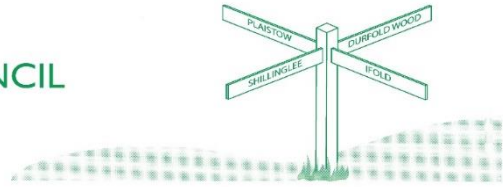


PLAISTOW AND IFOLD PARISH COUNCIL



MINUTES of the Planning and Open Spaces Committee of Plaistow and Ifold Parish Council held on **Wednesday 15th March 2022** at Kelsey Hall, Ifold.

Present Cllr. Sophie Capsey (Chair of the Planning & Open Spaces Committee); Cllr. Nick Whitehouse; Cllr. David Griffiths and Catherine Nutting (Clerk & RFO).

No members of the public were present.

P/21/118 Apologies Apologies were received and accepted from: Cllr. Paul Jordan (Chair of the Parish Council); Cllr. Jerusha Glavin; Cllr. David Ribbens; Mr Jon Pearce, Chair of IEL and Co-Opted Member (no voting rights); and Mr. David Lugton, **Parish Tree Warden**, Co-opted Member with no voting rights.

P/21/119 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/21/120 Minutes Actions:
Clerk & Chair
It was **RESOLVED** to **APPROVE** the minutes of the meeting held on 9th November 2021, which will be signed by the Chair via Secured Signing, in accordance with Standing Order 9(d), as a true record. The signed minutes will be available on the Parish Council's [website](#).

It was **RESOLVED** to **NOTE** as follows:

- a. The agreed minutes of the [Full Parish Council meeting](#), dated 8th December 2021, which considered the planning applications (C/21/186, pg., 4) outlined in the vacated Planning Meeting [agenda](#) scheduled for 1st December 2021.
- b. The planning application responses (including No Comment) made by the Clerk under paragraph 3.1.11 of the [Scheme of Delegation](#), between 9th December 2021 – 9th

February 2022 (meeting moratorium due to Covid-19) and append them to these minutes at [Appendix A](#)

- c. The planning application responses (including No Comment) made by the Clerk under paragraph 3.1.11 of the [Scheme of Delegation](#) after the [vacated meeting](#) on 23rd February 2022 appended to these minutes at [Appendix B](#)

P/21/121

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 15th March 2022. In accordance with Standing Orders 1(e) and (f), Public Participation shall not exceed 10 minutes, unless directed by the Chairman. A speaker is limited to 5 minutes.

None received.

P/21/122

To consider new Planning Applications

Actions:
Clerk

South Down National Park Applications:

None to note.

Tree Applications:

1. 22/00206/TPA | Reduce height by up to 2m, reduce all sectors by up to 1m and remove 1 no. branch (diameter of 200mm) on south sector at 5.5m on 1 no. Pedunculate Oak tree (T5) subject to PS/89/00786/TPO. | Wagtails 11 The Close Ifold Loxwood RH14 OTP

No Comment

2. 22/00490/TCA | Notification of intention to fell 1 no. Western Red Cedar tree (quoted as T1). | Common House Loxwood Road Plaistow Billingshurst West Sussex RH14 ONX

Letter of Comment [appended at C](#)

Building Applications:

1. 22/00162/DOM | Single storey rear extension. | Thornbrook The Drive Ifold Loxwood RH14 OTD

No Comment

2. 22/00562/DOM | New roof lights to front and rear roof slope, new fixed frosted window to east-facing facade and

new dormer roof to rear roof slope of the dwelling. | 1 Oak
Way Ifold Loxwood West Sussex RH14 0RU

No Comment

P/21/123 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 D](#).

P/21/124 Appeals & Enforcement Action

Enforcement

It was **RESOLVED** to **NOTE** that a Member of the Public has made an enforcement report regarding PS/22/00050/CONAGR | Little Springfield Farm Plaistow Road | Ifold | West Sussex RH14 0TS | Enquiry regarding Installation of heating oil storage tanks for commercial distribution and the construction of new buildings.

P/21/125 Clerk's Update

It was **RESOLVED** to **NOTE** that the LPA have been using Loxwood Parish Council's Neighbourhood Plan in relation to Plaistow and Ifold Planning Applications. The Clerk has notified the relevant Planning Officers.

