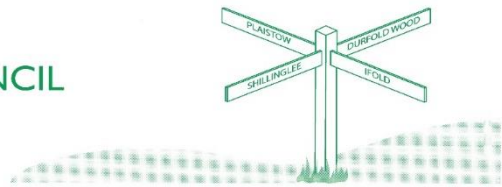


PLAISTOW AND IFOLD PARISH COUNCIL



MINUTES of the Planning and Open Spaces Committee of Plaistow and Ifold Parish Council held on **Tuesday 9th February 2021**, via remote conference call (Zoom).

Present Cllr. Sophie Capsey (Chair); Cllr. Jerusha Glavin; Cllr. Paul Jordan; Cllr. Nick Whitehouse; 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.

District Cllr. Gareth Evans was in attendance.

P/21/010 Apologies were received and accepted from Cllr. Alan Pearson (Chair of the Parish Council) and Cllr. David Ribbens.

P/21/011 **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/21/012 **To receive for confirmation Minutes of the Meetings held on 12th January 2021**
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/21/013 **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 9th February 2021.**

The Committee heard representations in relation to its [letter of objection](#) dated 19.11.2020 regarding application 20/02674/FUL | Installation of fence on the south-west boundary. | Fairfield Chalk Road Ifold Loxwood RH14 0UA.

The applicant explained that the fence is required to afford the property better privacy and security. The property's garden

boarders Plaistow Road and overlooks the bus stop. The applicant cited other examples of Close Board fencing in Ifold. A Highways 'Stopping Up' order has been applied for, as part of the land within the application belongs to WSCC Highways. However, in principle, no additional safety concerns have been raised by the [Highways Department](#).

The Parish Council remains concerned at the height of the proposed fence (2.1m) and its urbanising impact upon the street scene. Discussions centred on various planting options and configurations; however, the property boundary includes a ditch and other trees which, according to the applicant, precludes the fence from being run inside the boundary. Members of the Committee disagreed with this assessment.

The Council confirmed that all previous public consultations on the subject have demonstrated firm support for maintaining the areas rural characteristics. Both the draft Neighbourhood Plan (currently with the Examiner further to the final public consultation at Regulation 16 stage) and the Parish's Village Design Statement (currently with CDC for adoption as supplementary planning guidance) resist the use of Close Board fencing as harmful to the settlement of Ifold, in particular.

The Committee sympathised with the applicants privacy and security concerns, however must remain consistent in its approach, both in terms of its official planning documents (Neighbourhood Plan and VDS) and responses to similar planning applications as a Statutory Consultee.

Therefore, it was **RESOLVED** to **MAINTAIN ITS OBJECTION** in relation to the application.

P/21/014

To consider new Planning Applications

Actions:
Clerk

South Down National Park Applications:

None

Tree Applications:

1. 21/00110/TCA | Notification of intention to fell 1 no. multi-stemmed Ash tree. | Common House Loxwood Road Plaistow Billingshurst West Sussex RH14 0NX
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QMXN53ER10R00&prevPage=inTray>

No Comment

2. 21/00042/TPA | Remove 2 no. branches on south-east sector on 1 no. Oak tree (T2) within Group, G1 subject to

PS/03/00837/TPO. | 3 Sylvania Copse Plaistow Road Ifold
Loxwood RH14 0TU

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QMKNWTERKPY00&prevPage=inTray>

Letter of Objection [appended at A.](#)

Building Applications:

1. 21/00077/FUL | New Entrance Gate at Oxoncroft (Retrospective) | Oxencroft Ifold Bridge Lane Ifold Loxwood RH14 0UJ

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QMV4XEERKWS00&prevPage=inTray>

Letter of Objection [appended at B.](#)

2. 20/03300/DOM | Two storey rear extension, enlargement of existing dormers, insertion of roof windows and erection of pergola to ground floor side elevation. | Whitecott Durfold Wood Plaistow RH14 0PL

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QLHG3ZERJWR00&prevPage=inTray>

No Comment

3. 20/03341/LBC & 20/03340/DOM | New access drive , double garage with home office ancillary accommodation above in roof space. | Little Fitchings Rickmans Lane Plaistow RH14 0NT

20/03341/LBC <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QLQIFZERK4900&prevPage=inTray>

20/03340/DOM
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QLQIFWERK4800&prevPage=inTray>

Letter of Comment [appended at C.](#)

4. 21/00152/PA3Q | Prior notification under Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order for change of use from an

agricultural building to 2 no. dwellinghouses (use Class C3) and associated operational development. | Rumbolds Farm The Street Plaistow Billingshurst West Sussex RH14 0PZ

