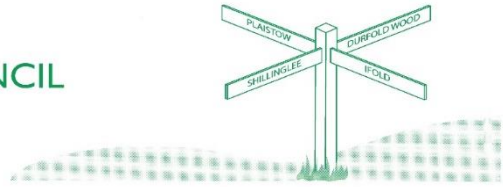


PLAISTOW AND IFOLD PARISH COUNCIL



MINUTES of the Planning and Open Spaces Committee of Plaistow and Ifold Parish Council held on **Tuesday 10th October 2023**, at Winterton Hall, Plaistow.

Present Cllr. Sophie Capsey (Chair of the Planning & Open Spaces Committee); Cllr. Paul Jordan (Chair of the Parish Council); Cllr. Andrew Woolf; Cllr. Doug Brown; Cllr. Sarah Denyer and Catherine Nutting (Clerk & RFO).

No members of the public were in attendance.

P/23/108 Apologies Apologies were received and accepted from Mr. David Lugton, **Parish Tree Warden**, Co-opted Member (no voting rights).

P/23/109 Disclosure of interests
Cllr. Capsey declared an interest in application 23/02029/ELD due to personal friendship with the applicant. Cllr. Capsey to abstain from comment and/or decision making. Cllr. Jordan to take the Chair.

P/23/110 Minutes
It was **RESOLVED** to **APPROVE** the **MINUTES** of the meeting held on **29th 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. Jordan

P/23/111 Public participation
None.

P/23/112 To consider new Planning Applications
South Down National Park Applications:
None to note.

Actions:
Clerk

Tree Applications:

1. [23/02175/TPA](#) | Crown reduce by 1m (back to previous pruning points) on 1 no. Lime tree (T1). Remove dead upper canopy from the co-dominant stem reducing the remaining live limbs from that declining co-dominant stem by 1.5m on north sector, remove damaged limb on south sector (at approx. 7m) back to main stem on 1 no. Horse Chestnut tree

(T2). Both tree subject to PS/ 93/00797/TPO. | Sycamores
The Drive Ifold Loxwood Billingshurst West Sussex RH14
OTD

The Committee **RESOLVED** to **ADOPT** the
RECOMMENDATIONS of the Parish Tree Warden and make
NO COMMENT.

Building Applications:

1. [22/02346/OUT](#) | Foxbridge outline application for a wellbeing and leisure development | Foxbridge Golf Club Foxbridge Lane Plaistow West Sussex RH14 0LB | To note new application documents (Ecology Correspondence / Ecology Appraisal / dormice Mitigation & Management Strategy) and consider any response.

The Committee **RESOLVED** to write a **LETTER OF COMMENT** which is appended to these [minutes at A](#) and published on the website [here](#).

2. [23/01811/DOM](#) | Raising of ridge height and loft conversion, barn dormers to the North and South elevations and window to East elevation. | Pasadena The Ride Ifold Loxwood Billingshurst West Sussex RH14 0TH
The Committee **RESOLVED** to make **NO COMMENT**.

3. [23/01720/DOM](#) | Single storey rear extension and single storey and 1st floor side extension. | Wisteria Cottage The Ride Ifold Loxwood Billingshurst West Sussex RH14 0TH
The Committee **RESOLVED** to make **NO COMMENT**.

Cllr. Capsey abstained from all comment and decision making. Cllr. Jordan as meeting Chair.

4. [23/02029/ELD](#) | Use of building and curtilage as independent self-contained residential property. | Canada Farm Shillingee Road Shillingee Chiddingfold Godalming Surrey GU8 4SZ
The Committee **RESOLVED** to **COMMENT**. Letter appended to these [minutes at B](#).

P/23/113

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.](#)

The Committee **NOTED** the recent planning decisions in respect of Land At Loxwood Hall West; Nutbourne Appeal decision; Tall Trees all published on the website [here](#).

P/23/114

Appeals & Enforcement Action

The Committee **NOTED**: -

Orchard Cottage, Rickmans Lane, RH14 0LD | Enquiry regarding stationing of a motorhome | Planning permission is not required to station/use a motorhome or touring caravan within the residential curtilage.

P/23/115

Protocol and Guidance on Meetings with Developers

Action:
Clerk

The Committee **RESOLVED** to have **TRAINING** before establishing a protocol.

P/23/116

Consultations & Correspondence

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

- The Publication of amended Statement of Community Involvement (SCI)
- The consultation on CDC's A27 Chichester Bypass Mitigation Supplementary Planning Document (SPD)
- CDC's [draft local list requirements document consultation](#)
- People [interested in building their own home](#) in Chichester

P/23/117

Date of next meeting

Actions:
Clerk

Planning & Open Spaces Committee meeting 7th November, 7:30pm
Kelsey Hall, Ifold

There being no further business, the Chair closed the meeting at 19:30

Appendix A - P/23/112 – Foxbridge Golf Club



11th October 2023

Jane Thatcher
Senior Planning Officer
Chichester District Council

Dear Ms. Thatcher,

Re: 22/02346/OUT | Outline application for a wellbeing and leisure development comprising up to 121 holiday units; the construction of a spa with accommodation of up to 50 bedrooms; the conversion of the former clubhouse into a restaurant and farm shop; the formation of a new vehicular access from Foxbridge Lane, new internal roads, footpaths, cycle routes and car parking areas; the construction of a concierge building and new hard and soft landscaping, including the formation of new ponds. All matters reserved except for means of access. | Foxbridge Golf Club Foxbridge Lane Plaistow West Sussex RH14 0LB

Plaistow and Ifold Parish Council notes the recent submission by the Applicant of the various ecology correspondence, Ecology Appraisal and Dormice Mitigation & Management Strategy.

