



MINUTES of the Planning and Open Spaces Sub Committee of Plaistow and Ifold Parish Council held on **Wednesday 5th August 2020**, via remote conference call (Zoom).

Present Cllr. Sophie Capsey (Chair); Cllr. Jerusha Glavin; Cllr. Paul Jordan; Cllr. Nick Whitehouse and Catherine Nutting (Clerk).

Two (2) Members of the Public were present. Cllr. Evans and Cllr. Duncton were also in attendance.

P/20/094 Apologies Apologies were received and accepted from Cllr. Alan Pearson (Chair of the Parish Council); Cllr. Matthew Hardman; Cllr. David Ribbens and Jon Pearce Chair of Ifold Estates Limited (IEL) Co-opted Member with no voting rights.

P/20/095 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/20/096 To receive for confirmation Minutes of the Meetings held on 15th July 2020
The minutes were agreed and will be signed by the Chair via remote Secured Signing.

P/20/097 Representations from Members of the Public: To receive and act upon, if considered necessary by the Committee, comments made by members of the public either in person, or in writing provided they were sent via email to the Clerk no later than 4pm Wednesday 5th August 2020.
A member of the public addressed the meeting regarding their concerns of smoke pollution within Ifold and provided Members with information about the process of charcoal production. Smoke lingering over a residential area in calm weather was a worry along with the noise created by cutting the timber to the correct size. The application is silent on the location of the burner on the site.

P/20/098 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,

Email of Comment appended to these Minutes at A.

- b. 20/01225/FUL | Proposed change of use of land and buildings from agricultural storage to B8 use with an ancillary charcoal making facility, associated with the operation of a forestry and tree surgery business, the temporary siting of a mobile home for a period of 3 years, siting of septic tank, installation of replacement gates and retention of landscaping/earth bund. | Oxencroft Ifold Bridge Lane Ifold Loxwood RH14 0UJ

Letter of Comment appended to these Minutes at B.

- c. 20/01767/DOM | First floor extension, double storey and single storey rear extension with associated roof works and various internal and external alterations and additions - Variation of Condition 2 of householder permission PS/18/01499/DOM - Material change to first floor external finishes from masonry to vertically hung tiles. | Brookside The Drive Ifold Loxwood RH14 0TD

No Comment.

- d. 20/01688/TCA | Notification of intention to reduce height by 2m (north, east and west sector) and 3m (south sector) on 1 no. Walnut tree (T1). | School Cottage Loxwood Road Plaistow RH14 0PX

Letter of Comment appended to these Minutes at C.

- e. 20/01766/ELD | Existing Lawful Development Certificate for dwelling occupied not in accordance with an agricultural occupancy condition. | Little Haymans Shillinglee Road Plaistow RH14 0PQ

No Comment.

- f. 20/01162/FUL | Erection of Equestrian stabling barn. | Land South East Of Oakview The Lane Ifold West Sussex

Letter of Comment appended to these Minutes at D.

- g. 20/01811/TPA | Crown thin by 20% on 1 no. Oak tree (T16). Reduce heights by 3m and widths by 2.5m on 2 no. Oak trees (T24 and T25). All 3 no. trees are subject to PS/99/00822/TPO. | Chase House The Drive Ifold Loxwood Billingshurst West Sussex RH14 0TD

Letter of Comment appended to these Minutes at E.

- h. PS/20/01627/FUL | Land North Of Home Farmhouse
Shillinglee Park Road Shillinglee Chiddingfold |
Retrospective erection of a stable on concrete base.

No Comment.

P/20/099

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/20/100

Appeals & Enforcement Action – consideration & updates

Appeal and Enforcement decisions are pending regarding Burgau Barn.

Coach House, Shillinglee Road – Appeal allowed

Barton Farm, Forestry Road - awaiting Appeal start date regarding gate installation.

Plot 1B land Sparwood - awaiting Appeal start date

P/20/101

Clerk's Update

Clerk

Chichester Local Plan Area – Five Year Housing Land Supply 2020-2025 Updated Position at 15 July 2020 appended to these minutes at G.

The latest planning inspectorate document was circulated to Members. This lengthy reference document details how the planning inspectorate works and enquiry procedures.

Crouchlands Farm: Letter sent from Artemis to residents along Foxbridge Lane regarding the vehicle movements in relation to the emptying of Lagoon 2 appended to these minutes at H.

Artemis will be notified of the local road closure on 18th August and this information will be added to the Parish Council's Facebook page.