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QNC56NEROYN00&prevPage=inTray>

No Comment

5. 21/00054/DOM | Replace garage double door with 4 panel bifold doors. | Fairfield Chalk Road Ifold Loxwood RH14 0UA

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QMPKWWERKSV00&prevPage=inTray>

Letter of Comment [appended at D.](#)

6. 21/00073/DOM | Replacement of existing garden room with the erection of an oak framed garden room. | Shillings 3 The Close Ifold Loxwood RH14 0TP

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QMTM3GERKW300&prevPage=inTray>

No Comment

P/21/015

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 E.](#)

The Committee noted the following:

*Winkins Wood, Shillinglee Road **appeal refused** 4/2/21
20/02179/LBC 20/02178/FUL

*Sparrwood Farm, Plaistow 19/02903/FUL refused 6/2/2020
Appeal ref: W/4001101 (beta service) **appeal decision pending**

*Sparrwood Farm, Plaistow 20/01448/FUL refused 25/9/2020
awaiting appeal start date

*Moyana, Ifold APP/L3815/W/3259518 **awaiting decision** (not beta service)

P/21/016

Appeals & Enforcement Action – consideration & updates

Clerk

a. Oxencroft, Ifold

Ifold Estates Ltd are concerned that the applicants are now living on site. The LPA have added Oxencroft to their Enforcement list.

b. Woodpeckers, Chalk Road, Ifold

It was **RESOLVED** to notify **ENFORCEMENT** regarding the large and imposing boundary wall which runs along the public right of way known locally as The Twittens.

P/21/017

South Down National Park Consultations

a. Camping and Glamping Technical Advice Note (TAN)

Consultation – opportunity to comment on the draft TAN

It was **RESOLVED** to **ADD** the consultation to the Parish Council's [WEBSITE](#). The Committee agreed that the document provides useful pointers which should be considered and adopted by other Authorities.

b. Parking Supplementary Planning Document (SPD)

Consultation

It was **RESOLVED** to **ADD** the consultation to the Parish Council's [WEBSITE](#).

P/21/018

Clerk's Update

None to note.

P/21/019

Date next meeting

Planning & Open Spaces: Wednesday 3rd March 2021, 19:30 via Zoom

There being no further business, the Chair closed the meeting at 20:35

Appendix A: Tree Applications, 2: 21/00077/FUL

PLAISTOW AND IFOLD PARISH COUNCIL



Sent via email...

Dear Mr Whitby,

Re: 21/00042/TPA | Remove 2 no. branches on south-east sector on 1 no. Oak tree (T2) within Group, G1 subject to PS/03/00837/TPO. | 3 Sylvania Copse Plaistow Road Ifold Loxwood RH14 0TU

Further to a meeting of the Planning and Open Spaces Committee on 9th February, I write to advise you that Plaistow and Ifold Parish Council has some concerns regarding this application.

In relation to reducing the two branches on the Oak Tree T2 in the South East corner, the Parish Council makes No Comment.

However, in relation to Tree T1 the application offers no other justification for felling other than to remove an oversized tree which overhangs a neighbour's boundary and causes excessive shading. The Parish Council therefore OBJECTS to the proposed felling. The Parish Council respectfully suggests that a more measured and sensible cause of action, to alleviate the overhang and shading to a neighbouring property, would be to cut back the problematic branches.

Appendix B: Building Applications, 1: 21/00077/FUL

PLAISTOW AND IFOLD PARISH COUNCIL



11th February 2021

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

Dear Ms Baker,

Re: 21/00077/FUL | New entrance gate at Oxencroft (retrospective). | Oxencroft Ifold Bridge Lane Ifold Loxwood RH14 0UJ

The Parish Council considered the above application at its Planning and Open Spaces Committee meeting on 9th February 2021.

The Parish Council OBJECTS in the strongest terms to this retrospective application.

The imposing gates are out of keeping in the rural area and fall outside of the settlement boundary for Ifold.

The access is immediately adjacent to bridleway number 3615 and the 28-foot-wide opening is disproportionate to all other entrance points in the surrounding area.

The Parish Council is genuinely concerned that should permission be granted it could set a dangerous precedent for other inappropriate development within the Parish, which is harmful to the countryside, neighbouring visual amenity and street scene.

Whilst Ifold Estate Limited (IEL) is a separate entity to the Parish Council, the Council supports IEL's objection in relation to the development encroaching onto land not in Oxencroft's ownership.

