



**MINUTES** of the Planning and Open Spaces Sub Committee of Plaistow and Ifold Parish Council held on **Wednesday 22nd April 2020**, via remote conference call (Zoom).

**Present** Cllr. Sophie Capsey (Chair); Cllr. Alan Pearson (Chair of the Parish Council); Cllr. Jerusha Glavin; Cllr. Paul Jordan; Cllr. Matthew Hardman; Cllr. David Ribbens; Cllr. Nick Whitehouse; Jon Pearce (Ifold Estates Ltd) and Catherine Nutting (Clerk)

One (1) Member of the Public was present.

**P/20/051** District Cllr. Gareth Evans sent his apologies.  
**Apologies**

**P/20/052** **Declaration of Disclosable Pecuniary Interests by Members in matters on the Agenda for this meeting. To consider and agree any requests for Dispensation.**

Cllr. Paul Jordan advised that he is a neighbour of application 20/00791/DOM. Therefore, he did not participate in discussions/decision making.

**P/20/053** **Representations from Members of the Public: To receive and act upon, if considered necessary by the Council, written comments made by members of the public provided they were sent via email to the Clerk no later than 4pm Wednesday 22nd April 2020.**

None received.

**P/20/054** **To consider new Planning Applications** Clerk

- a) 20/00791/DOM | Erection of outbuilding comprising gym and work at home office. | Redlands Farm Rickmans Lane Plaistow RH14 0LD

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q7E4WJERH3T00&prevPage=inTray>

**No Comment**

- b) 20/00250/DOM | Double storey side extension, garden store and additional vehicle access. | 4 Nell Ball Plaistow RH14 0QB

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q50ZL3ERN1600&prevPage=inTray>

**Letter of Comment appended at A.**

- a) 20/00926/FUL | Erection of replacement timber entrance gate. | Barton Farm The Forestry Road Plaistow RH14 0PA  
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q8DCYRERHTP00&prevPage=inTray>

**Letter of Comment appended at B.**

**P/20/055**

**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, Website and Facebook. The list is appended to these minutes at C.

**P/20/056**

**Appeals & Enforcement Action – consideration & updates**  
Enforcement

- a. Thane, The Drive, Ifold, West Sussex, RH14 0TB  
Reference: PS/19/00397/CONHH  
Date: 16<sup>th</sup> April 2020  
Comment: The current position - the owners and occupiers of the site have not lodged an appeal against the enforcement notice that was served. The enforcement notice took effect on the 10<sup>th</sup> April 2020 and the owners/occupiers of the site have four months from that date to comply with the requirements of the enforcement notice. The notice can be viewed on CDC's website: <https://www.chichester.gov.uk/planningenforcement> (scroll down the page to Enforcement Notices and expanding the table).  
Subject to the changes in the Government's advice regarding essential journeys, the Case Officer hopes to undertake a site visit at the end of this compliance period to assess the situation at the property and form a decision as to whether further enforcement action will be required.
- b. Oxencroft, Ifold Bridge Lane, Ifold  
The Parish Council and Ifold Estates Ltd will keep a watching brief. Grounds works are being undertaken at the property and there has been heavy vehicle movement within Ifold.

## Appeals

- a. Sunnydene, The Drive, Ifold, Loxwood, RH14 0TE

Reference: APP/L3815/W/19/3240273

Date: 27th March 2020

Decision: The appeal is dismissed, and planning permission is refused for fencing and gates at Sunnydene, The Drive, Ifold, Loxwood, RH14 0TE, in accordance with the terms of the application, Ref: 19/00716/DOM dated 9 March 2019 and the plans submitted with it.

Full Appeal decision appended to these minutes at D (separate PDF document).

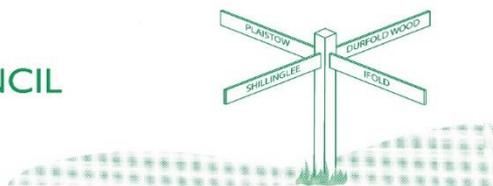
**P/20/057**

### **Date of next meeting**

Thursday 14th May, 19:30 | Remote Conference Call (Zoom)

There being no further business, the Chair closed the meeting at 20:25

## PLAISTOW AND IFOLD PARISH COUNCIL



23rd April 2020

Ms Beverley Stubbington  
Planning Officer  
Chichester District Council  
East Pallant House  
1 East Pallant  
Chichester  
PO19 1TY

Dear Ms Stubbington,

**Re: 20/00250/DOM | Double storey side extension, garden store and additional vehicle access. | 4 Nell Ball Plaistow RH14 0QB**

Further to Plaistow and Ifold Parish Council's Planning and Open Spaces Committee considering this matter at a meeting on 22nd April 2020, the Parish Council submits the following comments.

