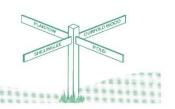
# PLAISTOW AND IFOLD PARISH COUNCIL



MINUTES of the Planning and Open Spaces Committee of Plaistow and Ifold Parish Council held on Wednesday 29<sup>th</sup> November 2023, at Kelsey Hall, Ifold.

**Present** 

Cllr. Sophie Capsey (Chair of the Planning & Open Spaces Committee); Cllr. Paul Jordan (Chair of the Parish Council); Cllr. Andrew Woolf; Cllr. Doug Brown; and Catherine Nutting (Clerk & RFO).

Two (2) members of the public were in attendance via Zoom.

P/23/128 Apologies Apologies were received and accepted from Cllr. Sarah Denyer and Mr. David Lugton, **Parish Tree Warden**, Co-opted Member (no voting rights).

P/23/129

**Disclosure of interests** 

None.

P/23/130

Minutes

Actions: Clerk & Chair

It was **RESOLVED** to **APPROVE** the **MINUTES** of the meeting held on **7**<sup>th</sup> **November 2023**, which will be signed by the Chair of the meeting via Secured Signing, in accordance with Standing Order 12(g) as a true record. The signed minutes will be available on the Parish Council's <u>website</u>.

P/23/131

**Public participation** 

None.

P/23/132

To consider new Planning Applications

Actions: Clerk

**South Down National Park Applications:** 

None to note.

#### **Tree Applications:**

1. 23/02252/TPA | Fell 1 no. Oak tree (T5) subject to PS/71/00770/TPO. | 7 Oakfield Plaistow Billingshurst West Sussex RH14 0QD

The Committee **RESOLVED** to **ADOPT** the **RECOMMENDATIONS** of the Parish Tree Warden and **OBJECT.** Appendix A.

# **Building Applications:**

 22/02346/OUT | Foxbridge outline application for a wellbeing and leisure development | Foxbridge Golf Club Foxbridge Lane Plaistow West Sussex RH14 0LB | To note new application document regarding drainage and the technical response to the LLFA objection.

The Committee **RESOLVED** to write a **LETTER OF COMMENT** which is appended to these <u>minutes at B</u> and published on the website here.

 23/02433/LBC | Replacement (like for like) of 2 no. first floor windows (quoted as W8 and W10) on west elevation. | Little Flitchings, Rickmans Lane, Plaistow, West Sussex, RH14 ONT

The Committee RESOLVED to make NO COMMENT.

 23/02501/DOM | Proposed construction of a single storey front extension and a new pitched tiled roof on the existing garage to replace the flat roof. | Everley, Plaistow Road, Ifold, West Sussex, RH14 0TU

The Committee RESOLVED to make NO COMMENT.

 23/02486/PLD | Proposed lawful development - conversion of garage into habitable space. | Gainsborough Place, The Ride, Ifold, West Sussex, RH14 0TF

The Committee RESOLVED to make NO COMMENT.

#### P/23/133 Planning decisions, Appeals and Enforcement

The list of recent planning decisions appeals and enforcement notices from the Local Planning Authority (LPA) (CDC) was circulated to Members in advance of the meeting and published with the Agenda on the Parish Council's Notice Boards and website. The list was **NOTED** by the Committee and is appended to these <u>minutes at C.</u>

The Committee **NOTED** the LPA's response to application 23/01757/DOC, Application for Discharge of conditions | Land Adjacent To Waters Edge The Drive Ifold published on the website here.

#### P/23/134 Oak Tree at Ifold Stores

The Committee **RESOLVED** to **APPROVE** the letter regarding the Oak Tree at Ifold Stores; however, **AGREED** to send it in the New Year.

Action:

Clerk

P/23/135	Appeals & Enforcement Action	
	The Oxencroft enquiry will take place in January 2024.	
P/23/136	Consultations & Correspondence	
	None to note.	
P/23/137	January 2024 meetings	Action:
	The Committee RESOLVED to VACATE the Planning Committee	Clerk
	meeting scheduled for 9 <sup>th</sup> January and <b>INCLUDE</b> any planning	
	applications received over the Christmas period for consideration	
	during the January Full Council meeting.	
P/23/138	Date next meeting	Actions:
,,	12 <sup>th</sup> December, <b>7:00pm</b> Winterton Hall, Plaistow (Clerk via Zoom)	Clerk

There being no further business, the Chair closed the meeting at 19:27

# Appendix A – P/23/132 – Oakfield

# **Comment submitted via online portal**

Plaistow and Ifold Parish Council considered this application at its meeting on 29th November.

