

**MINUTES** of the Planning and Open Spaces Sub Committee of Plaistow and Ifold Parish Council held on **Wednesday 3rd June 2020**, via remote conference call (Zoom).

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

One (1) Member of the Public was present.

**P/20/067 Apologies** Apologies were received and accepted from Cllr. Matthew Hardman and District Councillor Gareth Evans.

**P/20/068 Declaration of Disclosable Pecuniary Interests by Members in matters on the Agenda for this meeting. To consider and agree any requests for Dispensation.**

Mr Pearce declared the pecuniary interest for IEL in relation to application 20/01045/FUL | Moyana, The Drive Ifold. IEL will receive fees in relation to an additional dwelling and separate access.

**P/20/069 To receive for confirmation Minutes of the Meetings held on 14th May 2020**

The minutes were agreed and will be signed by the Chair via remote Secured Signing.

**P/20/070 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 1st April 2020.**

None received.

**P/20/071 To consider new Planning Applications** Clerk

a. 20/01045/FUL | Erection of 1 no. dwelling house. | Moyana The Drive Ifold Loxwood RH14 0TD

**Letter of Comment appended to these minutes as A.**

b. 20/01064/DOM | Replacement Entrance Gates. | Ash Park Shillinglee Road Plaistow Billingshurst West Sussex RH14 0PQ

**No Comment.**

- c. PS/20/00996/LBC | Replacement front windows. |  
Brackenhurst Place, The Street, Plaistow, Billingshurst, West  
Sussex, RH14 OPT

**No Comment.**

**P/20/072 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.

**P/20/073 Appeals & Enforcement Action – consideration & updates**

- a. Burgau Barn, Ifold - planning and enforcement appeals underway
- b. The Coach House, GU8 - awaiting the allocation of an Inspector
- c. Land at Sparwood - awaiting the allocation of an Inspector

**P/20/074 Clerk's Update**

A permitted development planning application has been submitted in relation to Thane, The Drive, Ifold which will be considered at the next meeting.

Members will receive a full list of meeting dates for the remainder of the year.

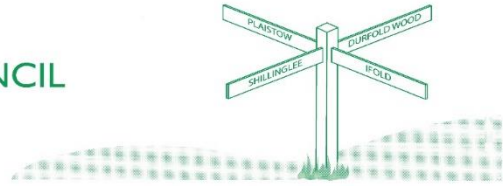
Clerk

**P/20/075 Date of next meeting**

Wednesday 24th June 2020, 19:30 | Remote Conference Call

There being no further business, the Chair closed the meeting at 20:00

PLAISTOW AND IFOLD PARISH COUNCIL



4th June 2020

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

Dear Ms Perris,

**Re: 20/01045/FUL | Erection of 1 no. dwelling house. | Moyana The Drive Ifold Loxwood RH14 0TD**

The Parish Council has considered this application and maintains its objection to the principle of this development.

The Parish Council has previously made objections and hereby encloses its objection letters dated 6th February 2014 and 30th June 2014 in respect of applications 14/01814/FUL and 15/00131/FUL.

The Parish Council continues to rely upon these objections and asserts that the situation and the application has not materially changed. Additionally, the 2015 application which was withdrawn (15/00131/FUL) is within this Local Plan period.

Yours sincerely

Catherine Nutting  
Clerk & RFO to Plaistow and Ifold Parish Council

**DCPlanning**

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**From:** VERONICA PERRIN [REDACTED] **Sent:** Mon 30/06/2014 9:22 AM  
**To:** DCPlanning  
**Cc:**  
**Subject:**  
**Attachments:**

Please find below comments from PLAISTOW & IFOLD PARISH COUNCIL PLANNING MEETING OF 25TH JUNE 2014;

PS/14/01741/DOM; Moyana, the Drive, Ifold; Proposed new roof with dormers and demolition of garage and construction of new double garage;

We have grave concerns of the re positioned site of the new garage for the large tree and front boundary, it is felt that it is too close and will cause harm to tree.

PS/14/01814/FUL: Moyana, The Drive, Ifold; Proposed development including change of use.

The Council object to this application for the proposed narrow drive to be inserted, gross over development of the small site. There continues to be grave concerns regarding the sewage capacity and flooding that this area is very prone to on a regular basis.

