

MINUTES of the Planning and Open Spaces Committee of Plaistow and Ifold Parish Council held on **Wednesday 20th July 2022** at Winterton Hall, Plaistow.

Present Cllr. Sophie Capsey (Chair of the Planning & Open Spaces Committee); Cllr. Paul Jordan (Chair of the Parish Council); Cllr. David Griffiths; Cllr. Doug Brown; Cllr. Jerusha Glavin and Catherine Nutting (Clerk & RFO).

No members of the public attended, either in person or remotely via Zoom.

P/22/158
Apologies Apologies were received and accepted from Cllr. Nick Whitehouse; Mr. David Lugton, **Parish Tree Warden**, Co-opted Member (no voting rights); Mr Jon Pearce, Chair of IEL and Co-Opted Member (no voting rights) and District Cllr. Gareth Evans.

P/22/159
Disclosure of interests
Recommendation: - To deal with any disclosure by Members of any disclosable pecuniary interests and interests other than pecuniary interests, as defined under the Plaistow and Ifold Parish Council [Code of Conduct](#) and the Localism Act 2011, in relation to matters on the agenda.

None received.

P/22/160
Minutes
It was **RESOLVED** to **APPROVE** the **MINUTES** of the meeting held on **29th June 2022**, which will be signed by the Chair via Secured Signing, in accordance with Standing Order 9(d), as a true record. The signed minutes will be available on the Parish Council's [website](#).

Actions:
Clerk & Chair

P/22/161
Public participation
To receive and act upon, if considered necessary by the Committee, comments made by members of the public in accordance with relevant legislation and Plaistow and Ifold Parish Council's [Policy](#). Questions, or brief representations can be made either in person, or in writing provided they were sent via email to the Clerk no later than 4pm Wednesday 20th July 2022. In accordance with Standing Orders 1(e) and (f), Public Participation shall not exceed 10 minutes,

unless directed by the Chairman. A speaker is limited to 5 minutes.

None received.

P/22/162

To consider new Planning Applications

Actions:

Clerk

South Down National Park Applications:

None to note.

Tree Applications:

1. 22/01601/TPA | Reduce height and widths by 3m (back to previous pruning points) on 1 no. Oak tree (quoted as T1, TPO'd no. T27) subject to PS/99/00822/TPO. | Silverstream The Drive Ifold Loxwood Billingshurst West Sussex RH14 OTD

No Comment

2. 22/01603/TPA | Reduce south-east sector by 1m on 1 no. Oak tree (quoted as T1, TPO T5), crown reduce by up to 2m (back to previous pruning points) on 1 no. Oak tree (quoted as T2, TPO T7) and crown reduce by 2m on 1 no. Oak tree (quoted as T3, TPO T8). All 3 no. trees are subject to PS/99/00822/TPO. | The Spinney The Drive Ifold Loxwood Billingshurst West Sussex RH14 OTD

No Comment

Building Applications:

3. 22/01165/FUL | Demolition and replacement dwelling. | The Oaks Dunsfold Road Plaistow West Sussex RH14 OPW

Letter of Comment [appended at A](#)

4. 22/01681/LBC | Internal alterations including replacement of modern finishes. | Foxhurst Dunsfold Road Plaistow West Sussex RH14 OQE

No Comment; defer to the expertise of the Listed Buildings Officer.

5. 22/00527/DOM | Demolition of existing detached garage and conservatory and erection of replacement garage. | Common House Loxwood Road Plaistow West Sussex RH14 ONX

Letter of Comment [appended at B](#)

6. 22/01384/DOM | Internal and external alterations, front and rear extensions. | Glendower The Ride Ifold Loxwood Billingshurst West Sussex RH14 0TH
Letter of Comment [appended at C](#)
7. 22/01630/FUL | Replacement of existing outbuilding | Land North Of The Coach House Oak Lane Shillinglee Plaistow Godalming West Sussex GU8 4SQ
Letter of Comment [appended at D](#)
8. 22/01376/DOM | Proposed snooker room. | 1 Wychwood Ifold Loxwood West Sussex RH14 0UN
Letter of Comment [appended at E](#)

