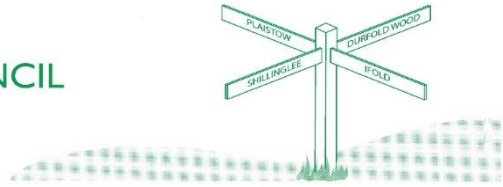


# PLAISTOW AND IFOLD PARISH COUNCIL



**MINUTES** of the Planning and Open Spaces Committee of Plaistow and Ifold Parish Council held on **Wednesday 23<sup>rd</sup> November 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. Doug Brown; Cllr. Nick Whitehouse; Cllr. John Bushell and Cllr. Nicholas Taylor (in accordance with para 15(d)(v) of the Council's [Standing Orders](#)) and Catherine Nutting (Clerk & RFO, via Zoom).

Two (2) members of the public were in attendance, in person.

**P/22/193**  
**Apologies** Apologies were received and accepted from Cllr. David Griffiths and Mr. David Lugton, **Parish Tree Warden**, Co-opted Member (no voting rights).

**P/22/194**  
**Disclosure of interests**  
None to note.

**P/22/195**  
**Minutes**  
It was **RESOLVED** to **APPROVE** the **MINUTES** of the meeting held on **27<sup>th</sup> September 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/22/196**  
**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](#).

The Chair permitted the public representations to be made at the time the Committee considered application 22/01635/DOM | Dibbinsdale (see P/22/198 below).

**P/22/197**  
**To consider new Planning Applications - Ratify decision of Clerk**  
Due to lack of quorum, the Planning meetings scheduled for 11<sup>th</sup> October and 8<sup>th</sup> November did not go ahead. Therefore, pursuant to para 3.1.11 of the [Scheme of Delegation](#), decisions were made by the Clerk in consultation with the Chair of the Planning Committee

and published on the website [here](#) (11.10.2022) and [here](#) (08.11.2022). The Committee **NOTED** and formally **RATIFIED** the responses made to the Local Planning Authority.

11<sup>th</sup> October 2022: -

1. **22/02257/DOM | Proposed 2 storey side extension, part roof extension, porch extension and associated changes to fenestration. | Haida Chalk Road Ifold Loxwood West Sussex RH14 0UB**

The Parish Council makes No Comment in relation to the proposals *per se*; however, does note the increase in bedroom number and water outlets within the property. Consequently, the Parish Council respectfully requests that the Planning Officer ensures that the proposals do not breach the current Water Neutrality requirements.

2. **Re: 22/02392/ELD | Existing lawful development occupation of dwelling in breach of and agricultural occupancy condition 2. | Waters Edge The Drive Ifold Loxwood West Sussex RH14 0TD**

The Parish Council makes No Comment in relation to the above planning application.

3. **Re: 22/02445/DOM | Internal and external alterations, front and rear extensions. | Glendower The Ride Ifold Loxwood Billingshurst West Sussex RH14 0TH**

The Parish Council makes No Comment in relation to the above planning application.

4. **Re: 22/01648/DOM | Demolition of existing flat roof garage and construction of new garage. | Bell House Chalk Road Ifold Loxwood West Sussex RH14 0UB**

The Parish Council makes No Comment in relation to the above referred to planning application. Nevertheless, if the application is approved, the Parish Council respectfully asks the Planning Officer to impose a condition that the new garage remains ancillary to the enjoyment of the main dwelling house, known as Bell House Chalk Road Ifold Loxwood West Sussex RH14 0UB, in perpetuity.

5. **Re: 22/02365/PLD | Replacement single storey rear and side extensions. | Forest Lodge Shillinglee Road Plaistow West Sussex RH14 0PQ**

The Parish Council makes No Comment in relation to the above planning application.

08.11.2022: -

1. [22/02314/FUL](#) | **Demolition of existing bungalow and redevelopment of 2 no. residential units. | Shamba The Ride Ifold Loxwood RH14 0TQ**

Plaistow and Ifold Parish Council objects to the above planning application. The increased number of dwellings on the site will increase water demand. Unless the development is 'water neutral', it cannot proceed without contravening the standing advice from Natural England which seeks to protect internationally sensitive sites in the Arun Valley from unsustainable water abstraction in the Sussex North Water Resource Zone. In accordance with [Natural England's Position Statement for Applications within the Sussex North Water Supply Zone](#), the definition of water neutrality is *"the use of water in the supply area before the development is the same or lower after the development is in place."* The proposed development represents over-development for the size of the Site. The proposed situation of Plot B is close to the Site boundary and overlooks the adjoining property. The Parish Council refers to its letter of objection in relation to related case [21/03447/FUL](#) | Status: Refuse, dated 14<sup>th</sup> January 2022. The Site is modest, and the proposed development would not be in keeping with the low density semi-rural, residential area and would have a negative urbanising effect. Ifold is characterised by large, detached dwellings in spacious plots ranging from 0.1ha to 1ha. Development within Ifold should reflect the established housing density, which ensures that the built heritage and rural character is maintained for the benefit of future generations. To permit this application would set a precedent for other sites within the Ifold Settlement Boundary and contribute to the gradual erosion of the character of the area. The settlement of Ifold suffers from inadequate foul and surface water drainage. This results in frequent occurrences of surface water flooding resulting in hydraulic backflows of effluent from sewage access chambers during episodes of prolonged and high levels of rainfall. The Ride is particularly susceptible to this due to minimal water management along the road. The incidences of effluent