The Parish Council's position remains resolute - that fundamentally the application fails to meet either national and/or local planning policy (made and emerging) as extensively outlined in the Parish Council's previous submissions. Unless baseline planning policy requirements can be met, this application must be refused. The proposals constitute unsustainable and unjustifiable countryside development, which will harm the character of the area.

The Parish Council notes with interest the comments of Natural England in relation to the Water Neutrality Statement submitted with application LX/23/00815/FUL, Land At Loxwood Hall West for the erection of a detached dwelling. Natural England require supporting evidence which demonstrates *how* proposed water neutrality measures will be implemented, as well as robust drought contingency to supply the offset requirement in perpetuity.

Yours sincerely



Catherine Nutting
Clerk & RFO of Plaistow and Ifold Parish Council

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Appendix B - P/23/112 – Canada Farm

Comments submitted on the Chichester District Council online planning portal.

Further to a meeting of Plaistow and Ifold Parish Council's Planning & Open Spaces Committee on 10th October 2023, the Council makes the following comments.

The Council notes that the various invoices submitted alongside the application confirm the status of the building as ancillary to the main dwelling house. It is noted that the annex was the former stables and equipment store and since its conversion into a habitable annex, deliveries have continued to be addressed to the main dwelling house for the attention of the primary owner/occupier of the site.

The Parish Council, in its capacity as a statutory consultee within the planning process, considers all applications within the parish. Many applications seek to convert garages and other ancillary buildings into habitable accommodation. The Parish Council seeks conditions on such applications that the conversions remain ancillary to the enjoyment of the main dwelling house in perpetuity and permitted development rights are removed to prevent the converted building from being further developed and becoming an independent dwelling in the future capable of private sale. Were such buildings to become recognised independent dwellings, they would contribute to the overall 'windfall' development within the Parish. The Council notes the census data for the parish over the last 20 years, which has seen the Parish size increase by 14% (99 dwellings) due to windfall development. This development is not accounted for in the Local Plan housing numbers, nor does it come with the necessary additional infrastructure support. This increase is only just under the Chichester District Council increase of 16% in the same period, which seems at odds with the aims of the current and emerging Local Plans.

The Parish Council understands that this matter rests on a legal principle and test, which it defers to the Local Planning Authority to assess. However, this application must bring into focus the need to ensure effective enforcement action for unauthorised development and conditions imposed on permitted habitable annex buildings to prevent the parish increasing without control and infrastructure support.

The Council additionally asks the Planning Officer to do due diligence to ensure that the application will not breach Natural England's conditions for Water Neutrality.

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

Planning Decisions:

CDC Weekly Decision List, 35 w/e 30.08.2023

1. [PS/22/02314/FUL](#) | Mr Ahamed | Shamba The Ride Ifold Loxwood RH14 OTQ | Demolition of existing bungalow and redevelopment of 2 no. residential units. **REFUSE**
2. [PS/23/00109/DOM](#) | Mr & Mrs Collingwood | 6 Council Cottages, Nuthatch Shillinglee Road Plaistow West Sussex RH14 OPQ Proposed single storey rear extension, two storey side extension and loft conversion. **PERMIT**

CDC Weekly Decision List, 37 w/e 13.09.2023

None to note.

CDC Weekly Decision List, 38 w/e 20.09.2023

1. [PS/23/01723/TPA](#) | Mrs Patricia Ritchie | Jasmine Cottage 1 Thistledown Vale Ifold Loxwood Billingshurst West Sussex RH14 OTN 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. **PERMIT**
2. South Downs National Park | SDNP/23/02778/FUL | The Deer Tower, Shillinglee Road, Shillinglee, Northchapel, West Sussex, GU8 4SY | Replacement of existing barbed wire and post and rail fencing with black metal 1.2m high 5-bar estate fencing, and 3 no. existing farm gates with black metal 1.2m high 5-bar gates. **APPROVE**

CDC Weekly Decision List, 39 w/e 27.09.2023

1. [PS/23/01535/FUL](#) | Chris Cox | Land South Of River Lox The Lane Ifold West Sussex 1 no. glamping pod for use for holiday rentals. **REFUSE**
2. [PS/23/01694/PLD](#) | Dr Peter Binks | Boundarylands Cottage Durfold Wood Plaistow Billingshurst West Sussex RH14 OPN | Proposed lawful development - replace an existing cabin with a triple bay garage. **REFUSE**

CDC Weekly Decision List, 40 w/e 04.10.2023

1. [PS/23/01384/DOM](#) | Mr Simon Hawker | Tall Trees The Drive Ifold Loxwood Billingshurst West Sussex RH14 OTE | Removal of existing roof & erection of first floor extension and two storey front extension. **REFUSE**

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