

MINUTES of the Planning and Open Spaces Sub Committee of Plaistow and Ifold Parish Council held on **Wednesday 7th October 2020**, via remote conference call (Zoom).

Present Cllr. Sophie Capsey (Chair); Cllr. Alan Pearson (Chair of the Parish Council); Cllr. Jerusha Glavin; Cllr. Paul Jordan; 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.

P/20/121 Apologies were received and accepted from Cllr. Nick Whitehouse;
Apologies Cllr. Matthew Hardman and Cllr. David Ribbens.

P/20/122 **Declaration of Disclosable Pecuniary Interests by Members in matters on the Agenda for this meeting. To consider and agree any requests for Dispensation.**

Both Cllrs Capsey and Glavin disclosed personal friendships with the homeowners of Pear Tree Cottage (application P/20/125 e below).

P/20/123 **To receive for confirmation Minutes of the Meetings held on 26th August and 15th September 2020** Clerk & Chair

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

P/20/124 **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.** Clerk

A Member of the Public contacted the Parish Council via email asking Members to consider declaring a 'Biodiversity Emergency'; similar and complementary to Chichester District Council's Climate Emergency declaration in July 2020.

Members agreed that this matter should be considered by the full Parish Council at its next meeting on 14th October. Nevertheless, Members were generally supportive of the principle and will make a recommendation to the full Council that a Biodiversity Action Plan be created, to consolidate and focus ideas already outlined in the draft Village Design Statement and Neighbourhood Plan. Many of the Parish Council's current projects have a Biodiversity element: VE

Day 75 memorial tree planting on Plaistow Village Green in conjunction with Plaistow Pre-School; phase one (1) of the Safer Bus Stop project which includes the regeneration of The Drive, Ifold bus stop area in conjunction with Butterfly Conservation to create wild flower habitats and increased insect biodiversity (<https://plaistowandifold.org.uk/Contents/ContentItems/4exgwz5zdaa5w4n8jt4n9k3wcm>).

The Planning and Open Spaces Committee routinely comment on applications which propose close boarded fencing, which adversely affects the migratory path of animals such as hedgehogs and/or flood lighting which affects our rare bat species and/or tree removal - the Parish Council supports no overall tree loss in the area and, whenever possible, insists that replacement trees are planted.

Members agreed that the ongoing three-year Butterfly Conservation project in the Parish should be promoted on Social Media.

IEL are considering requests for more wildflower areas in Ifold, rather than cut grass, as highlighted at their recent AGM.

P/20/125

To consider new Planning Applications

Clerk

Tree Applications:

None to note.

South Down National Park (SDNP) Applications:

None to note.

Buildings Applications:

- a. 20/02392/PLD | 2 no. single storey side extensions, single storey rear extension and front porch. | Thane, The Drive, Ifold, Loxwood, RH14 0TB

Letter of Comment appended to these Minutes at A.

- b. 20/02382/DOM | Erection of two storey side extension with dormer. Demolition of tank and shed and erection of two storey garage. | Roughlands, Durfold Wood, Plaistow, RH14 0PL

Letter of Comment appended to these Minutes at B.

- c. 20/02274/DOM | Single storey orangery extension to rear. | Longmeadow House, 3 Oakdene Place, Ifold, Loxwood, RH14 0BA

No Comment.

- d. 20/02138/DOM | Erection of detached annex building. | 2 Home Farm Court, Shillinglee Road, Shillinglee, Northchapel, GU8 4SY

No Comment.

- e. 20/02165/DOM | Conversion of existing garage roof to home office/ancillary guest accommodation. | Pear Tree Cottage, Rickmans Lane, Plaistow, West Sussex, RH14 0NT

Letter of Comment appended to these Minutes at C.

- f. 20/02178/DOM | Extension and adaptation of northern wing including removal of conservatory and internal and external alterations. | Winkins Wood Farm Shillinglee Road Plaistow RH14 0PQ

Letter of Comment appended to these Minutes at D.

P/20/126

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 E.

P/20/127

Appeals & Enforcement Action – consideration & updates

Clerk

Burgau Barn – Appeal decision (refused) is appended to these minutes at F (separate pdf document).

Barton Farm - awaiting Appeal start date regarding gate installation.

Sparrowood Farm – the Appeal began in May 2020; the Inspector’s decision is still pending.