P/22/162(a)	Crouchlands Farm 22/01754/EIA Request for an EIA Scoping Opinion in relation to proposed Rickman's Green village development. Crouchlands Farm Rickmans Lane Plaistow Billingshurst West Sussex RH14 0LE Letter of Comment appended at F	Actions: Clerk
P/22/163	To receive list of recent Planning decisions, Appeals and Enforcement from the Local Planning Authority (CDC) This matter was deferred to the next meeting.	Actions: Clerk
P/22/164	Appeals & Enforcement Action <u>Oxencroft Appeal, Planning Inspectorate:</u> - On 29th June 2022 (P/22/155), the Parish Council resolved to reiterate its comments submitted to the Local Planning Authority (LPA) in relation to the substantive matters to PINs by the deadline of 28th July.	Actions: Cllr Capsey
P/22/165	Clerk's Update None to note.	
P/22/166	Date next meeting Planning & Open Spaces Committee Meeting 9 th August 2022, 7:30pm Winterton Hall, Plaistow	Actions: Clerk

There being no further business, the Chair closed the meeting at 20:33

PLAISTOW AND IFOLD PARISH COUNCIL



21st July 2022

Sascha Haigh
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Sascha Haigh,

Re: 22/01165/FUL | Demolition and replacement dwelling. | The Oaks Dunsfold Road Plaistow West Sussex RH14 0PW

Further to a meeting of Plaistow and Ifold's Planning & Open Spaces Committee on 20th July, the Parish Council does not object to the proposed development. Nevertheless, the Parish Council respectfully requests that the Planning Officer does due diligence and satisfies themselves that the development can achieve the requisite water neutrality.

For information and ease of reference when considering this application, the Parish Council respectfully draws the Planning Officer's attention to the map of the Parish's Ancient Woodland, which can be accessed via this link: -

<https://plaistowandifoldparishnp.files.wordpress.com/2018/09/map-5-ancient-woodlands.jpg>

Yours sincerely

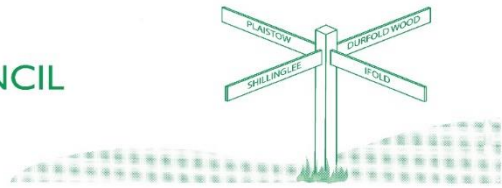
Catherine Nutting
Clerk & RFO to Plaistow and Ifold Parish Council

Clerk & RFO: Catherine Nutting

Tel: 07798631410 | Email: clerk@plaistowandifold-pc.gov.uk | www.plaistowandifold-pc.gov.uk

[Back to top](#)

PLAISTOW AND IFOLD PARISH COUNCIL



21st July 2022

Freya Divey
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Freya Divey,

Re: 22/00527/DOM | Demolition of existing detached garage and conservatory and erection of replacement garage. | Common House Loxwood Road Plaistow West Sussex RH14 0NX

Further to a meeting of Plaistow and Ifold's Planning & Open Spaces Committee on 20th July, the Parish Council makes the following comments in relation to the above referred to application.

The Parish Council respectfully wishes to correct the description of the 'conservatory', as it appears from the site photographs to be a greenhouse for plant cultivation, rather than a place for any degree of human habitation.

The Parish Council defers to the views of the Historical Buildings Officer.

The Parish Council respectfully requests that the Planning Officer conditions any permission for a replacement garage, incorporating a work from home area in the loft space, as ancillary to the enjoyment of the main dwelling house, known as Common House in perpetuity.

Yours sincerely

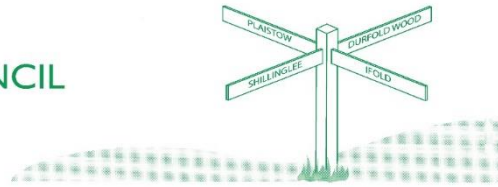
A handwritten signature in black ink, appearing to read 'Catherine Nutting'.

