

MINUTES of the Planning and Open Spaces Sub Committee of Plaistow and Ifold Parish Council held on **Wednesday 29th January 2020**, in Kelsey Hall, Ifold.

Present Cllr. Sophie Capsey (Chair); Cllr. Paul Jordan; Cllr. Nick Whitehouse; Cllr. Matthew Hardman; Cllr. David Ribbens and Catherine Nutting (Clerk)

Three (3) Members of the Public were present

P/20/009 Apologies were received and accepted from Cllr. Alan Pearson (Chair of the Parish Council) and District Cllr. Gareth Evans
Apologies

P/20/010 **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/20/011 **Representations from Members of the Public: To receive and act upon, if considered necessary by the Council, comments made by members of the public.**
A Member of the Public requested an update regarding the Local Planning Authority's Enforcement enquiry regarding Thane, The Drive, Ifold and Oxencroft, Ifold Bridge Lane. Please refer to P/20/015 and P/20/018 below for the details, which were discussed during the meeting.

P/20/012 **To receive for confirmation Minutes of the Planning and Open Spaces Sub Committee Meeting held on 8th January 2020.**
The minutes were agreed and signed by the Chair.

P/20/013 **To consider new Planning Applications** Clerk

- a. 20/00090/TCA | Proposal: Notification of intension to fell 1 no. Ash tree and 1 no. Yew tree. | Address: Common House, Loxwood Road, Plaistow, West Sussex, RH14 0NX

No Comment

- a. PS/20/00057/PNO | Proposal: 1 no. Traditional Oak Framed Barn, 1 no. Cow Byre (Machinery Storage and Workshop) and 1 no. Granary (HV transformer Location) | Address: Land South Of Sydney Chase, The Lane, Ifold, West Sussex

Letter of Comment appended at A

P/20/014

To receive list of recent Planning decisions, Appeals and Enforcement

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.

Appeal decision update regarding Land at Crouchland Farm, Rickmans Lane, Plaistow, Billingshurst, West Sussex RH14 0LE

Appeal A: APP/L3815/C/18/3218436

Appeal B: APP/L3815/C/18/3218437

Allowed in part, and the enforcement notice is upheld with corrections and variations.

Appeal C: APP/L3815/C/18/3218438

Appeal D: APP/L3815/C/18/3218439

Dismissed and the enforcement notice is upheld with a correction.

Appeal E: APP/L3815/C/18/3218440

Appeal F: APP/L3815/C/18/3218441

Allowed following correction of the enforcement notice and the enforcement notice is quashed.

The full Appeal Decision is appended to these minutes at C (as a separate PDF document).

P/20/015

Appeals & Enforcement Action to be considered

Appeals:

- a. Sunnysdene, The Drive, Ifold, Loxwood, RH14 0TE | Proposed Development: Retrospective replacement hedge, fencing and gates. Planning Application No: 19/00716/DOM | DCLG Ref No: APP/L3815/W/19/3240273

Appeal against the non-determination by CDC. The Parish Council made representations in relation to the original application (19/00716/DOM). Members resolved to consider this matter in more detail at the next meeting on 18th February 2020. Clerk

- b. Burgau Barn, Plaistow Road, Ifold, West Sussex

Appeal against the CDC's decision to issue an Enforcement Notice in respect of an alleged breach of planning control concerning. Members resolved to consider this matter in more detail at the next meeting on 18th February 2020. Clerk

Enforcement:

- a. Thane, The Drive, Ifold

The Temporary Stop Notice deadline has expired and Enforcement Officers will visit the property week commencing 27th January 2020.

- b. Kogala, The Drive, Ifold, Loxwood, Billingshurst, West Sussex, RH14 OTD

District Councillor Evans has not received a substantive response to his enquires and will continue to seek a satisfactory answer to the Parish Council's letter dated 7th June 2019.

P/20/016

Riparian Ownership

Members resolved to defer this matter to the next meeting on 18th February 2020.

P/20/017

Addition of new Members to subcommittee

Cllr. Jerusha Glavin was Co-Opted at the Full Parish Council meeting on 21st January 2020. Cllr. Glavin was welcomed as a new Members of the Planning and Open Spaces Sub Committee.

P/20/018

Clerk's Update

- a. Scheme of Delegation

No amendments, or additions were made to the Scheme of Delegation circulated to Members in advance of the meeting.