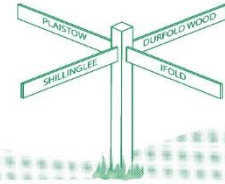
Councillor Planning training will take place on 16th March 2022.

P/21/126 Date next meetings

Wednesday 6th April 2022, 7:00pm, Plaistow Hall, Plaistow

There being no further business, the Chair closed the meeting at 19:39

PLAISTOW AND IFOLD PARISH COUNCIL



16th December 2021

Corrine Clements
Planning Inspectorate
3B Temple Quay House
2 The Square
Bristol
BS1 6PN

Sent via email: [redacted for publication]

Dear Ms Clements,

Re: Land at Manorhill Copse Farm, Oak Lane, Shillinglee Road, Plaistow (also known as The Coach House, Oak Lane, Shillinglee Road, Plaistow)

DCLG reference number APP/L3815/C/21/3283325

Enforcement Case No: 20/00182/CONCOU

DCGL Ref No: APP/L3815/C/21/3283324 APP/L3815/C/21/3283325

Start Date: 04.11.2021

Plaistow and Ifold Parish Council fully supports and agrees with the opinion of Chichester District Council and respectfully requests that the appeal be dismissed on Ground C and that the enforcement notice(s) are upheld.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Catherine Nutting'.

Catherine Nutting
Clerk & RFO to Plaistow and Ifold Parish Council

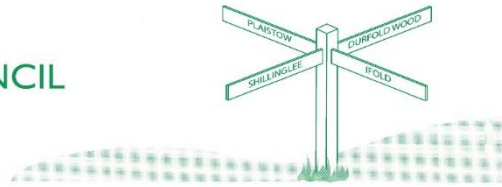
cc: Andrew Frost, CDC Head of Planning
cc: Shona Archer, CDC Head of Planning Enforcement

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

PLAISTOW AND IFOLD PARISH COUNCIL

21st December 2021

Sent via email



Dear Mr Whitby,

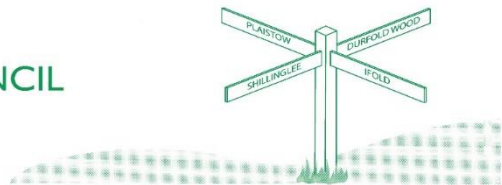
Re: 21/03285/TPA | Reduce heights by 2-3m, widths by 1-2m and deadwood 2 no. Oak trees (T1 and T2) subject to PS/99/00822/TPO. | Thornbrook The Drive Ifold Loxwood Billingshurst West Sussex RH14 0TD

Plaistow and Ifold Parish Council make no objections in relation to the above application. The Parish Council is satisfied that there is correspondence between CDC and the applicant stating that the width reduction will be a metre.

PLAISTOW AND IFOLD PARISH COUNCIL

21st December 2021

Sent via email



Dear Mr Whitby,

Re: 21/03403/TPA | Crown reduce by 20% (approx. 3m all round) on 1 no. London Plane tree (T5) subject to PS/97/00808/TPO. | Land West Of Blackthorn House And East Of Thistledown Vale The Drive Ifold Loxwood West Sussex

Plaistow and Ifold Parish Council make no objections in relation to the above application. Normally, the Parish Council would not support a width reduction of up to 3 metres. However, this is a very big plane tree and some of the lower branches are close to the roof of a neighbouring garage and overhead power lines so in this instance the Parish Council views this application as a sensible proposal. The Parish Council make no comment regarding the proposed height reduction.

PLAISTOW AND IFOLD PARISH COUNCIL



21st December 2021

Sent via email

Dear Mr Whitby,

Re: 21/03416/TPA | Reduce height by 3m and reduce widths by 1.5m (all round) on 1 no. Horse Chestnut tree (T2), reduce eastern sector by 2m on 1 no. Yew tree (T6) and reduce height by 2m, reduce widths by 1m and remove deadwood on 1 no. Oak tree (T10). All 3 no. trees are subject to PS/97/00808/TPO. | Woodridge House The Drive Ifold Loxwood Billingshurst West Sussex RH14 0TD

Plaistow and Ifold Parish Council make no objections in relation to the above application.

