

MINUTES of the Planning and Open Spaces Sub Committee of Plaistow and Ifold Parish Council held on **Wednesday 15th July 2020**, via remote conference call (Zoom).

Present Cllr. Sophie Capsey (Chair); Cllr. Jerusha Glavin; Cllr. Paul Jordan; Cllr. David Ribbens; Jon Pearce Chair of Ifold Estates Limited (IEL) Co-opted Member with no voting rights and Catherine Nutting (Clerk).

Two (2) Members of the Public were present. Cllr. Evans was in attendance.

P/20/085 Apologies Apologies were received and accepted from Cllr. Alan Pearson (Chair of the Parish Council); Cllr. Matthew Hardman and Cllr. Nick Whitehouse.

P/20/086 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/20/087 To receive for confirmation Minutes of the Meetings held on 24th June 2020
The minutes were agreed and will be signed by the Chair via remote Secured Signing.

P/20/088 Representations from Members of the Public: To receive and act upon, if considered necessary by the Council, any verbal and/or written comments made by members of the public provided any written comments are sent via email to the Clerk no later than 4pm Wednesday 24th June 2020.
None.

P/20/089 To consider new Planning Applications Clerk

a. 20/01417/TPA | Fell 1 no. Oak tree (as shown on the sketch plan) within Group, G1 subject to PS/10/00111/TPO. | Timbers, The Ride, Ifold, Loxwood, Billingshurst, West Sussex, RH14 0TH

Awaiting the submission of photographs from the Applicants. Deferred until the next meeting.

- b. 20/01438/FUL | Demolition of fire damaged dwelling and outbuildings. Erection of 1 no. replacement dwelling and 1 no. garaging and storage facilities building. | Foxley, Poundfield Lane, Ifold, Loxwood, Billingshurst, West Sussex, RH14 0NZ

Letter of Comment appended to these Minutes at A.

- c. 20/01448/FUL | Proposed agricultural barn. | Land North Of Sparrwood Farm, Dunsfold Road, Plaistow, West Sussex

Letter of Comment appended to these Minutes at B.

- d. 20/01386/TCA | Notification of intention to fell 1 no. Walnut tree (T1) and 1 no. Horse Chestnut trees (T4). Reduce southern and eastern sectors by up to 5m on 1 no. Horse Chestnut tree (T2). Reduce height and lower southern sector by up to 3m on 1 no. Horse Chestnut tree (T3). Crown raise by up to 4m (above ground level) and clear any branches within 1.5m (of an adjacent Scots Pine tree) on 1 no. Horse Chestnut tree (T5). Reduce 1 no. limb (north east sector) by up to 9m and clear all branches within 1.5m (of an adjacent Scots Pine tree) on 1 no. Horse Chestnut (T6). | Todhurst Manor, The Street, Plaistow, RH14 0PY

Letter of Comment appended to these Minutes at C.

- e. 20/01472/DOM | Construction of two new maintenance and vehicle storage buildings. | Ash Park, Shillinglee Road, Plaistow, RH14 0PQ

Letter of Comment appended to these Minutes at D.

- f. 20/01667/PNO3R - Oxencroft, Ifold

Email appended to these Minutes at E.

P/20/090

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 F.

P/20/091

Appeals & Enforcement Action – consideration & updates

Appeal and Enforcement decisions are pending regarding Burgau Barn.

Plot 1B land Sparwood - awaiting Appeal start date

Barton Farm, Forestry Road - awaiting Appeal start date

Coach House, Shillinglee Road – Appeal allowed

The following email was received by the Parish Council from a MOP:

Hi there, attached is a PC map on which I have marked a section of path which is totally overgrown and impassable with bramble and briars. This section is not closed to the public and WSCC need to be notified. Also, in the ancient woodland again where marked some quite large buildings have been erected [redacted for confidentiality purposes] thinks 4m to the apex. Do you know about this? Has it got planning consent?

[redacted for confidentiality purposes]

In relation to the footpath, the following was received from the PRoW Access Ranger:

This section of Footpath 564 is part of the current closure of routes into Crouchlands so shouldn't be used at present. I know from memory the stretch referred to and any vegetation issues will be addressed when the path re-opens.