Member's resolved respectfully asks Artemis to cut the verges around the Foxbridge Lane / Rickman's Lane junction in preparation for the lorry movements and keep this verge maintenance under review and managed throughout the period. Careful management of the verges will go a long way to minimise risk to other road users, particularly pedestrians / cyclists and horseback riders etc especially as the lorries will swing out onto the opposite carriageway to turn into Foxbridge Lane.

The Parish Council will write to Highways to advise them that it has made this request and invite Highways to attend a road-side meeting with all Parties to assess road safety, road conditions and

any risk management measure to be implemented.

P/20/102

Date of next meeting

Wednesday 26th August 2020, 19:30 | Remote Conference Call

There being no further business, the Chair closed the meeting at 20:30

Appendix A: P/20/098a

Dear Mr Whitby,

Re: PS/20/01417/TPA at Timbers The Ride Ifold West Sussex RH14 0TH

Further to the submission of the awaited pictures in respect of the above application; the Plaistow and Ifold Planning and Open Spaces Committee considered this application at last night's meeting. The views of the Parish's Tree Warden were sought in advance of the meeting.

I respectfully refer you to Mr Lugton's comments (see email string below).

The Parish Council adopts the position as outlined by Mr Lugton.

With best wishes

Catherine

From: David Lugton

Sent: 27 July 2020 13:50

To: Parish Clerk <clerk@plaistowandifold.org.uk>

Subject: Re: Photos of the 1 no. Oak tree for Tree app. PS/20/01417/TPA at Timbers The Ride Ifold West Sussex RH14 0TH

Hi Catherine

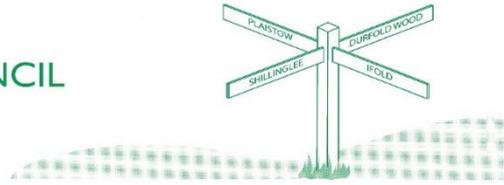
The application says dieback in crown, but the photo is only of the trunk. The only aspect the picture shows is the close proximity to some other small oaks and from that aspect removing one of the trees would benefit the others. However this seems to have the thickest trunk so based on the photo I would say the small tree to the left of this tree would be better.

We would need a picture of the die back in the crown to make a better assessment.

Kind Regards

David

PLAISTOW AND IFOLD PARISH COUNCIL



6th August 2020

Mr Derek Price
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Mr Price,

Re: 20/01225/FUL | Proposed change of use of land and buildings from agricultural storage to B8 use with an ancillary charcoal making facility, associated with the operation of a forestry and tree surgery business, the temporary siting of a mobile home for a period of 3 years, siting of septic tank, installation of replacement gates and retention of landscaping/earth bund. | Oxencroft Ifold Bridge Lane Ifold Loxwood RH14 0UJ

Plaistow and Ifold Parish Council's Planning and Open Spaces Committee considered the above application at a meeting on 5th August.

The Parish Council maintains its strenuous OBJECTION to all aspects of this application and respectfully refers the Planning Officer to its letter dated 25th June.

In addition to the comments already made, the Parish Council wishes to highlight the following:

Oxencroft's location within the Ifold estate is situated in a valley; consequently, smoke generated by a charcoal burner will linger over residential properties, especially if the weather is fine with little wind. The Parish Council has concerns regarding the adverse impact on the air quality in Ifold, which will affect residents' health and wellbeing in addition to their enjoyment of their own homes and gardens. Residents have already experienced smoke from the site and have considerable concerns as expressed above. The Parish Council understands that charcoal production requires hours, if not days of burning. On a commercial scale this will be highly detrimental to a residential community such as Ifold. Therefore, the Parish Council respectfully requests that the Planning Officer fully informs themselves of the exact nature of commercial charcoal production to ensure all decisions are made on accurate and impartial information and this is applied to the specific conditions of this site and its situation within Ifold and its proximity to other residential properties.

The Parish Council notes that the submitted plans do not detail where the charcoal burner will be located on the site. The Parish Council respectfully requests that this information is ascertained from the applicants without delay and reviewed considering the above comments and concerns.

The Parish Council remains extremely concerned regarding the vehicle movements within the whole of Ifold estate. As previously stated, all roads are either footpaths or bridleways, which includes Chalk Road and The Drive; neither of these roads are suitable to access the site. The addition of a commercial charcoal business will increase the number and frequency of movements both in terms of delivery of raw timber for burning and the removal of charcoal from the site.

