

**MINUTES** of the Planning and Open Spaces Committee of Plaistow and Ifold Parish Council held on **Tuesday 9th November 2021**, Kelsey Hall, Ifold.

**Present** Cllr. Sophie Capsey (Chair of the Planning & Open Spaces Committee); Cllr. Jerusha Glavin; 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/21/107 Apologies** Apologies were received and accepted from: Cllr. Paul Jordan (Chair of the Parish Council); Cllr. Nick Whitehouse; Cllr. David Griffiths; and Mr. David Lugton, **Parish Tree Warden**, Co-opted Member with no voting rights.

**P/21/108 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/21/109 Minutes**  
It was **RESOLVED** to **APPROVE** the minutes of the meeting held on 20th October 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](#).

Actions:  
Clerk & Chair

**P/21/110 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 9th November 2021.

None received.

P/21/111

**To consider new Planning Applications**

Actions:  
Clerk

**South Down National Park Applications:**

None.

**Tree Applications:**

None.

**Building Applications:**

1. 21/02590/FUL | Retention of 3 no. temporary Portakabin buildings including 1 no. two storey office and 2 no. single storey Portakabin buildings for a further period of 104 weeks. | Crouchlands Farm Rickmans Lane Plaistow RH14 0LE

**No Comment**

2. 21/02987/DOM | Single storey rear extension and associated changes to ground floor fenestration. | Blossom Tree The Lane Ifold Loxwood RH14 0UH

**No Comment**

P/21/112

**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 A](#).

P/21/113

**Chichester District Council - Development Management (applications and enforcement) update**

Members **NOTED** the communication from CDC, which was circulated to Members via email in advance of the meeting. The update included Nitrates and Chichester Harbour, Water Neutrality in parts of the North of Chichester District and Planning Officer workload and resourcing issues.

P/21/114

**Crouchlands Farm - [Screening Opinion](#) under Part II Regulation 5 - Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017.**

The Committee **RESOLVED** to write to CDC regarding the Screening Opinion's omissions regarding the Parish's historic environment & landscape impact assessment.

**P/21/115**

**Appeals & Enforcement Action**

- a. Oxencroft – to consider an Enforcement action update.

Members **NOTED** the following update from CDC: -

*No enforcement notice has yet been served against the breaches identified at Oxencroft. The report is being drafted which will be signed off under the delegated process and then passed to Legal Services to progress. The Parish Council will be updated once the notice has been served. The notice will address the occupation of the land, the additional outbuildings, the earth bunds and the entrance gates.*

*Regarding the application for the conversion of the agricultural building to a dwellinghouse, the decision was to refuse the prior approval application. The owners have not yet lodged an appeal against the decision of the Local Planning Authority.*

*The appeal that has been lodged for the entrance gates at Oxencroft is in relation to the refusal of the planning application.*

The Committee **RESOLVED** to write in support of the LPA's position once the appeal is listed with the Planning Inspectorate.

**P/21/116**

**Clerk's Update**

- a. Temporary Closure Notice (Issue no. 29357) Public Bridleway No. 636 (part)

Members **NOTED** that the bridge is now completed and the public footpath open.

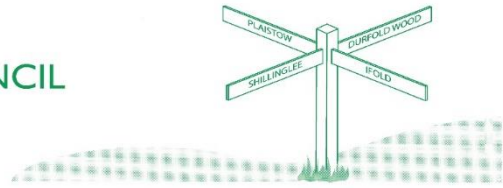
**P/21/117**

**Date next meetings**

Wednesday 1st December 2021, 7:30pm, Winterton Hall, Plaistow

There being no further business, the Chair closed the meeting at 20:00

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:**

CDC Weekly Decision List, 42 w/e 20.10.2021

1. PS/21/01115/PLD

Low (agent) | Southland Cottage Ifold Bridge Lane Ifold Loxwood RH14 0UJ | Proposal of a timber outbuilding/home office. **PERMIT**

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QRC65GERGNI00>

CDC Weekly Decision List, 43 w/e 27.10.2021

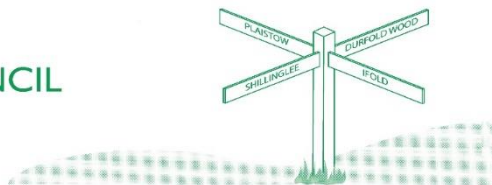
None to note.

CDC Weekly Decision List, 44 w/e 03.11.2021

None to note.

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# PLAISTOW AND IFOLD PARISH COUNCIL



24th January 2022

Mr. Mew  
Planning Officer  
Chichester District Council  
East Pallant House  
1 East Pallant  
Chichester  
PO19 1TY

Dear Mr. Mew

**Re: 21/00545/EIA | TOWN AND COUNTRY PLANNING ACT 1990 | Screening Opinion under Part II Regulation 5 - Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017 | Commercial and high welfare, low impact and low intensity farming activity, the gradual development of a rural enterprise centre, a rural food and retail centre, equestrian centre, and glamping site.**

**Site: Crouchlands Farm, Rickmans Lane, Plaistow, Billingshurst, West Sussex, RH14 OLE**

Further to Plaistow and Ifold Parish Council's consideration of the Local Planning Authority's (LPA) above referred to Screening Opinion, the Parish Council respectfully wishes to highlight and correct the omission of the area's historic environment & landscape impact assessment.

The Screening Opinion does not refer to the historic environment of the area, with Grade II listed buildings on the site itself, and immediately adjacent to the road network; particularly along Foxbridge Lane and through Plaistow and Kirdford villages. These would be the main routes in and out of the proposed development and have conservation areas through which the traffic would travel. The proposed equestrian centre would impact the Crouchlands house and outbuildings, and the volume of vehicles/traffic movement created by the whole development will have an adverse impact on the historic environment on this area.

The Screening Opinion does not include a requirement for a landscape impact assessment. Although the area landscape is not designated, the Parish Council respectfully refers to the Crouchland Biogas planning inquiry, where it was clearly demonstrated that such landscape designation is not necessary for it to be an important factor. Landscape played an important part in considering this major development and was part of the LPA's position against the Biogas plant; therefore, it is not clear why the LPA has not specifically included this matter in its Screening Opinion and appears

inconsistent with its previous approach and position.

The Parish Council looks forward to receiving your position on these matters.

Yours sincerely

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

Catherine Nutting  
Clerk & RFO to Plaistow and Ifold Parish Council

Cc. Fjola Stevens, Development Manager

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