- b. PS/19/02608/FUL | Rumbold Wood, Beneath The Oaks, The Street, Plaistow, RH14 OPZ | Retrospective installation of 1 no. storage container and composting loo in woodland.

The applicant has written a letter of assurance regarding the composting toilet. Members resolved to notify the Planning Officer Clerk that they accept the assurance on the basis that the installations are conditioned for the purposes of agriculture appended at D.

- c. Oxencroft, Ifold Bridge Lane, Ifold.

Members resolved to notify Planning Enforcement due to concerns Clerk regarding the possible change of use and the increase in unsuitable vehicle movements.

- d. PS/19/01645/FUL| Foxbridge Golf Club, Foxbridge Lane, Plaistow, RH14 OLB | Conversion of former golf clubhouse to form one dwelling.

The Parish Council notes the change of wording on the application from conversion to dwelling house, to a live/work unit. The Planning Authority has approved this change.

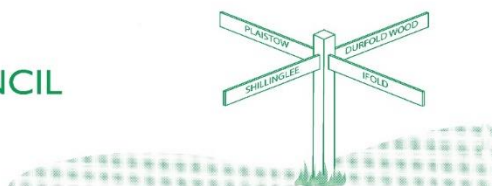
P/20/019

Date of next meeting

TUESDAY 18th February 2020, 7:30pm, Kelsey Hall, Ifold

There being no further business, the Chair closed the meeting at 20:15

PLAISTOW AND IFOLD PARISH COUNCIL



30th January 2020

William Price
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Mr Price,

Re: 20/00057/PNO | Proposed 1 no. Traditional Oak Framed Barn, 1 no. Cow Byre (Machinery Storage and Workshop) and 1 no. Granary (HV transformer Location). | Land South Of Sydney Chase The Lane Ifold West Sussex

Following consideration of the plans as presented, Plaistow and Ifold Parish Council has concerns regarding the scale, mass and general size of the proposed structures in the countryside.

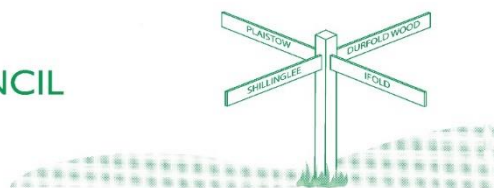
Consequently, the Parish Council seeks reassurance that the development, as proposed, is reasonably necessary for the purposes of agriculture.

Yours sincerely

Catherine Nutting
Clerk & RFO to Plaistow and Ifold Parish Council

Clerk & RFO: Miss Catherine Nutting
Tel: 01403 820737. Email: clerk@plaistowandifold.org.uk
The Old Cottage, Barkfold, Kirdford, West Sussex, RH14 0JH

PLAISTOW AND IFOLD PARISH COUNCIL



Planning Decisions:

CDC Weekly Decision List, 2 w/ending 07.01.2020

1. PS/19/02276/FUL | Mr David Pegley | Willow Tree Farm, Plaistow Road, Kirdford | Agricultural building with internal track and new access, relocate and station permanently stables - Variation of Condition 2 of planning permission PS/14/00435/FUL - To re-position stables from position A (as approved) to position B (proposed). **PERMIT.**
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PXCJIOERHHF00>
2. PS/19/02607/DOM | Mr R Muddle | Wephurst Park, Walthurst Lane, Loxwood, RH14 0AE | Replacement of central portion of original roof. Installation of dormer windows and roof light creating habitable space. **PERMIT.**
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PZ7SHDERIWT00>

CDC Weekly Decision List, 3 w/ending 15.01.2020

None to note.

CDC Weekly Decision List, 4 w/ending 22.01.2020

None to note.

Appeals Decisions:

None to note.

Enforcement Decisions:

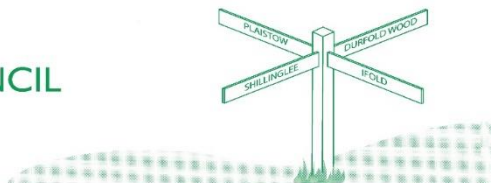
None to note.

Appendix C: P/20/014 Appeal decision update regarding Land at Crouchland Farm, Rickmans Lane, Plaistow, Billingshurst, West Sussex RH14 0LE

Please refer to the separate PDF Planning Inspectorate Appeal Decision document.