Moyana – Members anticipate an appeal against the LPA’s refusal.

Oxencroft – Members have previously agreed to submit a further written objection to be considered by the LPA’s Planning Committee if this matter is listed. The next Planning Committee meeting of CDC is at the end of October, however the usual pre-committee report submitted by the Case Officer with their recommendations has not yet been circulated. Therefore, the decision may be delegated to the Case Officer.

Sunnydene – Members resolved to notify Enforcement that the Planning Inspector’s Appeal Decision has not been fully complied with as some of the gate/fencing remains in situ.

P/20/128

Clerk’s Update

None to note.

P/20/129

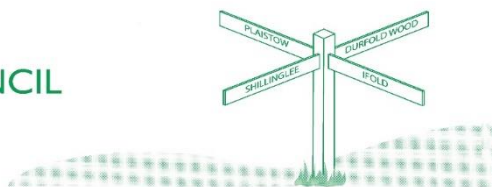
Date next meeting

14th October, 19:30 | Full Parish Council Meeting via Zoom

28th October, 19:30 | Planning & Open Spaces Committee Meeting via Zoom

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

PLAISTOW AND IFOLD PARISH COUNCIL



8th October 2020

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

Dear Mr Naish,

Re: 20/02392/PLD | 2 no. single storey side extensions, single storey rear extension and front porch. | Thane, The Drive, Ifold, Loxwood, RH14 0TB

Plaistow and Ifold Parish Council's Planning and Open Spaces Committee considered the above application at its meeting on 7th October and makes the following comments:

The Parish Council respectfully asks that the Planning Officer satisfies themselves that the side extensions and their proximity to the property boundaries comply with the Permitted Development requirements.

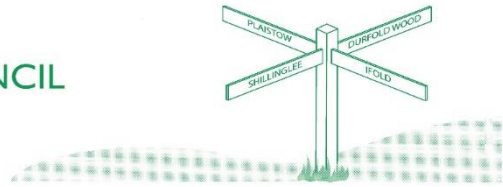
Appended to this letter for your information, please find the Parish Council's previous letter of objection in relation to this property dated 25th June 2020. The Parish Council respectfully draws the Planning Officer's attention to the concerns of neighbouring properties in relation to loss of amenity including privacy, ground levels and water run-off and flooding.

Yours sincerely

Catherine Nutting
Clerk & RFO to Plaistow and Ifold Parish Council

Copy Letter...

PLAISTOW AND IFOLD PARISH COUNCIL



25th June 2020

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

Dear Ms Perris,

Re: 20/01291/PA1A | Single storey extension to the rear (a) rear extension - 8m (b) maximum height - 4m (c) height of eaves - 2.30m | Thane The Drive Ifold Loxwood Billingshurst West Sussex RH14 OTB

Plaistow and Ifold Parish Council's Planning and Open Spaces Committee considered the above application at a meeting on 24th June.

The Parish Council is concerned by the application and OBJECTS on the grounds of mass and scale of the proposed development, which is out of keeping with the prevailing character of the area. The proposed extension is larger than the existing property. This is the first prior approval for utilising the maximum ground floor permitted development rule within the private Ifold Estate.

The Parish Council is aware of the concerns from neighbouring residents in respect of loss of amenity including privacy, especially in relation to their rear gardens. The Parish Council notes the comments regarding the ground levels and the impact this will have on the height of the proposed development. The Parish Council respectfully requests that the Planning Officer investigates this matter and fully satisfies themselves that the height of the proposed development, as affected by the ground levels, does not exceed permitted development requirements. Nevertheless, the Parish Council reiterates the concerns raised by residents.

The ground levels and slope of the site also raise concerns regarding water run-off and flooding, especially to neighbouring properties. The Parish Council respectfully requests the Planning Officer to fully satisfy themselves regarding the drainage history of the property.

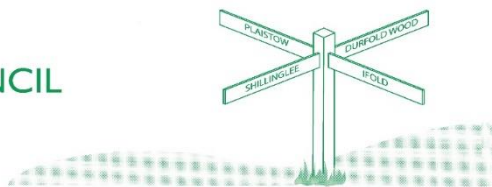
Yours sincerely

A handwritten signature in black ink, appearing to read 'Catherine Nutting', written over a light blue horizontal line.

