- NALC's (National Association of Local Councils) new planning webpage.

Actions:  
Clerk

**P/23/107**

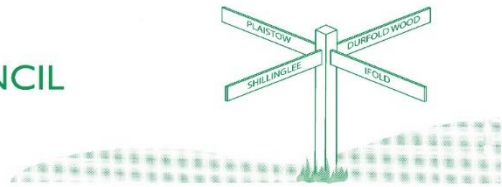
**Date of next meeting**

12<sup>th</sup> September, [7:00pm](#) Kelsey Hall, Ifold

Actions:  
Clerk

There being no further business, the Chair closed the meeting at 19:51

## PLAISTOW AND IFOLD PARISH COUNCIL



30<sup>th</sup> August 2023

Freya Divey  
Planning Officer  
Chichester District Council  
East Pallant House  
1 East Pallant  
Chichester  
PO19 1TY

Dear Freya Divey,

**Re: 23/01535/FUL | 1 no. glamping pod for use for holiday rentals. | Land South Of River Lox The Lane Ifold West Sussex**

Plaistow and Ifold Parish Council considered the above application at its Planning and Open Spaces Committee meeting on 29<sup>th</sup> August 2023 and objects to the proposed development for the following reasons.

The Parish Council has concerns that the proposed Glamping Pod is to be built in a location which forms part of the River Lox flood plain in a field known to flood multiple times each year. In the absence of a site-specific flood risk assessment the Council respectfully submits that the LPA cannot adequately consider the safe viability of this location for the intended purpose.

Similarly, the Parish Council has concerns regarding the proposals to:-

- bury underground unsightly utility structures and services in a flood plain – the Parish Council understands this to include the septic tank;
- to store the four surface water containers beneath the Glamping Pod;
- to discharge the septic tank wastewater into the ground in a field prone to flooding.

The Parish Council respectfully requests that the Planning Officer does due diligence to ensure that these proposals do not cause environmental and/or health and safety hazards / risks.

The Parish Council refers to the requirements for all development proposals within the Sussex North Water Supply Zone to demonstrate water neutrality and for the LPA to be certain that the various water efficiency, recycling, and offsetting measures can and will be maintained. Diversifying an otherwise agricultural site to include habitable accommodation for holidaymakers will increase water usage; (more people on site using toilets / showers / washing facilities; also, the requirement to launder bed linen and other communal furnishings and clean the Glamping Pods between guests). The

Parish Council respectfully requests that the Planning Officer does due diligence to ensure that the correct water usage has been calculated and the water neutrality measures are sufficient to meet Natural England's conditions.

The Parish Council queries the absence of a business plan and other robust and credible evidence to support the proposed farm diversification which is required for Built Tourist and Leisure Development (CDP Policy 30) and Caravan and Camping Sites (CDP Policy 31) pursuant to Appendix E of the Adopted Local Development Plan.

Policy 31 of the Chichester Local Plan requires evidence of 'a demonstrable need'. Likewise, Policy 45 states that development within the countryside, outside Settlement Boundaries, must meet essential, small scale, and local need which cannot be met within or immediately adjacent to existing settlements.

The Applicant has not provided any independent, verifiable evidence of a demonstrable / essential / local need or demonstrated high demand/over demand on existing sites in the area, as set out in the guidance in Appendix E of the Local Plan. The Applicant has not provided any independent evidence to demonstrate the commercial viability of the proposals.

The Parish Council notes the proposed substantial structure of the Glamping Pod – and the intention to build three (3) more in due course - which will be a major investment. The Parish Council queries the anticipated limited use - *"... the Glamping Pod would have an occupancy rate of 16% which equates to 58 days occupancy..."* (Surface Water Drainage Statement).

The Parish Council notes that the local area supports many types of holiday accommodation. Airbnb shows 26 holiday homes of various sizes within a 4.8km radius of Ifold, all offering all year-round high-quality provision. Expanding this search area to encompass popular visitor attractions such as Arundel, the South Downs National Park, Goodwood, Chichester, Guildford, and the coastal areas Airbnb alone indicates over 1000 available properties. Other direct booking holiday accommodation websites i.e., bookings.com, vrbo.com, cottages.com, all confirm plentiful availability of high-quality, year-round accommodation in the immediate local area, with a total of 412 beds available within 7 miles of Ifold. These beds are available in a variety of hotels, B&Bs, pub hotels, furnished holiday lets and all-year-round glamping units.

The Council also notes the pending planning applications for Foxbridge leisure village (22/02346/OUT) and Crouchlands Farm, which includes a glamping site (22/01735/FULEIA). Both these applications are within Ifold and would be in direct competition with this application / business proposal.

The Parish Council has concerns regarding the scale, bulk and height of the proposed Glamping Pod and considers that it would be significant and visually prominent and, as a result, would have a harmful and detrimental visual impact on the site's rural setting and landscape character in contravention of CDP Policies 25, 31 and 45.

If the LPA is minded to approve the application, the Parish Council respectfully asks the Planning Officer to impose a condition that the Glamping Pod remains for occasional holiday rental use only and ancillary to the primary use of the site as an agricultural farm in perpetuity; and permitted development rights are removed to prevent the Glamping Pod from being further developed to become an independent dwelling in the future.

Yours sincerely



Catherine Nutting

Clerk & RFO: Catherine Nutting

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## Appendix B - P/23/102 - Boundarylands Cottage

### PLAISTOW AND IFOLD PARISH COUNCIL



29<sup>th</sup> August 2023

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

Dear Miruna Turland,

**Re: 23/01694/PLD | Proposed lawful development - replace an existing cabin with a triple bay garage. | Boundarylands Cottage Durfold Wood Plaistow Billingshurst West Sussex RH14 0PN**

Plaistow and Ifold Parish Council considered the above application at its Planning and Open Spaces Committee meeting on 29<sup>th</sup> August 2023 and makes No Comment regarding the proposed development.

However, the Parish Council respectfully asks the Planning Officer to impose a condition that the triple bay garage remains ancillary to the enjoyment of the main dwelling house, known as Boundarylands Cottage, Durfold Wood, Plaistow, Billingshurst, West Sussex, RH14 0PN in perpetuity; and permitted development rights are removed to prevent the garage from being further developed to become an independent dwelling in the future.

Yours sincerely



Catherine Nutting

Clerk & RFO: Catherine Nutting

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## Appendix C – P/23/103

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

#### **Planning Decisions:**

CDC Weekly Decision List, 32 w/e 09.08.2023

[PS/23/00140/FUL](#) | Mr Northover | Little Springfield Farm Plaistow Road Ifold Loxwood West Sussex RH14 0TS | Demolition of existing dwellinghouse and erection of replacement four-bedroom dwellinghouse. **PERMIT**

CDC Weekly Decision List, 33 w/e 15.08.2023

None to note

CDC Weekly Decision List, 34 w/e 23.08.2023

1. [PS/22/01165/FUL](#) | Mr and Ms Taro Tsuruta | The Oaks Dunsfold Road Plaistow West Sussex RH14 0PW | Demolition and replacement dwelling. **WITHDRAWN**
2. [PS/23/01570/TPA](#) | Mr Phillip Simpson | Hidden Oaks Plaistow Road Ifold Loxwood Billingshurst West Sussex RH14 0TU | Crown reduce by 25%, crown lift by up to 4-5m (above ground level) and crown thin by 15% on 1 no. Oak tree (T1) subject to PS/95/00800/TPO. **PERMIT**

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