Appendix D: P/20/018b Clerk's Update re Rumbold Wood

PLAISTOW AND IFOLD PARISH COUNCIL



30th January 2020

Mr Daniel Power
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Mr Power,

Re: PS/19/02608/FUL | Retrospective installation of 1 no. storage container and composting loo in woodland. | Address: Rumbold Wood, Beneath The Oaks, The Street, Plaistow, RH14 0PZ

Further to Plaistow and Ifold Parish Council's consideration of the applicant's letter on 29th January, which outlines the justification for the toilet (letter attached for ease of reference); the Parish Council confirms its acceptance of the assurance on the basis that both installations are conditioned for the purposes of agriculture.

Yours sincerely

Catherine Nutting
Clerk & RFO to Plaistow and Ifold Parish Council

Clerk & RFO: Miss Catherine Nutting
Tel: 01403 820737. Email: clerk@plaistowandifold.org.uk
The Old Cottage, Barkfold, Kirdford, West Sussex, RH14 0JH

Daniel Power
Senior Planning Officer
Chichester District Council
East Pallant House
Chichester
West Sussex
PO19 1TY

19 January 2020

Re: 19/02608/FUL – Compost Toilet

Dear Mr. Power,

As discussed on Friday 17 January 2020 the below letter will hopefully relay your concerns as to whether the compost toilet is necessary for the management of the 12 acre woodland. The Toilet is constructed from recycled wood and is completely freestanding, it is not fixed in place and can therefore be moved. Its sat on a 1m x 1m x 1m square hole. When the hole fills up, the compost can be removed and used as fertilizer in the woods. A new hole can also be dug and the structure carried to a new site.

The toilet is essential for the management of the woodland. We live in Guildford, so approximately 45 minutes away from the woods and therefore going home to use the loo is not an option. There are no local facilities in the village either, so the only option for us was to build the compost loo. Compost loos are a lot more environmentally friendly than other options like septic tanks and produces fertiliser, which can be reused.

I have a young family and both my wife and I work full time, so I try to get to the woods as often as possible over weekends, but also work there when I have time off during school holidays. I go to the woods 2-3 times per month, more in the Spring to Autumn if the weather allows and usually for at least a morning or afternoon. In the Spring to Autumn I regularly go for full days and sometime for 2 days at a time, camping over night. I am aware of the 28 day rule for overnight stays, but have never gotten close to this over a year as the stays are generally only for a night at a time and maybe only once a month.

Coppicing is hard work and requires a lot of time, which is why I need to stay for hours at a time. Setting up the saw, sharpening it, changing into your PPE kit etc. takes time and effort and therefore to make the best use of my time, its best to spend a full day in the woods. Making charcoal also takes a considerable amount of time considering the woods needs to be cut to fit into the kiln, you have to light a fire for the kiln to burn and then you have to wait a number of hours for the burn to finish. During this time its best to stay close to the fire and kiln and not to leave it unattended especially in the summer when the woods get extremely dry. Other activities I perform while there include:

- Clearing paths to allow access
- Clearing brambles and nettles
- Clearing invasive species, like creepers killing the oak trees.
- Clearing fallen trees
- Clearing the public footpath
- Clearing the rubbish that the farmer who sold the property to us left behind. Lots of plastic horse jumps, old farm equipment, batteries, tyres, plastic containers, old fence posts and wire.
- Maintaining the fencing & installing more to keep trespassers out
- Removing dead, dangerous trees – we have some Ash dieback.
- Planting new trees – over 40 planted so far.

I regularly have friends / volunteers helping me with the work in the woods and feel I also need to provide them with a loo, having a toilet is after all a basic human right.

The area is designated as ancient woodland and the surveys we've commissioned (Phase 1 Biodiversity and Woodland Management) clearly state that the activities we've undertaken have no negative impact on the woodland.

We hope to continue this type of woodland management and plan to bring the coppice back into rotation as this has been neglected in recent years; which should further the biodiversity of the woodland.

I hope the above has highlighted my need to have a toilet on site and shown that I spend enough time in the woods to justify having it. Below is a photo of an area I recently started coppicing in December - I was in the woods for c. 5-6 hours doing this small section of woodland – probably about 0.25acre.

If you have any further questions or concerns with regards to the necessity of this structure in the management of the woodland please do let me know.

Kind Regards
Nelis Lamprecht