discharge and flooding have increased over recent years, which may be due to additional new development, increasing hard surface areas and tree removal within the Settlement Boundary and without appropriate amendment to the sewer and surface water infrastructure. Additionally, the Loxwood Wastewater Treatment Works is currently over-capacity. The site's proposed entrance is over a verge owned by Ifold Estates Limited, which also serves as a passing bay. It is noted that Ifold Estates Ltd have not given their permission for this access. The passing bay is essential for the safe passage and manoeuvrability around the Ifold Estate. The proposed entrance will interfere with the site lines of the junction between Chalk Road and The Ride. The proposed development will impact the trees, hedges, and other landscape features within the Site, for example, at the proposed new entrance. If the Local Planning Authority are so minded to grant this application, Plaistow and Ifold Parish Council respectfully seek the removal of all permitted development rights and the express protection of the Oak trees on the Site with Tree Preservation Orders. The site is predominantly shaded, and without such protection the concern is that these tree will be removed in due course, resulting in the loss of Ifold's valuable trees and further erosion of the area's character generally.

2. [22/01546/DOM](#) | **Orangery to rear and extended bedroom to first floor. | Hawkes Rickmans Lane Plaistow Billingshurst West Sussex RH14 ONT**  
Plaistow and Ifold Parish Council make No Comment in relation to the above referred to planning application.

**P/22/198**

**South Down National Park Applications:**

None

**Tree Applications:**

None

**Building Applications:**

1. [22/02135/PLD](#) | **Single storey side extension | Dibbinsdale, Chalk Road, Ifold, West Sussex, RH14 0UD**  
**Resolved to Object.**  
Letter appended to these [minutes at A](#).

Two members of the public raised concerns that the property size and proximity to the boundary would have a

Actions:  
Clerk

detrimental impact upon neighbouring properties.

**P/22/199**

**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 was **NOTED** and is appended to these [minutes at B](#).

**P/22/200**

**Appeals & Enforcement Action**

Nothing to note.

**P/22/201**

**Consultations & Correspondence**

The Committee **NOTED** the following matters: -

1. Equestrian Development Technical Advice Note (TAN) Consultation launched by the SDNPA. The deadline to comment has passed, being 10.11.2022.
2. CDC's Draft Strategic Flood Risk Assessment (SFRA) which supports the production of the new Local Plan. The deadline to comment has passed, being 14.11.2022.
3. Loxwood Parish Council's correspondence to CDC regarding Self and Custom Build.
4. Southeast Water's invitation to attend a consultation webinar on draft plans to secure future water supplies. Southeast water do not supply the Parish area; therefore attendance is irrelevant.
5. Alfold Parish Council's Neighbourhood Plan Regulation 14 Consultation, closes on 12<sup>th</sup> December 2022.
6. Email correspondence from Smith Simmons and Partners **RESOLVED** to write to advise that the Parish Council does not get involved with development discussions with either landowners and/or developers and will consider any planning application submitted to the LPA in its capacity as a Statutory Consultee. To suggest approaching the Plaistow Village Trust for community engagement.
7. Local Plan update from CDC  
*I am writing to update you in relation to the anticipated timescales for progressing the District Council's Local Plan*

review.

*We are now in a position to be able to advise you that our intention is to report the draft Regulation 19 Local Plan to a Special meeting of the Council's Cabinet on 23 January and a Special meeting of Full Council on 24 January 2023. If Council approve the plan for consultation, then the intention will be to hold the consultation immediately and following that, to submit the Plan for formal examination.*

*I must emphasise that this timescale is subject to the satisfactory completion of various elements of ongoing technical work required to support the emerging plan strategy in relation to matters including transport, the Strategic Flood Risk Assessment (SFRA) and Habitat Regulations Assessment (HRA). In the event that this essential evidence work cannot be concluded in the time available, we will need to consider the implications and provide a further update.*

*We will update the planning policy section of the Council's website shortly and arrange further communications updates to ensure that these dates are well publicised.*

*Andrew Frost  
Director Planning and Environment  
Executive Office  
Chichester District Council*

**P/22/202**

**Appointment of Members to the Planning Committee**

The Committee **AGREED** to **DEFER** this matter, as Committee Members, previously absent for authorised reasons, are now available and therefore meetings will not be at such risk of being inquorate.