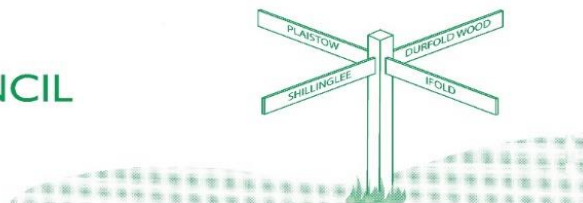
In relation to the building, the Parish Council understands that it has previous prior notification for agricultural use.

Wednesday 5th August 2020, 19:30 | Remote Conference Call

There being no further business, the Chair closed the meeting at 20:45

Appendix A: P/20/089b

PLAISTOW AND IFOLD PARISH COUNCIL



16th July 2020

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

Dear Ms Stubbington,

Re: 20/01438/FUL | Demolition of fire damaged dwelling and outbuildings. Erection of 1 no. replacement dwelling and 1 no. garaging and storage facilities building. | Foxley, Poundfield Lane, Ifold, Loxwood, Billingshurst, West Sussex, RH14 0NZ

Plaistow and Ifold Parish Council's Planning and Open Spaces Committee considered the above application at a meeting on 15th July.

It was brought to the Committee's attention that there may be a possible discrepancy between the block plans and the elevations as submitted.

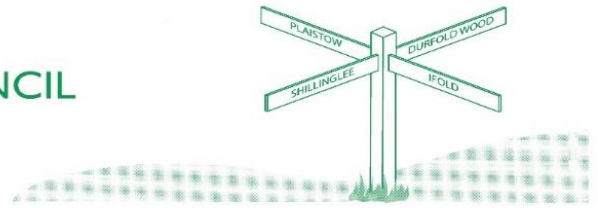
Consequently, the Parish Council respectfully requests that the Case Officer satisfies themselves fully of the situation before coming to a decision.

Yours sincerely

Catherine Nutting

Appendix B: P/20/089c

PLAISTOW AND IFOLD PARISH COUNCIL



16th July 2020

Ms Kayleigh Taylor
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Ms Taylor,

**Re: 20/01448/FUL | Proposed agricultural barn. | Land North of Sparrwood Farm Dunsfold Road
Plaistow West Sussex**

Plaistow and Ifold Parish Council's Planning and Open Spaces Committee considered the above application at a meeting on 15th July.

The Parish Council **objects** to the application and is concerned regarding the mass and bulk of the proposed development. The visual harm to the countryside would not be in keeping with the rural area.

The land has never had any previous equestrian use whatsoever. On 2nd July, a Member of the Public noted that there are approximately 12 sheep and 3 horses on the site.

Please note the correct address for the site is: Land at Sparrwood Farm, Shillinglee Road, Plaistow, Billingshurst.

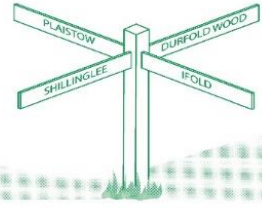
Please refer to the maps submitted with this letter. Please note that CDC's site plan includes land not in the ownership of the applicant. Please cross reference with the applicant's block plan. Also enclosed is the PRoW map for the Parish for your information.

The Parish Council respectfully requests that the application is refused.

Yours sincerely

Appendix C: P/20/089d

PLAISTOW AND IFOLD PARISH COUNCIL



16th July 2020

Ms Maria Tomlinson
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Ms Tomlinson,

Re: 20/01386/TCA | Notification of intention to fell 1 no. Walnut tree (T1) and 1 no. Horse Chestnut trees (T4). Reduce southern and eastern sectors by up to 5m on 1 no. Horse Chestnut tree (T2). Reduce height and lower southern sector by up to 3m on 1 no. Horse Chestnut tree (T3). Crown raise by up to 4m (above ground level) and clear any branches within 1.5m (of an adjacent Scots Pine tree) on 1 no. Horse Chestnut tree (T5). Reduce 1 no. limb (north east sector) by up to 9m and clear all branches within 1.5m (of an adjacent Scots Pine tree) on 1 no. Horse Chestnut (T6). | Todhurst Manor, The Street, Plaistow, RH14 0PY

Plaistow and Ifold Parish Council's Planning and Open Spaces Committee considered the above application at a meeting on 15th July.

The Parish Council does not object to the felling of the two (2) trees. From the pictures both have extensive rot. The walnut is shedding outer bark and the Horse Chestnut's canopy is sparse due to it being under severe stress.