PLAISTOW AND IFOLD PARISH COUNCIL



21st December 2021

Sent via email

Dear Mr Whitby,

Plaistow and Ifold Parish Council make no objections in relation to the six applications listed below. However, the Council asks that the hedgerow be made good/reinstated with like-for-like native plants to ensure no lasting damage / loss of habitat.

1. 21/03530/HDG | Creation of 1 no. temporary 5m wide gap in 1 no. hedgerow located by byway and private access road to Plaistow Substation (marked on plan as hedge 1). | Land South Of Foxbridge Golf Course Foxbridge Lane Kirdford West Sussex
2. 21/03565/HDG | Creation of 1 no. temporary 5m wide gap in 1 no. hedgerow located between arable field and a wayleave ride below overhead power lines (marked on plan as hedge 4). | Land To The West Of Wephurst Cottages Wephurst Park Wephurst Park Farm Plaistow West Sussex RH14 OAE
3. 21/03568/HDG | Creation of 1 no. temporary 5m wide gap in 1 no. hedgerow located between arable field and track/byway to north of Wephurst Park Farmhouse (marked on plan as hedge 5). | Land To The North Of Wephurst Park Farmhouse Wephurst Park Wephurst Park Farm Plaistow West Sussex RH14 OAE
4. 21/03564/HDG | Creation of 1 no. temporary 5m wide gap in 1 no. hedgerow located between pasture field and a wayleave ride below overhead power lines (marked on plan as

hedge 3). | Land To The West Of Wephurst Cottages Wephurst Park Wephurst Park Farm
Plaistow West Sussex RH14 0AE

5. 21/03571/HDG | Creation of 1 no. temporary 5m wide gap in 1 no. hedgerow located between fields to south of Plaistow Substation (marked on plan as hedge 2). | Land South Of Foxbridge Golf Course Foxbridge Lane Kirdford West Sussex
6. 21/03570/HDG | Creation of 1 no. temporary 5m wide gap in 1 no. hedgerow located on boundary between an arable field and a track on land to the south of Wephurst Park Farm (marked on plan as hedge 6). | Land To The South Of Wephurst Park Wephurst Park Wephurst Park Farm Plaistow West Sussex RH14 0AE

PLAISTOW AND IFOLD PARISH COUNCIL



21st December 2021

Sent via email

Dear Sascha Haigh,

Re: 21/03306/DOM | Single storey rear extension. | Nanridge The Drive Ifold Loxwood RH14 0TD

Plaistow and Ifold Parish Council make No Comment in relation to the above planning application.

PLAISTOW AND IFOLD PARISH COUNCIL



13th January 2022

Sent via email

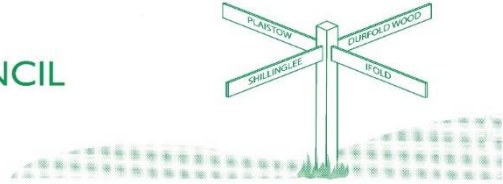
Dear Sascha,

Re: 21/03435/DOM | Demolition of 2 no. existing timber outbuildings and erection of 1 no. outbuilding for use as garden room/gym/pool plant and storage. | Glenhaven Dunsfold Road Plaistow RH14 0PW

Plaistow and Ifold Parish Council make No Comment in relation to the above planning application.

However, the Parish Council respectfully requests that the use of the outbuilding is conditioned as ancillary to the main dwelling house known as Glenhaven, Dunsfold Road, Plaistow, RH14 0PW, in perpetuity.

PLAISTOW AND IFOLD PARISH COUNCIL



13th January 2022

Sent via email

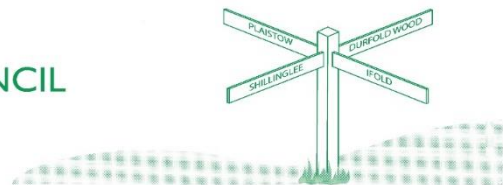
Dear Sascha,

Re: 21/03091/DOM | Erection of two storey side extension, part roof extension, porch extension and associated changes to fenestration. | Haida Chalk Road Ifold Loxwood RH14 0UB

Plaistow and Ifold Parish Council make No Comment in relation to the above planning application.