Catherine Nutting
Clerk & RFO to Plaistow and Ifold Parish Council

Clerk & RFO: Catherine Nutting

Tel: 07798631410 | Email: clerk@plaistowandifold-pc.gov.uk | www.plaistowandifold-pc.gov.uk

PLAISTOW AND IFOLD PARISH COUNCIL



21st July 2022

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

Dear Miruna Turland,

Re: 22/01384/DOM | Internal and external alterations, front and rear extensions. | Glendower The Ride Ifold Loxwood Billingshurst West Sussex RH14 0TH

Further to a meeting of Plaistow and Ifold's Planning & Open Spaces Committee on 20th July, the Parish Council makes No Comment in relation to the above referred to application.

Nevertheless, the Parish Council respectfully requests that the Planning Officer conditions any permission with adequate tree protection on the site.

The settlement of Ifold has seen progressive change over the years and this will continue with further pressure for development and alteration to homes and gardens. This inevitably changes the appearance and feel of Ifold, as increased density places undue pressure to remove trees and vegetation where it conflicts with the residential use. Ifold is characterised by its rural quality, with a high degree of vegetation, hedges, and trees. The Parish Council seeks to balance the need for development whilst preventing the erosion of the established character of the settlement, particularly

resulting in a loss of trees and vegetation. Where it is necessary to remove trees, mitigation should be undertaken with additional planting elsewhere on site to prevent the significant loss of vegetation and trees.

Yours sincerely



Catherine Nutting
Clerk & RFO to Plaistow and Ifold Parish Council

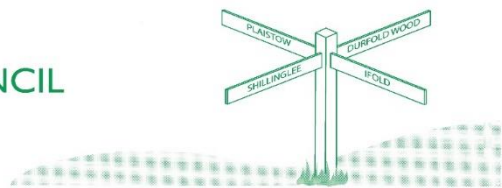
Clerk & RFO: Catherine Nutting

Tel: 07798631410 | Email: clerk@plaistowandifold-pc.gov.uk | www.plaistowandifold-pc.gov.uk

[Back to top](#)

Appendix D: P/22/153 – Building Applications

PLAISTOW AND IFOLD PARISH COUNCIL



21st July 2022

Sascha Haigh
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Sascha Haigh,

Re: 22/01630/FUL | Replacement of existing outbuilding | Land North Of The Coach House Oak Lane Shillinglee Plaistow Godalming West Sussex GU8 4SQ

Further to a meeting of Plaistow and Ifold's Planning & Open Spaces Committee on 20th July, the Parish Council makes the following comments in relation to the above referred to application.

The existing outbuilding is situated on agricultural land, as confirmed, and evidenced by the Local Planning Authority's refusal to grant a certificate of lawful development.

If the Planning Officer is minded approving the current planning application, the Parish Council respectfully requests that the permission is conditioned as follows: -

- The proposed replacement outbuilding be restricted to that of agricultural use only.
- The proposed replacement outbuilding to have no habitable use whatsoever, in perpetuity.
- The removal of Permitted Development Rights in relation to the replacement outbuilding.
- The proposed replacement outbuilding to be ancillary to the enjoyment of the main dwelling house, known as Mannor Copse Farm in perpetuity.

Yours sincerely



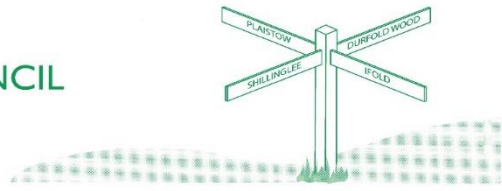
Catherine Nutting
Clerk & RFO to Plaistow and Ifold Parish Council

Clerk & RFO: Catherine Nutting

Tel: 07798631410 | Email: clerk@plaistowandifold-pc.gov.uk | www.plaistowandifold-pc.gov.uk

[Back to top](#)

PLAISTOW AND IFOLD PARISH COUNCIL



21st July 2022

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

Dear Miruna Turland,

Re: 22/01376/DOM | Proposed snooker room. | 1 Wychwood Ifold Loxwood West Sussex RH14 0UN

Further to a meeting of Plaistow and Ifold's Planning & Open Spaces Committee on 20th July, the Parish Council does not object to the above referred to application.

