



MINUTES of the Planning and Open Spaces Committee of Plaistow and Ifold Parish Council held on **Tuesday 12th January 2021**, via remote conference call (Zoom).

Present Cllr. Sophie Capsey (Chair); Cllr. Jerusha Glavin; Cllr. Paul Jordan; Cllr. Nick Whitehouse; Cllr. David Ribbens; Mr. Jon Pearce, Chair of Ifold Estates Limited (IEL) Co-opted Member with no voting rights; Mr. David Lugton, Parish Tree Warden Co-opted Member with no voting rights and Catherine Nutting (Clerk & RFO).

Four (4) Members of the Public were present.

P/21/001 Apologies were received and accepted from Cllr. Alan Pearson (Chair of the Parish Council) and Cllr. Matthew Hardman.

P/21/002 **Declaration of Disclosable Pecuniary Interests by Members in matters on the Agenda for this meeting. To consider and agree any requests for Dispensation.**
None.

P/21/003 **To receive for confirmation Minutes of the Meetings held on 17th December 2020**
It was **RESOLVED** to **APPROVE** the minutes, which will be signed by the Chair via Secured Signing as a true record.

Actions:
Clerk & Chair

P/21/004 **Representations from Members of the Public: To receive and act upon, if considered necessary by the Committee, comments made by members of the public either in person, or in writing provided they were sent via email to the Clerk no later than 4pm on 12th January 2021.**
In relation to application 20/20/02832/FUL | Three Oaks Farm, Mr Lugton, Parish Tree Warden, stated that the application gave an honest appraisal of the state of the trees on the site.

P/21/005 **To consider new Planning Applications**

Actions:
Clerk

South Down National Park Applications:
None
Tree Applications:
None

Building Applications:

- a. 20/03286/PLD | Rear single storey extension | Old Hill House Dungate Road Plaistow RH14 OPJ
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QLFTQMERJV800&prevPage=inTray>

It was **RESOLVED** to make **NO COMMENT** in relation to the application.

- b. 20/01472/DOM | Construction of two new maintenance and vehicle storage buildings. | Ash Park Shillinglee Road Plaistow RH14 OPQ
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QBYN27ERKF100&prevPage=inTray>

It was **RESOLVED** to make **NO COMMENT** in relation to the application. The Committee noted that this application has already been permitted by the Local Planning Authority and therefore it should not have been listed as a pending application.

- c. 20/20/02832/FUL | Demolition of existing dwelling, replaced with 1 no. single storey dwelling with associated landscaping and driveway. | Three Oaks Farm The Lane Ifold Loxwood RH14 0UH
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QJ9TFEERI9200&prevPage=inTray>

The Chair permitted the Applicants to address the meeting. They informed the Committee of their aspiration as self-builders to create a 3-bedroom low rise, low impact, highly sustainable, highly insulated, and thermal efficient eco home. They stated that they are keen to keep the 7-acre site as natural as possible, to include a natural swimming pool, native tree planting, wildflower meadow, fruit trees and vegetable plot. The property will benefit from a green roof to attract wildlife and to minimise the impact on the surrounding landscape. There will be a differentiation on site between the formal planted areas around the dwelling and the agricultural land. To the north of the dwelling, immediately abutting the building will become meadow; everything to the south, around the courtyard and bedroom wing, will be formally landscaped.

The existing dwelling will be demolished, most likely upon completion of the main build, and the foundations removed. In the interim, the existing dwelling will be use as the site office.

Mr. Lugton confirmed that pile foundations are better for tree roots; he also counselled about the natural slope of the property, which

goes down to a stagnant water area and culvert, which needs to be kept clear to prevent flooding. The Applicants confirmed that they have commissioned a Drainage consultant to advise.

Mr. Pearce asked the Applicants about the disparity in trees in some of the application documents and highlighted the concerns of IEL that despite Ifold being essentially a woodland area, many people remove trees to the area's detriment. Mr. Pearce sought an assurance that trees of value on the site would be safeguarded.

The Applicants stated that they had commissioned a comprehensive tree report. The trees located where the house is to be situated have no value; however, all other meritorious specimens would be retained and protected during the works. Mr. Lugton, Tree Warden, explained that it would be difficult to obtain TPOs unless the tree(s) were specifically fine specimens of native trees.

Mr. Pearce confirmed that IEL have no issue with the proposed reciting of the site entrance. The Applicants confirmed that contractors would park on site to avoid congestion and disruption to other residents on The Lane.