Yours sincerely



Catherine Nutting

Clerk & RFO to Plaistow and Ifold Parish Council

Clerk & RFO: Miss Catherine Nutting
Tel: 01403 820 508. Email: clerk@plaistowandifold.org.uk

PLAISTOW AND IFOLD PARISH COUNCIL



6th August 2020

Mr Oliver Naish
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Mr Naish,

Re: 20/01688/TCA | Notification of intention to reduce height by 2m (north, east and west sector) and 3m (south sector) on 1 no. Walnut tree (T1). | School Cottage Loxwood Road Plaistow RH14 0PX

Plaistow and Ifold Parish Council's Planning and Open Spaces Committee considered the above application at a meeting on 5th August.

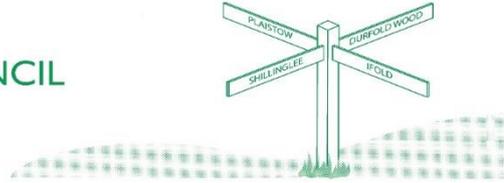
The Parish Council has no objections to this application and recognises that as Walnut trees age, their limbs are prone to breaking; therefore, this seems sensible work.

Yours sincerely

Catherine Nutting
Clerk & RFO to Plaistow and Ifold Parish Council

Clerk & RFO: Miss Catherine Nutting
Tel: 01403 820 508. Email: clerk@plaistowandifold.org.uk

PLAISTOW AND IFOLD PARISH COUNCIL



6th August 2020

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

Dear Sam Muir,

Re: 20/01162/FUL | Erection of Equestrian stabling barn. | Land South East Of Oakview The Lane Ifold West Sussex

Plaistow and Ifold Parish Council's Planning and Open Spaces Committee considered the above application at a meeting on 5th August.

The Parish Council respectfully requests that the following conditions be made:

1. that the proposed building should be ancillary to the main dwelling house and annex building namely, Oakview, The Lane, Ifold;
2. that there should not be any internal re-ordering of the building, such as the construction of a mezzanine floor;
3. that the building be conditioned for mixed use equestrian and agriculture sui generis.

Yours sincerely

Catherine Nutting
Clerk & RFO to Plaistow and Ifold Parish Council

Clerk & RFO: Miss Catherine Nutting
Tel: 01403 820 508. Email: clerk@plaistowandifold.org.uk

PLAISTOW AND IFOLD PARISH COUNCIL



6th August 2020

Henry Whitby
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Mr Whitby,

Re: 20/01811/TPA | Crown thin by 20% on 1 no. Oak tree (T16). Reduce heights by 3m and widths by 2.5m on 2 no. Oak trees (T24 and T25). All 3 no. trees are subject to PS/99/00822/TPO. | Chase House The Drive Ifold Loxwood Billingshurst West Sussex RH14 0TD

Plaistow and Ifold Parish Council's Planning and Open Spaces Committee considered the above application at a meeting on 5th August.

The Parish Council has no objections to the proposals set out in the above application.

The Parish Council's Tree Warden is of the view that T16 could benefit from a crown thin and T24 and T25 are near the house and the considerable secondary growth could be trimmed back.

Yours sincerely

Catherine Nutting
Clerk & RFO to Plaistow and Ifold Parish Council

Clerk & RFO: Miss Catherine Nutting
Tel: 01403 820 508. Email: clerk@plaistowandifold.org.uk

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

Planning Decisions:

CDC Weekly Decision List, 29 w/c 15.07.2020

1. PS/19/02182/FUL | Mr And Mrs J King-Wilson | Little Springfield Farm Plaistow Road Ifold Loxwood RH14 OTS | Part demolition of existing outbuildings with the retention of one industrial unit (Unit B); Change of use of retained industrial unit (Unit B) from Class B2/B8 to B1(c)/B8; and, erection of 8 no. detached dwellings, play area, landscaping and associated works. **REFUSE.**

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PWYB3OERH8700>

2. PS/20/00581/FUL | Mr & Mrs Phillip Griffin | Hoveto Dunsfold Road Plaistow Billingshurst West Sussex RH14 0PW | Demolition of existing dwelling and proposed replacement dwelling with 3 bay carport. **PERMIT.**

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q6BHOKER0PD00>

3. PS/20/00996/LBC | Mr Richard Wyatt | Brackenhurst Place The Street Plaistow Billingshurst West Sussex RH14 OPT | 2. no replacement front first floor windows. **PERMIT.**

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q8VS9FER0SR00>

CDC Weekly Decision List, 30 w/c 22.07.2020

None to note.

CDC Weekly Decision List, 31 w/c 29.07.2020

None to note.

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

Appendix G: P/20/101

Please refer to separate PDF document.

Appendix H: P/20/101

Please refer to separate PDF document.