Plaistow and Ifold Parish Council raises no objection to the proposed two-story extension, or the additional access.

However, the Parish Council is concerned regarding the possible loss of amenity to neighbouring property number 1, Cedar Terrace and respectfully requests that the Case Officer undertakes a site visit to check.

The Parish Council also requests a condition that, if hedging is removed as part of this development, additional hedging is planted to replace the loss during the next planting season.

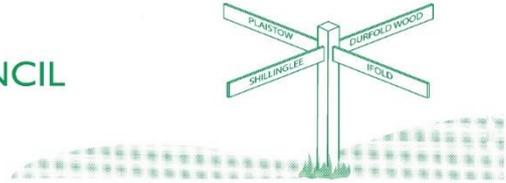
Yours sincerely

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

Catherine Nutting  
Clerk & RFO to Plaistow and Ifold Parish Council

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

## PLAISTOW AND IFOLD PARISH COUNCIL



23rd April 2020

Ms Rebecca Perris  
Planning Officer  
Chichester District Council  
East Pallant House  
1 East Pallant  
Chichester  
PO19 1TY

Dear Ms Perris,

**Re: 20/00926/FUL | Erection of replacement timber entrance gate. | Barton Farm, The Forestry Road, Plaistow, RH14 0PA**

Further to Plaistow and Ifold Parish Council's Planning and Open Spaces Committee considering this matter at a meeting on 22nd April 2020, the Parish Council submits the following comments.

The Parish Council has some concerns that the erection of a further solid close board set of gates of 2150mm at the property, for the purposes of security and privacy, is potentially not in keeping with the rural area adjacent to a Public Right of Way (PRoW) some distance from the main house.

The Parish Council includes for your perusal the Plaistow and Ifold Parish PRoW map.

The Parish Council respectfully draws the Case Officer's attention to PRoW numbers 719, 644 and, in particular, 622 which offers an uninterrupted sight line into the property, grounds and agricultural land.

If the Local Planning Authority is minded to approve the application, the Parish Council requests that the proposed access gate is conditioned to the property known as Barton Farm, The Forestry Road, Plaistow, RH14 0PA in perpetuity.

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](mailto:clerk@plaistowandifold.org.uk)  
The Old Cottage, Barkfold, Kirdford, West Sussex, RH14 0JH

## **ITEM: 5. To receive list of recent Planning Decisions, Appeals and Enforcement**

### **Planning Decisions:**

CDC Weekly Decision List, 14 w/c 01.04.2020

None to note.

CDC Weekly Decision List, 15 w/c 08.04.2020

1. PS/20/00453/DOM | Mr & Mrs Millard | Robinsfold, Durfold Wood, Plaistow, RH14 0PL | Detached oak framed garage/workshop. **PERMIT.**

<https://publicaccess.chichester.gov.uk/onlineapplications/applicationDetails.do?activeTab=summay&keyVal=Q5PADVER10R00>

CDC Weekly Decision List, 16 w/c 15.04.2020

None to note.

### **Enforcement Decisions:**

Reference: PS/ 20/00057/CONHH

Date: 9th April 2020

Re: Kelsey, The Ride, Ifold - stationing of shipping containers

Decision: Further to a site visit, a breach of planning control has been identified due to stationing forward of the front elevation of the dwellinghouse. It is noted that the dwelling is currently uninhabited, and Planning Enforcement are awaiting a response from the persons responsible in regard to the matter. The situation will be monitored, and an update provided in due course.

Reference: PS/20/00094/CONHH

Date: 15th April 2020

Re: Belton Acre, The Ride, Ifold, West Sussex, RH14 0TQ - the erection of a means of enclosure in excess of 1 metre adjacent to a highway

Decision: Further to a site visit, under delegated authority it has been resolved that it would not be expedient to take enforcement action. A breach of planning control has been identified. However, it is noted that the majority of the boundary treatment to the front elevation of Belton Acre is approximately 2m wooden close board fencing and has been in situ for in excess of ten years. Therefore, the impact of the replacement gate post and small section of close boarded fencing is not considered to have a negative or harmful impact on the street scene, the amenities of the neighbouring properties, visual amenity or open character of the area. In this case it was considered that the necessary justification for action did not therefore exist and the Council's file on this matter has been closed.

**Appendix D: P/20/056 - Appeals & Enforcement Action – consideration & updates**

Sunnydene, The Drive, Ifold, Loxwood, RH14 0TE – Please refer to separate PDF document for full Appeal decision.