The Applicants stated that all proposed accommodation would be ancillary to and for the enjoyment of the main dwelling house.

With the Chairs permission, the Applicants were asked a question by a Member of the Public who described themselves as a 'near neighbour'. They sought an assurance that the Applicants would avoid prolonged and persistent bonfires when scrub clearing on the site. The Applicants confirmed that they would be careful and mindful of the impact their build would have on neighboring properties.

It was **RESOLVED** to make **NO COMMENT** in relation to the application itself; however, to express overall support for ecological and sustainable build schemes in keeping with the Neighbourhood Plan and emerging Village Design Statement. Please refer to Appendix A.

- d. PS/20/02552/DOM | New front porches. Single storey rear extension. Insertion of 2 no. front dormers and 2 no. rear dormers to facilitate conversion of part of the loft space to habitable room | Hillside The Drive Ifold Loxwood RH14 0TE <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QHW3Y7ERH6300&prevPage=inTray>

It was **RESOLVED** to make **NO COMMENT** in relation to the application. The Committee noted that this application has already been permitted by the Local Planning Authority and therefore it should not have been listed as a pending application. The Parish

P/21/006 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 B.

P/21/007 Appeals & Enforcement Action – consideration & updates

Clerk

a. Oxencroft, Ifold

It was **RESOLVED** to **ADD TO NEXT AGENDA** and seek an update from the Local Planning Authority.

b. Woodpeckers, Ifold

It was **RESOLVED** to **ADD TO NEXT AGENDA** and seek an update from the Local Planning Authority. The Committee noted that the boundary along the public footpath was a mix of wall and bushes and not in keeping with the existing path boundary. The land level has been raised which will cause the path to become boggy.

P/21/008 Clerk's Update

The Local Planning Authority sent the Parish Council a re-consultation for application 20/02567/DOM | 2 Woodland Copse, Ifold. The application form had originally only stated that the application was to convert and extend the existing garage, but a new garage was also shown on the site plan. The proposed garage has now been added to the proposal description and plans have been submitted. Although the Parish Council had already commented on the proposed garage originally, as it has now been properly added to the application, the LPA thought it ought to formally reconsult in case the Parish Council has any further comments to make.

It was **RESOLVED** to **NOT TO MAKE ANY ADDITIONAL COMMENTS**.

P/21/009 Date next meeting

Wednesday 20th January 2021, 19:30 via Zoom

There being no further business, the Chair closed the meeting at 20:30

PLAISTOW AND IFOLD PARISH COUNCIL



13th January 2021

Ms Vicki Baker
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Ms Baker,

Re: 20/02832/FUL | Demolition of existing dwelling, replaced with 1 no. single storey dwelling with associated landscaping and driveway. | Three Oaks Farm The Lane Ifold Loxwood RH14 0UH

The Parish Council considered the above application at its Planning and Open Spaces Committee meeting on 12th January 2021.

The Parish Council makes No Comment in relation to the application.

More generally, the Parish Council is pleased to see planning applications of this nature and extoll the virtues of low energy, sustainable and eco credentials in the design. Applications such as Three Oaks Farm are sympathetic to the nuances of the area and are in keeping with the Parish Council's emerging Village Design Statement and Neighbourhood Plan.

Yours sincerely

Catherine Nutting
Clerk & RFO to Plaistow and Ifold Parish Council

Clerk & RFO: Miss Catherine Nutting
Tel: 01403 820 508. Email: clerk@plaistowandifold.org.uk
www.plaistowandifold.org.uk

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

Planning Decisions:

CDC Weekly Decision List, 51 w/e 15.12.2020

PS/20/02392/PLD | Mr Phuong Le | Thane The Drive Ifold Loxwood RH14 0TB | 2 no. single storey side extensions, single storey rear extension and front porch. **PERMIT**

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QH46B7ERGJU00>

CDC Weekly Decision List, 52 w/e 22.12.2020

PS/20/02134/DOM | Mr Mike Rudd | Redlands Farm Rickmans Lane Plaistow RH14 0LD | Detached outbuilding, gym and office. **PERMIT**

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QFGQ0FERN1P00>

CDC Weekly Decision List, 01 w/e 06.01.2021

PS/20/02654/TCA | Mr David Davies | School Cottage Loxwood Road Plaistow Billingshurst West Sussex RH14 0PX | Notification of intention to fell 1 no. Walnut tree. **NOT TO PREPARE A TREE PRESERVATION ORDER**

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QIGAOXER0YN00>