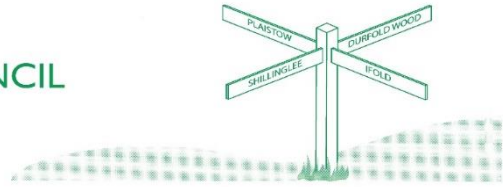


PLAISTOW AND IFOLD PARISH COUNCIL



MINUTES of the Planning and Open Spaces Committee of Plaistow and Ifold Parish Council held on **Tuesday 16th May 2023**, at Kelsey Hall, Ifold.

Present Cllr. Sophie Capsey (Chair of the Planning & Open Spaces Committee); Cllr. Paul Jordan (Chair of the Parish Council); Cllr. Doug Brown; Cllr. Andrew Woolf (in accordance with para 4(d)(v) of the Council's [Standing Orders](#)) and Catherine Nutting (Clerk & RFO, via Zoom).

Two (2) members of the public were in attendance in person.

P/23/056 Apologies were received and accepted from Mr. David Lugton, **Parish**
Apologies **Tree Warden**, Co-opted Member (no voting rights).

P/23/057 **Disclosure of interests**
Cllr. Capsey disclosed a personal connection with the applicants of 23/01002/DOM; therefore, Cllr. Capsey abstained from participating in discussions and/or voting in relation to this matter.

P/23/058 **Minutes** Actions:
Clerk & Cllr.
Capsey
It was **RESOLVED** to **APPROVE** the **MINUTES** of the meeting held on **3rd May 2023**, which will be signed by the Chair of the meeting via Secured Signing, in accordance with Standing Order 12(g) as a true record. The signed minutes will be available on the Parish Council's [website](#).

P/23/059 **Public participation**
A MOP addressed the meeting regarding application 23/00702/FUL. The Chair permitted these comments to be made at the time the Council considered the application at P/23/060(2) below.

P/23/060 **To consider new Planning Applications** Actions:
Clerk
South Down National Park Applications:
1. [SDNP/23/00970/LIS](#) | Replacement of c.400m of existing barbed wire and post and rail fencing along both sides of property driveway with 1.2m high 5-rail wrought iron estate fencing and replacement of 3 no. existing gates with

wrought iron gates. | The Deer Tower, Shillinglee Road,
Shillinglee, West Sussex GU8 4SY

The Committee RESOLVED to make NO COMMENT.

Tree Applications:

None

Building Applications:

1. [23/00702/FUL](#) | 1 no. additional detached three-bedroom dwelling. | Land At Zeka House The Drive Ifold Loxwood Billingshurst West Sussex RH14 0TE

The Committee RESOLVED to OBJECT - [appended at A.](#)

2. [23/00824/DOM](#) & [23/00825/LBC](#) | Replacement of existing garage with new double garage with pitched gabled roof and solar panels on the south facing slope. | The White House The Street Plaistow Billingshurst West Sussex RH14 OPT

The Committee RESOLVED to COMMENT – [appended at B.](#)

3. [23/01002/DOM](#) | Replacement of existing infilled ovate open air swimming pool with rectangle swimming pool. | Old Barkfold The Street Plaistow Billingshurst West Sussex RH14 OPU

The Committee RESOLVED to COMMENT – [appended at C.](#)

P/23/061

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 was **NOTED** by the Committee and is appended to these [minutes at D.](#)

P/23/062

Appeals & Enforcement Action

None to note at this time.

P/23/063

Consultations & Correspondence

The Committee **NOTED** the [publication of the Alfold Neighbourhood Development Plan](#) under Regulation 16 of The Neighbourhood Planning (General) Regulations 2012 (as amended). The consultation period runs from 12:01 am on Friday 12 May to 11.59 pm on Friday 23rd June 2023.

Actions:
Clerk

P/23/063

Date of next meeting

Tuesday 13th June, 7:30pm Winterton Hall, Plaistow

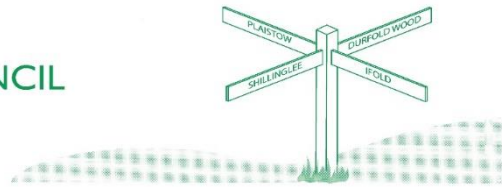
Actions:

Clerk

There being no further business, the Chair closed the meeting at 19:46

PLAISTOW AND IFOLD PARISH COUNCIL

17th May 2023



Alicia Snook
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Alicia Snook,

Re: 23/00702/FUL | 1 no. additional detached three-bedroom dwelling. | Land At Zeka House The Drive Ifold Loxwood Billingshurst West Sussex RH14 0TE

Plaistow and Ifold Parish Council's Planning & Open Spaces Committee considered the above application at its meeting on 16th May and **objects** for the following reasons.

The Parish Council considers that the proposal constitutes over-development of the site itself and over-development within Ifold and is out-of-keeping with the street scene of The Drive.

