

**MINUTES** of the Planning and Open Spaces Committee of Plaistow and Ifold Parish Council held on **Tuesday 12<sup>th</sup> December 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; Mr Jon Pearce (Chair of Ifold Estates Ltd, Co-opted Member (no voting rights)) and Catherine Nutting (Clerk & RFO via Zoom).

No members of the public were in attendance.

**P/23/139** Apologies were received and accepted from Mr. David Lugton, **Parish**  
**Apologies** **Tree Warden**, Co-opted Member (no voting rights).

**P/23/140** **Disclosure of interests**  
None.

**P/23/141** **Minutes** **Actions:**  
It was **RESOLVED** to **APPROVE** the **MINUTES** of the meeting held on **29<sup>th</sup> November 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](#). **Clerk & Chair**

**P/23/142** **Public participation**  
None.

**P/23/143** **To consider new Planning Applications** **Actions:**  
**South Down National Park Applications:** **Clerk**  
None to note.

**Tree Applications:**  
None to note.

**Building Applications:**

1. [23/02518/FUL](#) | 1 no. additional detached two-bedroom dwelling. | Land At Zeka House, The Drive Ifold West Sussex RH14 0TE  
The Committee **RESOLVED** to write a **LETTER OF OBJECTION**

which is appended to these [minutes at A](#).

2. [23/02691/ELD](#) | Existing lawful development certificate for the erection of a building. | Land North Of The Coach House Oak Lane Shillinglee Plaistow Godalming West Sussex GU8 4SQ

The Committee **RESOLVED** to write a **LETTER OF COMMENT** which is appended to these [minutes at B](#).

3. [23/02673/DOM](#) | Erection of two storey side extension with dormer. Demolition of tank and shed and erection of two storey garage. Variation of condition 1 to planning permission - PS/20/02382/DOM - Extension as built 0.98m longer than shown on approved plans. Revised plans 1545-10A, 11A and 14 to be substituted for plans 1545-10, 11 and 12 approved. | Roughlands Durfold Wood Plaistow Billingshurst West Sussex RH14 0PL

The Committee **RESOLVED** to **COMMENT**.

#### **Comment submitted via online portal**

Plaistow and Ifold Parish Council respectfully ask that the Planning Officer satisfies themselves that there is no harm to the ancient woodland boundary.

4. [23/02648/DOM](#) | Addition of two single storey extensions and main roof modifications at the front and rear. (Variation of condition 2 from planning permission 20/02154/DOM - removal of main roof alterations). | May Cottage The Street Plaistow Billingshurst West Sussex RH14 0NS

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

5. [23/01968/FUL](#) | Demolition of existing B2 and B8 floorspace. Erection of 3,100m<sup>2</sup> flexible use floorspace falling within the following use classes: E(g) Uses which can be carried out in a residential area without detriment to its amenity; E(g)(i) Offices to carry out any operational or administrative functions; E(g)(ii) Research and development of products or processes; E(g)(iii) Industrial processes; B2 (restricted to only take place inside buildings); and, B8 Storage or Distribution and change of use of existing building to office building and B8 building to fuel store. | Little Springfield Farm Plaistow Road Ifold Loxwood Billingshurst West Sussex RH14 0TS

The Committee **RESOLVED** to **SEEK** an **EXTENSION** of **TIME** until **31st JANUARY 2024**. The matter will be considered at the Committee's next meeting.

**P/23/144**

**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/23/145**

**Appeals & Enforcement Action**

The Oxencroft enquiry will take place in January 2024.

**P/23/146**

**Consultations & Correspondence**

None to note.

**P/23/147**

**Pre-application protocol policy**

The Policy is being drafted by Planning Consultant Steve Tilbury. The Committee **RESOLVED** to **DEFER** the matter to the next meeting, pending review.

**P/23/148**

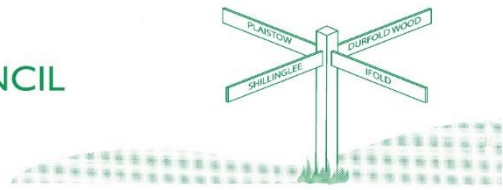
**Date next meeting**

Planning & Open Spaces Committee meeting 31<sup>st</sup> January 2024, **7:30pm** Kelsey Hall, Ifold

Actions:  
Clerk

There being no further business, the Chair closed the meeting at 19:45

## PLAISTOW AND IFOLD PARISH COUNCIL



13<sup>th</sup> December 2023

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

Dear Freya Divey,

**Re: 23/02518/FUL | 1 no. additional detached two-bedroom dwelling. | Land At Zeka House The Drive Ifold Loxwood Billingshurst West Sussex RH14 0TE**

Plaistow and Ifold Parish Council's Planning & Open Spaces Committee considered the above application at its meeting on 12th December and **objects** for the following reasons.