Reducing the southern and eastern sectors of T2 by 5 meters seems slightly excessive. The Parish Council would prefer a smaller amount.

From the pictures, T3 is a smaller Horse Chestnut and again raising the Crown 4m on that size of tree may be excessive unless it is meant 4 meters from ground and not 4m from the existing Crown? The Parish Council respectfully requests that this is clarified with the applicant before determination.

The Planners have queried the work on T5 and T6 and the applicant has advised that they cannot be more specific, due to the thickness of canopy. The Parish Council does not think that cutting back the

branches within 1.5 meters of the Scotch Pine will help; it once growth stops at lower levels on Scotch Pine it rarely comes back.

From the picture, T6 has more growth on one side compared to the other. It is stated that the intended limb to be reduced has suffered storm damage, but again 9m seems rather excessive.

Yours sincerely

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

Catherine Nutting

Appendix D: P/20/089e

PLAISTOW AND IFOLD PARISH COUNCIL



16th July 2020

Mr. Sam Muir
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Mr. Muir,

Re: 20/01472/DOM | Construction of two new maintenance and vehicle storage buildings. | Ash Park Shillinglee Road Plaistow RH14 0PQ

Plaistow and Ifold Parish Council's Planning and Open Spaces Committee considered the above application at a meeting on 15th July.

The Parish Council considers that the proposed maintenance and workshop buildings are not sympathetic to the design of the main dwelling house. Members have concerns over the bulk of the maintenance building and the proximity of the proposed workshop building to the boundary, which could be considered overpowering to the neighboring property.

Should the LPA approve the application, the Parish Council respectfully requests that the proposed development is conditioned to the uses outlined in this planning application only in perpetuity.

Yours sincerely

Catherine Nutting

Appendix E: P/20/089f

From: clerk@plaistowandifold.org.uk
Sent: 16 July 2020 14:42
To: 'DCPlanning'; 'Beverley Stubbington'; 'Derek Price'
Cc: sophie.capsey@plaistowandifold.org.uk
Subject: 20/01667/PNO3R - Oxencroft, Ifold

Importance: High

The Parish Council reviewed this prior approval application at a meeting on 15th July and respectfully makes the following comments.

The structure in question appears to be the Pole Barn. Please refer to the following link:
<https://www.batchellermonkhouse.com/property/pul190038/>

The Parish Council considers that B8 use is not appropriate in this area and draws the Case Officer's attention to planning application 20/01225/FUL where the PC has made strong objections to the change of use of the land and highways concerns on 25th June. The PC wishes to draw the case officers' attention to the plethora of public comments. The last application which was permitted on the site was very carefully considered and the class use was conditioned to agricultural use only for the storage of hay and farming equipment (sui generis). The PC would very much hope that the LPA satisfy themselves that the application details are adequate and have sufficient information to make a determination.

With best wishes
Catherine
Clerk & RFO

01403 820 508
Please contact Clerk for postal address

ITEM: 5. To receive list of recent Planning Decisions, Appeals and Enforcement from the Local Planning Authority – CDC

Planning Decisions:

CDC Weekly Decision List, 27 w/c 01.07.2020

1. PS/20/01064/DOM | Mr Ian Cooke | Ash Park, Shillinglee Road, Plaistow, RH14 0PQ | Replacement Entrance Gates. **PERMIT**.
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q9FV0BERIL100>
2. PS/20/01291/PA1A | Mr P Le | Thane, The Drive, Ifold, Loxwood, West Sussex, RH14 0TB | Single storey extension to the rear (a) rear extension - 8m (b) maximum height - 4m (c) height of eaves - 2.30m. PRIOR APPROVAL IS REQUIRED & HEREBY REF
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QB1NUHEROSR00>

CDC Weekly Decision List, 28 w/c 08.07.2020

1. PS/20/01045/FUL | Bellevue Homes Alexander Ealey | Moyana, The Drive, Ifold, Loxwood, RH14 0TD | Erection of 1 no. dwelling house | **REFUSE**
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q9712WERIFS00>

Appeal Decisions:

1. Appeal Ref: W/4000430 | The Coach House, Oak Lane, Shillinglee, Plaistow GU8 4SQ | Remove 2 single garage doors and replace with single garage door. | Decision date: 1 July 2020 | Decision - The appeal is allowed and planning permission is granted