However, the Parish Council respectfully requests that the case officer satisfies themselves that the residential curtilage, as stated in the application, is correct. The Parish Council notes the left-hand plot area looks to be wooded and separated / separate from the residential curtilage.

PLAISTOW AND IFOLD PARISH COUNCIL



14th January 2022

Calum Thomas
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Calum Thomas,

Re: 21/03447/FUL | Demolition of existing bungalow and redevelopment of 4 no. residential units. | Shamba The Ride Ifold Loxwood RH14 0TQ

Plaistow and Ifold Parish Council **strongly object** to the above planning application.

The increased number of dwellings on the site will increase water demand. Unless the development is 'water neutral', it cannot proceed without contravening the standing advice from Natural England which seeks to protect internationally sensitive sites in the Arun Valley from unsustainable water abstraction in the Sussex North Water Resource Zone. The Parish Council respectfully submits that the

application does not demonstrate the requisite water neutrality for planning permission to be granted.

The application represents gross over-development within Ifold, which is entirely out-of-keeping with the characteristics of the area and the street scene. The erection of four dwellings – two semi-detached properties – on a modest 1800 sq. metre site, would not be in keeping with the low density semi-rural, residential area and would have a negative urbanising effect. The Parish Council notes the proximity of the proposed development to the neighbouring / adjoining property. Ifold is characterised by large, detached dwellings in spacious plots ranging from 0.1ha to 1ha. Development within Ifold should reflect the established housing density, which ensures that the built heritage and rural character is maintained for the benefit of future generations. To permit this application would set a dangerous precedent for other sites within the Ifold Settlement Boundary and contribute to the gradual erosion of the character of the area.

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 Ride is particularly susceptible to this due to minimal water management along the road. 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 application does not adequately address how the development will avoid putting undue pressure on this failing system.

The Parish Council notes that the site's proposed new entrance is through the existing passing bay along The Ride. This passing bay is essential for the safe passage and manoeuvrability around the Estate. The Parish Council is concerned that the entrance will interfere with the site lines of the junction between Chalk Road and The Ride, however, defers to the comments of Ifold Estates Ltd in this regard.

The Parish Council respectfully submits that the application fails to provide sufficient information and detail regarding the impact the proposed development will have on the trees, hedges, and other landscape features within the site. The Parish Council would strongly object to the felling of two (2) mature Oak trees on the site and respectfully requests that these be retained and protected.

The application does not provide adequate detail regarding the impact upon the hedge / shrubs at the proposed new entrance. If the benefits of this proposed entrance can be clearly demonstrated to outweigh the harm caused by the loss of trees, hedges and other landscape features, appropriate and necessary mitigation should be sought, including replacement planting with an emphasis on the use of native species to support the area's biodiversity.

If the Local Planning Authority are so minded to grant this application, Plaistow and Ifold Parish Council respectfully seek the removal of all permitted development rights and the express protection of the

two Oak trees with Tree Preservation Orders. The site is predominantly shaded, and without such protection the concern is that these tree will be removed in due course, resulting in the loss of Ifold's valuable trees and further erosion of the area's character generally.

Yours sincerely



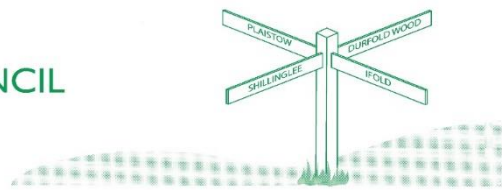
Catherine Nutting
Clerk & RFO to Plaistow and Ifold Parish Council

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

PLAISTOW AND IFOLD PARISH COUNCIL

4th February 2022

Sent via email



Dear Mr Whity,

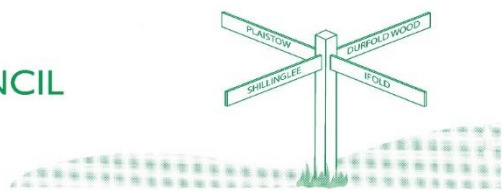
Plaistow and Ifold Parish Council makes No Comment in relation to the following applications:

1. 22/00054/TCA | Notification of intention to fell 1 no. Common Ash tree (quoted as T1/464). | Winterton Hall Loxwood Road Plaistow RH14 OPX
2. PS/22/00164/TCA | Notification of intention to fell 1 no. Bay tree (T1), 1 no. Holly tree (T2) and 1 no. Apple tree stump (ST1) and sectional fell 1 no. Wisteria tree (C1) | Bay Tree Cottage, The Street, Plaistow, RH14 OPT

PLAISTOW AND IFOLD PARISH COUNCIL

4th February 2022

Sent via email



Dear Mr Naish,

Re: 21/03529/DOM | Detached car port and associated office space. | Honeysuckle The Ride Ifold Loxwood RH14 0TH

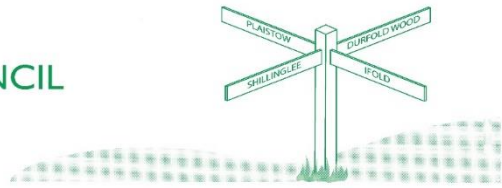
Plaistow and Ifold Parish Council makes No Comment in relation to the above planning application.

However, the Parish Council respectfully seeks a condition that the detached car port and office space be ancillary to the enjoyment of the main dwelling house known as **Honeysuckle, The Ride, Ifold, Loxwood, RH14 0TH** in perpetuity.

PLAISTOW AND IFOLD PARISH COUNCIL

4th February 2022

Sent via email



Dear Sascha Haigh,

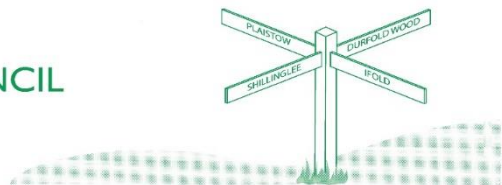
Re: 22/00103/ELD | Use of land as dwelling house garden. | 4 Oakdene Place Ifold Loxwood RH14 OBA

Plaistow and Ifold Parish Council makes No Comment in relation to the above referenced Planning Application.

PLAISTOW AND IFOLD PARISH COUNCIL

4th February 2022

Luke Simpson
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY



Dear Luke Simpson,

Re: 20/03336/FUL | Siting of 2 no. mobile homes with ancillary car parking to accommodate agricultural workers for a temporary period of three years. | Crouchlands Farm Rickmans Lane Plaistow Billingshurst West Sussex RH14 0LE

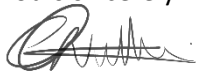
Plaistow and Ifold Parish Council **objects** to the above planning application.

The Parish Council firmly stands by its previous two letters of object in relation to this matter dated 4th March and 9th September 2021, which it encloses herewith for ease of reference.

The Parish Council remains concerned that Crouchlands Farm's existing residential property, namely Hardnips Barn, is not being used to its full potential. The Parish Council maintains its position that this residential property should be used to accommodate agricultural workers first and foremost rather than, and/or prior to, introducing two mobile homes on the site with associated hardstanding and other infrastructure. The Parish Council respectfully submits that the cost of any required works to the property, prior to occupancy, is an irrelevant consideration when determining this application.

The Parish Council is disappointed that the two mobile homes are already in situ and in use, despite the fact that this application is yet to be determined. On this basis, the Parish Council respectfully submits that if the Local Planning Authority is minded to approve the application, the temporary period of three years is calculated from the time when the mobile homes were first installed at the farm and occupied.

Yours sincerely



Catherine Nutting
Clerk & RFO to Plaistow and Ifold Parish Council

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

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Appendix B: 24th February 2022

PLAISTOW AND IFOLD PARISH COUNCIL

24th February 2022
Sent via email



Dear Sascha Haigh,

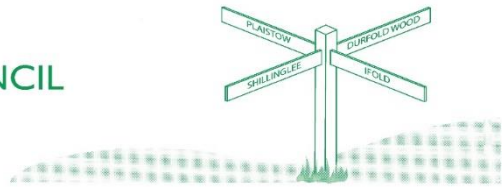
Re: 22/00363/LBC | Replacement roof tiles. | Little Fitchings Rickmans Lane Plaistow West Sussex RH14 0NT

Plaistow and Ifold Parish Council make No Comment in relation to the above planning application.