The Parish Council respectfully draws the Planning Officer's attention to the site plan as presented, which does not accurately reflect what is currently on the site. The Parish Council respectfully requests that this is further investigated by Enforcement and that the Planning Officer does due diligence and informs themselves of the accurate current situation.

The Parish Council is disappointed and unimpressed with the underhand tactics of the applicants in the face of such concern and unease within the local community. The Parish Council does not like to see planning and/or enforcement processes being undermined and flouted in such an obvious manner.

The original application was withdrawn by the applicants prior to a final decision and then, almost immediately, work started on site and we are now presented with a retrospective application. Should the Local Planning Authority grant retrospective permission, serious questions need to be asked regarding the usefulness and necessity of planning processes and procedures and the precedent this will set for the future, not only in this area, but in general.

Yours sincerely

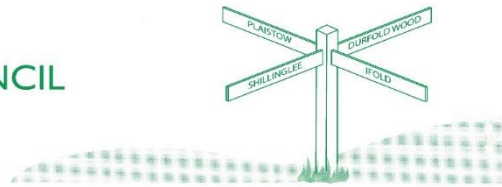


Catherine Nutting

Clerk & RFO to Plaistow and Ifold Parish Council

cc. District Councillors Gareth Evans and Janet Duncton

PLAISTOW AND IFOLD PARISH COUNCIL



11th February 2021

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

Dear Ms Baker,

Re: 20/03340/DOM & 20/03341/LBC | New access drive, double garage with home office ancillary accommodation above in roof space. | Little Fitchings, Rickmans Lane, Plaistow, RH14 0NT

The Parish Council considered the above application at its Planning and Open Spaces Committee meeting on 9th February 2021.

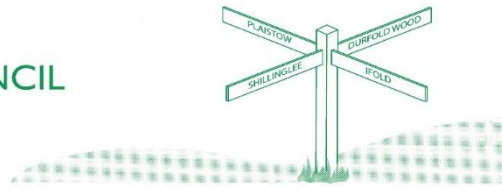
The Parish Council respectfully requests that the Planning Officer conditions any permission for both the new access drive and garage building with home office ancillary accommodation above in the roof space to the enjoyment of the main dwelling house and annex, known as Little Fitchings.

Yours sincerely

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

Catherine Nutting
Clerk & RFO to Plaistow and Ifold Parish Council

PLAISTOW AND IFOLD PARISH COUNCIL



11th February 2021

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

Dear Ms Baker,

**Re: 21/00054/DOM | Replace garage double door with 4 panel bifold doors. | Fairfield Chalk Road
Ifold Loxwood RH14 0UA**

The Parish Council considered the above application at its Planning and Open Spaces Committee meeting on 9th February 2021.

On the condition that the garage remains for the purposes of vehicles and general storage and the replacement 4 panel bifold doors are required to secure the garage and provide better insulation for the items stored therein, the Parish Council has no objection to the proposal.

Yours sincerely

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

Catherine Nutting
Clerk & RFO to 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, 02 w/e 13.01.2021

1. PS/20/02552/DOM | Mr Richard Cooper | Hillside, The Drive, Ifold, RH14 0TE | 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. **PERMIT.**

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QHW3Y7ERH6300>

CDC Weekly Decision List, 03 w/e 20.01.2021

1. PS/20/02535/DOM | Mr P Le | Thane The Drive Ifold Loxwood RH14 0TB | Single storey extensions to rear and both sides of property. Loft conversion works incorporating raising of existing eaves and ridge. New detached garage. **PERMIT.**

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QHU7X5ERH4200>

CDC Weekly Decision List, 04 w/e 27.01.2021

1. PS/20/01472/DOM | Mr Ian Cooke | Ash Park Shillinglee Road Plaistow RH14 0PQ | Construction of two new maintenance and vehicle storage buildings. **PERMIT.**

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QBYN27ERKF100>

2. PS/20/03038/TPA | Michael Baker | The Martins 6 Oakfield Plaistow RH14 0QD | Reduce 3 no. limbs on north sectors by 3m on 2 no. Oak trees (T1 and T2) subject to PS/71/00770/TPO. **PERMIT.**

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QKANGPERIZA00>

CDC Weekly Decision List, 05 w/e 03.02.2021

1. PS/20/02567/DOM | Mr and Mrs Colvin | 2 Woodland Copse Ifold Loxwood RH14 0ED | Conversion and extension of garage to form living accommodation. Erection of a new garage to the south-east of the existing with a log store and storage space above. **PERMIT.**

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QHZFX7ERH8H00>