PS/14/01813/OUT; Camelia, Chalk Road, Ifold; Outline erection of 3 residential units associated parking and landscaping;

The Council object strongly to this application, the site is very prone to flooding from a wide area reaching lowest the point at the site. It should be noted adjacent properties have been flooded and the sewage system has been causing overflow problems for a number of years to properties in the area. The access to site is narrow, single carriage way at the point of entry to site, and very close to the junction with the main road. There is a bus stop on the main road adjacent to Chalk Road junction which serves also as a pick up and drop off point for the local Primary School and Comprehensive school. At times Chalk Road has cars parked of parents waiting to collect small children off school bus. The site lines for entering and leaving Chalk Road are very poor.

PS/14/01839/PDL; Owlers, Hogwood Road, Ifold; Alteration to roof. No comment.

PS/14/01723/COU; The Coach House, Oak Lane, Shillinglee; Change of use from residential garden and private amenity/sports club use for Yoga, meditation and fitness training;

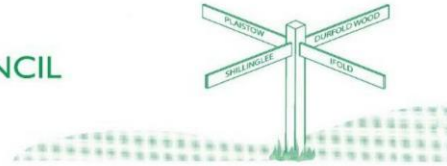
Council object to this application due to access to the site. The extra vehicle use that will be generated on a very narrow country lane with poor site lines. We feel it is unsuitable for the site and we had understood that this was a private house.

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LEGAL DISCLAIMER

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## PLAISTOW AND IFOLD PARISH COUNCIL



6 February 2014

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

Dear Ms Tomlinson

**Re: 15/00131/FUL. 1 no. detached bungalow to the rear of Moyana, The Drive, Ifold.**

Plaistow and Ifold Parish Council OBJECTS to this application.

The parish council considers the proposal would be overdevelopment of the site. Contrary to the applications claim, the parish council calculates that the site area is in fact 0.6615 hectares, not 0.9 as quoted in the Design and Access Statement. Accordingly, this would not be comparable to the plot sizes on Birchwood Close, which are 0.08 ha and, in any case, considered high density compared with most of Ifold.

The Parish Council notes that Thames Water have been consulted. As agreed with Andrew Frost and Tony Whitty at a meeting in December, Southern Water will be consulted on all applications for additional dwellings in Plaistow and Ifold and, as such, the parish council requests that *Southern Water* are consulted on this application. The applicant acknowledges a history of sewage flooding in the area and the inadequacy of the present sewage network, stating that fitting non-return valves will remedy the situation. It may be that non-return valves will protect the proposed dwelling from sewage flooding but it will do nothing to protect neighbouring properties at risk from the increased volume of wastewater going into the system. The parish council considers that the proposed dwelling would be sited too close to the main sewer; the plan is showing the building line to be 3m distant from the main sewer, however, the sewer is shown in its approximate location, which may actually be closer to the building.

The parish council has received representations from neighbouring residents who have concerns about the proposed dwelling from overlooking, light and noise. The parish council agrees that this development would have a deleterious effect on the residential amenity of neighbouring properties. The proposal is for a single-storey dwelling, however, the ridge height and roof pitch are such that living space in the roof with the addition of dormer or velux windows could easily be accommodated at some point in the future.

Continued/...

Clerk: Mrs Beverley Weddell. Tel: 01483 200314  
Lock House Lodge, Knightons Lane, Dunsfold GU8 4NU  
Email: [clerk@plaistowandifold.org.uk](mailto:clerk@plaistowandifold.org.uk)

.../

Plaistow and Ifold Parish Council therefore requests that this application be REFUSED.

Yours sincerely



Beverley Weddell  
Clerk to Plaistow and Ifold Parish Council

## Appendix B: P/20/072 - List of recent Planning decisions, Appeals and Enforcement

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

#### **Planning Decisions:**

CDC Weekly Decision List, 20 w/c 13.05.2020

1. PS/20/00316/DOM | Mr Richard Cooper | Nanridge, The Drive, Ifold RH14 0TD | Single storey side extension and single storey front porch. **PERMIT.**

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q56SOBERFGD00>

2. PS/20/00614/TPA | Mr Lendrum | Pasadena, The Ride, Ifold, RH14 0TH | Remove 1 no. limb on south sector on 1 no. Oak (T1) subject to PS/07/00065/TPO. **WITHDRAWN.**

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q6IYNFERGGV00>

CDC Weekly Decision List, 21 w/c 20.05.2020

1. PS/20/00791/DOM | Mr Mike Rudd | Redlands Farm, Rickmans Lane, Plaistow, RH14 0LD | Erection of outbuilding comprising gym and work at home office. **PERMIT.**

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

CDC Weekly Decision List, 22 w/c 27.05.2020

None to note.