PLAISTOW AND IFOLD PARISH COUNCIL

24th February 2022

Sent via email



Dear Ms Tomlinson,

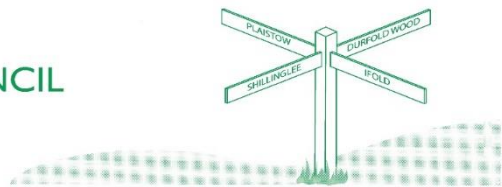
Re: 22/00208/ELD | Existing lawful development certificate for use of land as dwelling house garden. | The Coach House Oak Lane Shillinglee Plaistow GU8 4SQ

Plaistow and Ifold Parish Council make No Comment in relation to the above planning application.

PLAISTOW AND IFOLD PARISH COUNCIL

24th February 2022

Sent via email



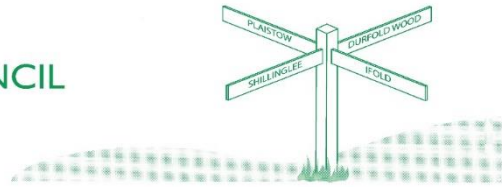
Dear Mr Naish,

Re: 22/00035/DOM | Installation of 16 no. solar panels on the south-facing roofs. | Chase House The Drive Ifold Loxwood RH14 0TD

Plaistow and Ifold Parish Council make No Comment in relation to the above planning application, which falls within the parish of Plaistow and Ifold. Please refer to the attached map for your information and records.

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PLAISTOW AND IFOLD PARISH COUNCIL



15th March 2022

Henry Whitby
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Mr Whitby,

Re: 22/00490/TCA | Notification of intention to fell 1 no. Western Red Cedar tree (quoted as T1). | Common House Loxwood Road Plaistow Billingshurst West Sussex RH14 0NX

Further to a meeting of Plaistow and Ifold's Planning & Open Spaces Committee on 15th March, the Parish Council makes the following comments in relation to the above referred to application.

The Parish Council respectfully queries if sufficient information has been submitted with the application to justify the felling of this tree.

The Parish Council's Tree Warden has noted that the tree is large and has some dead branches on the side, but otherwise seems to have a healthy canopy. The requested felling has not been justified by reference to disease, or via photographic evidence. Without such information is it difficult to make a proper assessment of the need for this work.

The Council notes that there is a significant amount of deadwood on other trees at the property, including two that appear to have snapped and are resting on a large shed. Work on these trees would appear more urgent than felling T1. Therefore, the Parish Council respectfully asks the Case Officer to satisfy themselves that the justification to fell the tree is met with further evidence.

Yours sincerely

Catherine Nutting
Clerk & RFO to Plaistow and Ifold Parish Council

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

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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, 8 w/e 22.02.22

1. PS/21/03161/FUL | Mr D. Pegley | Willow Tree Farm Plaistow Road Kirdford West Sussex | Erection of 1 no. livestock building, retrospective. **PERMIT.**
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R1OSYQERGZQ00>

CDC Weekly Decision List, 9 w/e 02.03.2022

1. PS/21/03447/FUL | Mr Ahamed | Shamba The Ride Ifold Loxwood RH14 OTQ | Demolition of existing bungalow and redevelopment of 4 no. residential units. **REFUSE.**
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3CB8WERICA00>
2. PS/21/03529/DOM | Bertran | Honeysuckle The Ride Ifold Loxwood RH14 OTH | Detached car port and associated office space. **PERMIT.**
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R3SEAFERINX00>

CDC Weekly Decision List, 10 w/e 02.03.2022

1. PS/21/00351/DOM | Mr Neil Banks | Crab Apple Cottage Dungate Road Plaistow RH14 OPJ | Erection of a detached single storey garage and adjoining workshop. **PERMIT.**
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QO1QBCERLOK00>
2. PS/22/00164/TCA | Mrs Slade | Bay Tree Cottage The Street Plaistow RH14 OPT | Notification of intention to fell 1 no. Bay tree (T1), 1 no. Holly tree (T2) and 1 no. Apple tree stump (ST1) and sectional fell 1 no. Wisteria climber (C1). **NOT TO PREPARE A TREE PRESERVATION ORDER.**
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R69K1UERKD500>

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