**P/22/203**

**Date next meeting**

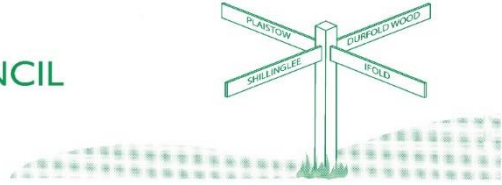
Planning & Open Spaces Committee meeting Tuesday 13<sup>th</sup> December 2022, **7:30pm** Winterton Hall, Plaistow

Actions:  
Clerk

There being no further business, the Chair closed the meeting at 19:30

## PLAISTOW AND IFOLD PARISH COUNCIL

24<sup>th</sup> November 2022



Louise Brace  
Planning Officer  
Chichester District Council  
East Pallant House  
1 East Pallant  
Chichester  
PO19 1TY

Dear Ms. Brace,

**Re: 22/01635/DOM | Extensions and alterations to ground and first floors. | Dibbinsdale Chalk Road Ifold Loxwood West Sussex RH14 0UD**

Plaistow and Ifold Parish Council's Planning & Open Spaces Committee considered the above application at its meeting on 23rd November.

The Parish Council objects to the proposed extensions and alterations to ground and first floors for the following reasons: -

The proposals are excessive in bulk and mass, seeing an increase in floor space from 2000 sq.ft. to 5000 sq.ft, which will be overbearing over development on the plot. The development's proximity to the existing boundary will adversely impact on the neighbouring property's amenity.

Yours sincerely

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

Catherine Nutting

Clerk & RFO: Catherine Nutting  
Tel: 07798631410 | Email: [clerk@plaistowandifold-pc.gov.uk](mailto:clerk@plaistowandifold-pc.gov.uk) | [www.plaistowandifold-pc.gov.uk](http://www.plaistowandifold-pc.gov.uk)

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

**Planning Decisions:**

CDC Weekly Decision List, 38 w/e 21.09.2022

1. PS/22/01934/TPA | Mr Malcom Prentice | Troffend Hogwood Road Ifold Loxwood West Sussex RH14 0UF | Reduce south sector by 7m, reduce east sector by 3m and thin remaining canopy by up to 30% on 1 no. Oak tree (T1) subject to PS/86/00780/TPO. Reduce height by 2m (back to previous pruning points) on 1 no. Leyland Cypress hedgerow. Re-pollard down to 6m (back to previous knuckle points) on 11 no. Hornbeam trees within Woodland, W1 subject to PS/87/00783/TPO. **PERMIT**

CDC Weekly Decision List, 39 w/e 28.09.2022

1. PS/22/00632/DOM | Mr Philip Bean | Magnolia Cottage The Ride Ifold Loxwood Billingshurst West Sussex RH14 0TH |Erection of car port, garden room and an enclosure to air source heat pump. **PERMIT**
2. PS/22/01376/DOM | Mr James Bowry | 1 Wychwood Ifold Loxwood West Sussex RH14 0UN | Proposed snooker room. **PERMIT**

CDC Weekly Decision List, 40 w/e 05.10.2022

1. PS/22/01645/COU | Mr Northover | Little Springfield Farm Plaistow Road Ifold Loxwood West Sussex RH14 0TS | Change use of paddock to garden land associated with Little Springfield Farm. **WITHDRAWN**

CDC Weekly Decision List, 41 w/e 12.10.2022

1. PS/22/01811/DOM | Mr & Mrs Baileff | Oak Lodge The Drive Ifold Loxwood Billingshurst West Sussex RH14 0TD | Enlargement of 2. no dormers on the rear elevation with a new flat roof dormer between. **PERMIT**
2. PS/22/02107/DOM | Mr & Mrs Bryden | Shorts Farm Dungate Road Plaistow West Sussex RH14 0PJ | Erection of two storey rear extension. **PERMIT**

CDC Weekly Decision List, 42 w/e 19.10.2022

1. PS/22/00527/DOM | Mr & Mrs Campling | Common House Loxwood Road Plaistow West Sussex RH14 0NX | Demolition of existing detached garage and greenhouse and erection of replacement garage. **PERMIT**

CDC Weekly Decision List, 43 w/e 26.10.2022

1. PS/22/02135/PLD | Mr Michael Chinniah | Dibbinsdale Chalk Road Ifold Loxwood West Sussex RH14 0UD | Single storey side extension. **REFUSE**
2. PS/22/02266/TPA | Mr Mike Phillips | Fairways The Ride Ifold Loxwood West Sussex RH14 0TF | Reduce height by up to 3m, reduce west and south sectors by 2m, reduce north and east sectors by 1.5m and crown thin by up to 15% on 1 no. Oak tree (T3) subject to PS/96/00807/TPO. **PERMIT**



CDC Weekly Decision List, 44 w/e 02.11.2022

None to note

CDC Weekly Decision List, 45 w/e 09.11.2022

None to note

CDC Weekly Decision List, 46 w/e 16.11.2022

1. PS/22/01946/DOM | Mr \_ Mrs David Cooper | 1 Hawthorn Close Ifold Loxwood West Sussex RH14 0FU | Proposed double car port. **PERMIT**
2. PS/22/02257/DOM | Hardman | Haida Chalk Road Ifold Loxwood West Sussex RH14 0UB  
Proposed 2 storey side extension, part roof extension, porch extension and associated changes to fenestration. **PERMIT**

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