The Council notes that this current application is change from the original application (23/00702/FUL); now with the front door facing north, and with a shared access onto The Drive. Nevertheless, this does not alter the Council's substantive objections to the proposals.

The Parish Council considers that the proposal constitutes over-development of the site itself and over-development within Ifold and is out-of-keeping with the street scene of The Drive.

The erection of a further dwelling on a modest size plot will further erode the low density semi-rural, residential area and produce a negative urbanising effect. Inappropriate development within the Ifold Settlement Boundary contributes to the gradual attrition of the character of the area. Development should reflect and support the built heritage and rural characteristics of Ifold.

The settlement of Ifold suffers from inadequate foul and surface water drainage. This results in frequent occurrences of surface water flooding resulting in hydraulic backflows of effluent from sewage access chambers during episodes of prolonged and high levels of rainfall. The incidences of effluent discharge and flooding have increased over recent years, which may be due to additional new development, increasing hard surface areas and tree removal within the Settlement Boundary and without appropriate amendment to the sewer and surface water infrastructure. Additionally, the

Loxwood Wastewater Treatment Works is currently over-capacity. The Parish Council respectfully submits that the current application does not adequately address how the development will avoid/mitigate putting additional pressure on this failing system.

The increase of dwellings on the site will increase water demand. Consequently, the Parish Council respectfully requests that the Planning Officer does due diligence to ensure that the proposals do not contravene the standing advice from Natural England and will meet the requisite water neutrality requirements for planning permission to be granted.

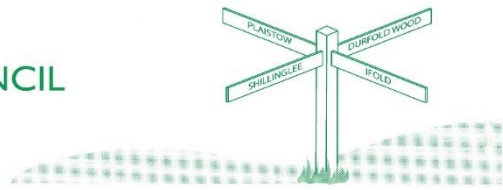
Yours sincerely

A handwritten signature in black ink, appearing to read 'C. Nutting', with a stylized flourish at the end.

Catherine Nutting

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## PLAISTOW AND IFOLD PARISH COUNCIL



13<sup>th</sup> December 2023

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

Dear Sascha Haigh,

**Re: 23/02691/ELD | Existing lawful development certificate for the erection of a building. | Land North Of The Coach House Oak Lane Shillinglee Plaistow Godalming West Sussex GU8 4SQ**

Plaistow and Ifold Parish Council's Planning & Open Spaces Committee considered the above application at its meeting on 12<sup>th</sup> December and makes the following comment.

Whilst the Parish Council acknowledges that it is for the Local Planning Authority's to determine the lawfulness of the application, the Council nevertheless respectfully asks that the Case Officer considers the following recent Planning and Appeal decisions pertaining to the same location: -

- APP/L3815/C/21/3283324 and 3283325 - dismissed May 2023
- 22/00208/ELD - refused June 2023
- 22/01630/FUL - refused November 2023

The Parish Council is concerned regarding the possibility of new curtilages being created within the countryside, and fully supports the LPA's existing position on the subject.

Yours sincerely

Catherine Nutting

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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, 48 w/e 29.11.2023

1. [PS/22/01630/FUL](#) | Mr Sam Hayward | Land North Of The Coach House Oak Lane Shillinglee Plaistow Godalming West Sussex GU8 4SQ | Replacement of existing outbuilding. **REFUSE**
2. [PS/22/02194/ELD](#) | Mr Paul Hayward | The Coach House Oak Lane Shillinglee Plaistow West Sussex GU8 4SQ | Existing lawful development certificate for the change of use of agricultural land to mixed use of business activities and private amenity land applicable for sui generis status. **REFUSE**
3. [PS/23/01811/DOM](#) | Ms Danica Burgess | Pasadena The Ride Ifold Loxwood Billingshurst West Sussex RH14 0TH | Raising of ridge height and loft conversion, barn dormers to the North and South elevations and window to East elevation. **PERMIT**

CDC Weekly Decision List, 49 w/e 06.12.2023

1. [PS/22/01218/DOM](#) [PS/22/01284/LBC](#) | Mrs Joanne Maiklem | Old Shortland Plaistow Billingshurst West Sussex RH14 0PJ | Swimming pool and plant room. **PERMIT**
2. [PS/22/01692/ELD](#) | Ms Toni Humphreys | 4 Oakdene Place Ifold Loxwood West Sussex RH14 0BA | Existing lawful development certificate for the use of land as residential garden land. **WITHDRAWN**
3. [PS/23/01749/DOM](#) | Barry Proudfoot | Shangri-La The Drive Ifold Loxwood Billingshurst West Sussex RH14 0TD | First floor extension, two storey porch extension and single storey rear extension with associated changes to existing roof and fenestration. **PERMIT**
4. [PS/23/02294/FUL](#) | Mr Craig Knight | Ifold Stores And Cafe Plaistow Road Ifold Loxwood Billingshurst West Sussex RH14 0SZ | Retrospective construction of an outbuilding (store/stock room). **PERMIT**

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