Nevertheless, if the Planning Officer is so minded approving the application, the Parish Council respectfully requests that the following conditions are made: -

- The snooker room be ancillary to the enjoyment of the main dwelling house, known as 1 Wychwood, Ifold in perpetuity.
- The Planning Officer conditions any permission with adequate tree protection on the site.

The settlement of Ifold has seen progressive change over the years and this will continue with further pressure for development and alteration to homes and gardens. This inevitably changes the appearance and feel of Ifold, as increased density places undue pressure to remove trees and vegetation where it conflicts with the residential use. Ifold is characterised by its rural quality, with a high degree of vegetation, hedges, and trees. The Parish Council seeks to balance the need for development whilst preventing the erosion of the established character of the settlement, particularly

resulting in a loss of trees and vegetation. Where it is necessary to remove trees, mitigation should be undertaken with additional planting elsewhere on site to prevent the significant loss of vegetation and trees.

Yours sincerely



Catherine Nutting

Clerk & RFO: Catherine Nutting Tel: 07798631410 | Email: clerk@plaistowandifold-pc.gov.uk | www.plaistowandifold-pc.gov.uk

[Back to top](#)

Appendix F: P/22/153(a)– Building Applications

PLAISTOW AND IFOLD PARISH COUNCIL



22nd July 2022

Nicola Martin
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Ms Martin,

Re: 22/01754/EIA | Request for an EIA Scoping Opinion in relation to proposed Rickman's Green village development. | Crouchlands Farm Rickmans Lane Plaistow Billingshurst West Sussex RH14 0LE

Further to a meeting of Plaistow and Ifold's Planning & Open Spaces Committee on 20th July, the Parish Council makes the following comments in relation to the above referred to application.

The Parish Council notes the extent of the Applicant's Environmental Scoping Report produced in support of its request for a Scoping Opinion under Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regulations).

In addition to the matters identified in the Applicant's Report, the PC respectfully requests that the LPA require the Applicant to provide information regarding the following issues in the Environmental Statement: -

1. Foul water infrastructure network

The Parish Council asks that consideration is given to the foul water infrastructure network within the area that would service the proposed development, given that the local treatment works is over capacity, and the Applicant acknowledges that "the Environment Agency's Surface Water flood map [...] demonstrates that the site is at a very high risk from surface water flooding" (para 5.3.2, pg. 22 of the Report).

It must be a key consideration that the Loxwood Wastewater Treatment Works is currently over-capacity. Southern Water (SW) have failed to keep abreast of the increases in demand on the sewerage infrastructure that recent housing development has created. SW repeatedly respond to planning application consultations by stating that there is no capacity in the system. The new housing developments in the vicinity of the Loxwood Wastewater Treatment Works will have its sewerage stored in underground tanks and tankered offsite at SW expense. Therefore, in the absence of adequate / sufficient mains foul drainage at the Crouchlands Farm site and in the knowledge of

- i. the current over capacity of the local treatment works and
- ii. the very high risk from surface water flooding

the Parish Council requests that proper consideration and explanation be given within the Environmental Statement to the treatment of effluent from the proposed Rickman's Green Village development of up to 600 residential homes without the risk of pollution to local water courses and associated risk of environmental damage and risk to human health. This will need to be considered alongside the impact of the commercial development at the site as proposed under planning application 22/01735/FULEIA.

2. Water neutrality

The site is located within the Sussex North water resource supply zone. The Parish Council respectfully requests that sufficient detail is provided within the Environmental Statement regarding the true volume of water usage (both construction over an extended period and completed residential use of the dwellings) and the means of achieving the required water neutrality as specified by Natural England. The Parish Council considers that the proposals would almost certainly lead to an increase in water consumption from the site's former use as a farm; especially when considered alongside the commercial regeneration proposals for the site as outlined in planning application 22/01735/FULEIA.

Yours sincerely



Catherine Nutting
Clerk & RFO to Plaistow and Ifold Parish Council

Clerk & RFO: Catherine Nutting
Tel: 07798631410 | Email: clerk@plaistowandifold-pc.gov.uk | www.plaistowandifold-pc.gov.uk

[Back to top](#)