Catherine Nutting

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

PLAISTOW AND IFOLD PARISH COUNCIL



8th October 2020

Ms Vicki Baker
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Ms Baker,

Re: 20/02382/DOM | Erection of two storey side extension with dormer. Demolition of tank and shed and erection of two storey garage. | Roughlands, Durfold Wood, Plaistow, RH14 0PL

Plaistow and Ifold Parish Council's Planning and Open Spaces Committee considered the above application at its meeting on 7th October and makes the following comments:

The Parish Council has no objection in principle to the proposed development; however, notes the proximity of Ancient Woodland to the property. Consequently, the Parish Council respectfully asks the Planning Officer to satisfy themselves that the minimum buffer zone of fifteen (15) meters between any new development and Ancient Woodland is respected and enforced.

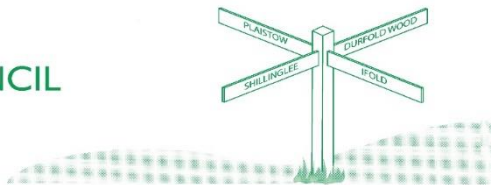
Please find attached, for your information and records, a map of the Parish's Ancient Woodland.

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



8th October 2020

Ms Vicki Baker
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Ms Baker,

Re: 20/02165/DOM | Conversion of existing garage roof to home office/ancillary guest accommodation. | Pear Tree Cottage Rickmans Lane Plaistow Billingshurst West Sussex RH14 0NT

Plaistow and Ifold Parish Council's Planning and Open Spaces Committee considered the above application at its meeting on 7th October and makes the following comments:

The Parish Council has no objection in principle to the proposed development; however, respectfully requests that the garage building with home office and accommodation is conditioned as ancillary to the enjoyment of the main dwelling house in perpetuity.

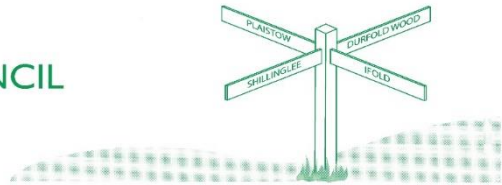
Yours sincerely

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

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



8th October 2020

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

Dear Ms Stubbington,

Re: 20/02178/DOM | Extension and adaptation of northern wing including removal of conservatory and internal and external alterations. | Winkins Wood Farm Shillinglee Road Plaistow RH14 0PQ

Plaistow and Ifold Parish Council's Planning and Open Spaces Committee considered the above application at its meeting on 7th October and makes No Comment in relation to what is proposed.

However, the Parish Council respectfully asks that the Planning Officer liaises with the Historic building and Conservation Team to ensure all decisions are appropriate.

Please note, this was the Parish Council's response to the Listed Building application (20/02179/LBC).

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

Planning Decisions:

CDC Weekly Decision List, 37 w/c 09.09.2020

None to note.

CDC Weekly Decision List, 38 w/c 16.09.2020

- a. PS/20/01417/TPA | Mr Moore | Timbers, The Ride, Ifold, West Sussex, RH14 0TH | Fell 1 no. Oak tree (as shown on the sketch plan) within Group, G1 subject to PS/10/00111/TPO. **PERMIT**
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QBM7RSER10R00>
- b. PS/20/01766/ELD | Mrs Flora Stubbs | Little Haymans, Shillinglee Road, Plaistow, RH14 0PQ | Existing Lawful Development Certificate for dwelling occupied not in accordance with an agricultural occupancy condition. **PERMIT**
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QDIOWDERLJF00>
- c. PS/20/01767/DOM | Mr Ben Cooper | Brookside, The Drive, Ifold, RH14 0TD | 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. **PERMIT**
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QDIOWNERLJH00>
- d. PS/20/01811/TPA | Mr David Sorton | Chase House, The Drive, Ifold, West Sussex, RH14 0TD | 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. **PERMIT**
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QDRUXVER0WT00>

CDC Weekly Decision List, 39 w/c 23.09.2020

- a. PS/20/01688/TCA | Mr James Mackie | School Cottage, Loxwood Road, Plaistow, RH14 0PX | Notification of intention to reduce height by 2m (north, east and west sector) and 3m (south sector) on 1 no. Walnut tree (T1). **WITHDRAWN**
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QD3VY6ERL9P00>

Appendix F: P/20/127

Burgau Barn, Appeal decision – please see separate pdf document.