The erection of a further dwelling on a modest size plot will further erode the low density semi-rural, residential area and produce a negative urbanising effect. Inappropriate development within the Ifold Settlement Boundary contributes to the gradual attrition of the character of the area. Development should reflect and support the built heritage and rural characteristics of Ifold.

The settlement of Ifold suffers from inadequate foul and surface water drainage. This results in frequent occurrences of surface water flooding resulting in hydraulic backflows of effluent from sewage access chambers during episodes of prolonged and high levels of rainfall. The incidences of effluent discharge and flooding have increased over recent years, which may be due to additional new development, increasing hard surface areas and tree removal within the Settlement Boundary and without appropriate amendment to the sewer and surface water infrastructure. Additionally, the Loxwood Wastewater Treatment Works is currently over-capacity. The Parish Council respectfully submits that the current application does not adequately address how the development will avoid/mitigate putting additional pressure on this failing system.

The Council opposes the proposal to create a new access point to the plot off Wildacre Close. Were this to be permitted by the Local Planning Authority (LPA), it would set a dangerous and regrettable precedent for further back land development within Ifold. Additionally, the Council considers the proposed access to present safety hazards for existing residents accessing and leaving Wildacre Close.

If the LPA is so minded to grant planning permission, the Parish Council respectfully requests that access is shared with the existing property on the site and off The Drive.

The Council notes from the north-facing orientation of the solar panels, as per the 'Proposed Floor Plans with Elevations' document, that in likelihood the original orientation of the house was different to that which is now presented, and it has subsequently been rotated. A further re-orientation of the property would better lend itself to shared access from The Drive.

The increase of dwellings on the site will increase water demand. Consequently, the Parish Council respectfully requests that the Planning Officer does due diligence to ensure that the proposals do not contravene the standing advice from Natural England and will meet the requisite water neutrality requirements for planning permission to be granted.

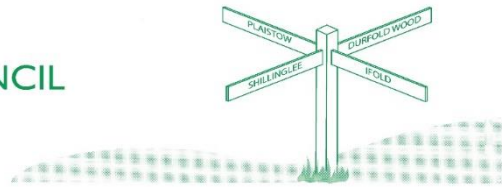
Yours sincerely

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

Catherine Nutting

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PLAISTOW AND IFOLD PARISH COUNCIL



17th May 2023

Miruna Turland
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Miruna Turland,

Re: 23/00824/DOM | Replacement of existing garage with new double garage with pitched gabled roof and solar panels on the south facing slope. | The White House The Street Plaistow Billingshurst West Sussex RH14 0PT

And

23/00825/LBC | Replacement of existing garage with new double garage/study with pitched gabled roof and solar panels on the south facing slope. | The White House The Street Plaistow Billingshurst West Sussex RH14 0PT

Plaistow and Ifold Parish Council's Planning & Open Spaces Committee considered the above application at its meeting on 16th May and makes the following comments: -

The Parish Council notes the slight discrepancy in description of the proposals between the two applications, being the inclusion of use as a study in 23/00825/LBC.

The Parish Council respectfully asks the Planning Officer to impose a condition that the new double garage/study remains ancillary to the enjoyment of the main dwelling house, known as The White House, The Street, Plaistow, West Sussex, RH14 0PT, in perpetuity; and permitted development rights are removed to prevent the garage/study from becoming used as a separate and independent dwelling in the future.

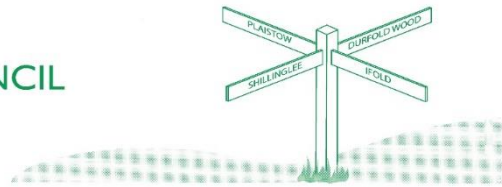
Yours sincerely

Catherine Nutting

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PLAISTOW AND IFOLD PARISH COUNCIL

17th May 2023



Miruna Turland
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Miruna Turland,

Re: 23/01002/DOM | Replacement of existing infilled ovate open air swimming pool with rectangle swimming pool. | Old Barkfold The Street Plaistow Billingshurst West Sussex RH14 OPU

Plaistow and Ifold Parish Council's Planning & Open Spaces Committee considered the above application at its meeting on 16th May and makes the following comments: -

The Parish Council respectfully requests that the Planning Officer does due diligence to ensure that the proposals do not contravene the standing advice from Natural England and will meet the requisite water neutrality requirements for planning permission to be granted.

Yours sincerely

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

Catherine Nutting

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

Planning Decisions:

CDC Weekly Decision List, 18 w/e 03.05.2023

1. [PS/23/00552/PLD](#) | Mr And Mrs Wenman | Everley Plaistow Road Ifold West Sussex RH14 0TU
| Proposed lawful development - first floor extension | **WITHDRAWN**

CDC Weekly Decision List, 19 w/e 10.05.2023

1. [PS/23/00636/TPA](#) | Mr Robert Wainwright | Southwood 13 Ifoldhurst Ifold West Sussex RH14 0TX | Reduce west sector by 3.25m and crown thin by 10% on 1 no. Oak tree (T2) subject to PS/88/00784/TPO | **PERMIT**

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