The Council supports the recommendations of the Parish Tree Warden and objects to the application for the following reasons.

The tree is subject to a TPO, although the Applicant did not answer this question correctly within the submitted application. Consequently, more evidence should be provided to justify felling the tree.

The tree has lost an amount of bark at the bottom, particularly at the back and there are no signs of Honey Fungus; (there are no back threads normally associated with Honey Fungus and the brown toadstools in close proximity do not have the rings beneath the cap normally associated with Honey Fungus). Therefore, the actual nature of the fungus should be correctly established.

The tree is still in good leaf and except for the bark loss does not look to be in decline.

The Parish Council would support pruning the tree back to previous points.

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# Appendix B - P/23/132 - Foxbridge Golf Club

# PLAISTOW AND IFOLD PARISH COUNCIL

30<sup>th</sup> November 2023

Jane Thatcher Senior Planning Officer Chichester District Council Sent via email: [redacted]

Dear Ms. Thatcher,

Re: 22/02346/OUT | Outline application for a wellbeing and leisure development comprising up to 121 holiday units; the construction of a spa with accommodation of up to 50 bedrooms; the conversion of the former clubhouse into a restaurant and farm shop; the formation of a new vehicular access from Foxbridge Lane, new internal roads, footpaths, cycle routes and car parking areas; the construction of a concierge building and new hard and soft landscaping, including the formation of new ponds. All matters reserved except for means of access. | Foxbridge Golf Club Foxbridge Lane Plaistow West Sussex RH14 0LB

With reference to the recently submitted technical drainage documents, the Parish Council respectfully highlights that these provide no details of, and make no provision for, the foul water drainage which the Applicant has advised by letter dated 5<sup>th</sup> April 2023, will require an on-site Klargester treatment plant.

The submitted drainage documents provide no indication regarding the location for the treatment plant; or, importantly, any details of the dispersal for the outfall from the plant of the semi treated foul water that would be generated by the development. This semi treated foul water will contribute to the overall burden of water disposal and associated site and downstream flood risk.

The Parish Council suggests that the very high volume of foul water outfall, that would occur during peak periods, would - should the application be approved - adversely impact on the viability of the drainage strategy, and potentially impact on properties located downstream of the site.

Moreover, and as extensively outlined in its previous submissions, the application fundamentally fails to meet either national and/or local planning policy (made and emerging). Therefore, irrespective of any technical and logical fine tuning, unless baseline planning policy requirements can be met, then the application must be refused.

Yours sincerely

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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, 45 w/e 08.11.2023

PS/23/02175/TPA | Sycamores The Drive Ifold Loxwood Billingshurst West Sussex RH14 0TD | Crown reduce by 1m (back to previous pruning points) on 1 no. Lime tree (T1). Remove dead upper canopy from the co-dominant stem reducing the remaining live limbs from that declining co-dominant stem by 1.5m on north sector, remove damaged limb on south sector (at approx. 7m) back to main stem on 1 no. Horse Chestnut tree (T2). Both tree subject to PS/93/00797/TPO. PERMIT

#### CDC Weekly Decision List, 46 w/e 15.11.2023

- 1. <u>PS/23/01409/FUL</u> | Gatliff House Loxwood Road Plaistow Chichester West Sussex RH14 0NY Demolition of all existing buildings and hardstanding, replaced with 1 no. dwelling with attached garage/store, annexe, pool, pool building, pavilion and paddle court. **PERMIT**
- 2. <u>PS/23/01720/DOM</u> | Wisteria Cottage The Ride Ifold Loxwood Billingshurst West Sussex RH14 OTH Single storey rear extension and single storey and 1st floor side extension. **PERMIT**
- PS/23/02029/ELD | Canada Farm Shillinglee Road Shillinglee Chiddingfold Godalming Surrey GU8 4SZ Use of building and curtilage as independent self-contained residential property.
   PERMIT
- PS/23/02340/TCA | Adams Cottage Loxwood Road Plaistow Billingshurst West Sussex RH14
   ONX Notification of intention to fell 1 no. White Poplar tree (T1). NOT TO PREPARE A TREE PRESERVATION ORDER

CDC Weekly Decision List, 47 w/e 22.11.2023 None to note.

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