

MINUTES of the Planning and Open Spaces Sub Committee of Plaistow and Ifold Parish Council held on **Wednesday 18th November 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).

One (1) Member of the Public was present. District Cllr. Gareth Evans was in attendance.

P/20/130 Apologies were received and accepted from Cllr. Nick Whitehouse;
Apologies Cllr. Matthew Hardman and Cllr. David Ribbens.

P/20/131 **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/20/132 **To receive for confirmation Minutes of the Meetings held on 7th October 2020** Clerk & Chair
The minutes were agreed.

P/20/133 **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.**
None.

P/20/134 **To consider new Planning Applications** Clerk
Tree Applications:
a. 20/02654/TCA | Notification of intention to fell 1 no. Walnut tree. | School Cottage Loxwood Road Plaistow Billingshurst West Sussex RH14 0PX
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=details&keyVal=QIGAOXER0YN00&prevPage=inTray>
Letter of Comment appended to these minutes at A.

South Down National Park Applications:

None to note.

Buildings Applications:

- a. 20/02567/DOM | Conversion and extension of garage to form living accommodation. | 2 Woodland Copse Ifold Loxwood RH14 0ED

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QHZFX7ERH8H00&prevPage=inTray>

Letter of Comment appended to these minutes at B.

- b. 20/02535/DOM | Single storey extensions to rear and both sides of property. Loft conversion works incorporating raising of existing eaves and ridge. New detached garage. | Thane The Drive Ifold Loxwood RH14 0TB

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QHU7X5ERH4200&prevPage=inTray>

Letter of Comment appended to these minutes at C.

- c. 20/02674/FUL | Installation of fence on the south-west boundary. | Fairfield Chalk Road Ifold Loxwood RH14 0UA

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QIJOMHERHNL00&prevPage=inTray>

Letter of Comment appended to these minutes at D.

P/20/135

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/20/136

Appeals & Enforcement Action – consideration & updates

Clerk

- a. Oxencroft

The planning application was withdrawn by the applicants; however, since the withdrawal some building works have begun on site. The Parish Council resolved to review the matter at its next meeting on 9th December.

- b. Woodpeckers

A mobile home is situated on the land, possibly without planning consent. The Parish Council resolved to notify CDC's Planning

Enforcement.

IEL advised that it will initiate civil action against the landowner, as caravans breach Ifold land covenants. Both the Parish Council and IEL must have fair and consistent policies and approaches.

P/20/137

Clerk's Update

None to note.

P/20/138

Date next meeting

8th December, 19:30 | Full Parish Council Meeting via Zoom

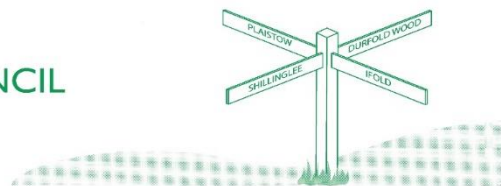
9th December, 19:30 | Planning & Open Spaces Committee Meeting
via Zoom

There being no further business, the Chair closed the meeting at 20:35

Appendix A: Tree Applications, P/20/134a

PLAISTOW AND IFOLD PARISH COUNCIL

19th November 2020



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

Dear Ms Baker,

Re: 20/02654/TCA | Notification of intention to fell 1 no. Walnut tree. | School Cottage Loxwood Road Plaistow Billingshurst West Sussex RH14 0PX

The Parish Council considered this application at its Planning and Open Spaces Committee meeting on 18th November.

The Parish Council does not object to the proposal to fell one (1) Walnut tree.

The pictures show sparse growth in the canopy and a wound on the trunk. The ivy, which should have been removed earlier, appears to have added extra weight to one big branch, which has put pressure on the trunk and may have caused the wound to appear.

The Parish Council respectfully requests that the applicant is required to plant a replacement tree. However, given the property's proximity to the church, a native species which does not grow too large would be appropriate, for example a field maple.

Yours sincerely



Catherine Nutting

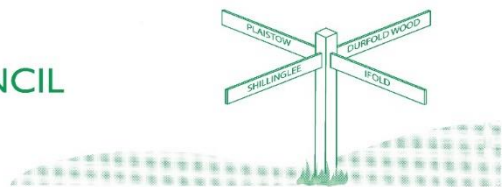
Clerk & RFO to Plaistow and Ifold Parish Council

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

Appendix B: Building Applications, P/20/134a

PLAISTOW AND IFOLD PARISH COUNCIL

19th November 2020



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

Dear Ms Baker,

Re: 20/02567/DOM | Conversion and extension of garage to form living accommodation. | 2 Woodland Copse Ifold Loxwood RH14 0ED

The Parish Council considered this application at its Planning and Open Spaces Committee meeting on 18th November.

The Parish Council has no objection in principle with the proposed extension of the existing garage and its conversion into living accommodation, due to the living space being ancillary to the main dwelling house, 2 Woodland Copse.

The Parish Council however, **objects strongly** to the proposed oak framed car port, as it breaches the settlement boundary of Ifold and encroaches upon the minimum buffer zone between development and ancient woodland.

Please refer to the Settlement Boundary map of the Parish ([link below](#)) and the attached Ancient Woodland map.

The Parish Council notes the enhancements from the environment officer and would suggest that these are strengthened by planning conditions.

Yours sincerely



Catherine Nutting

Clerk & RFO to Plaistow and Ifold Parish Council

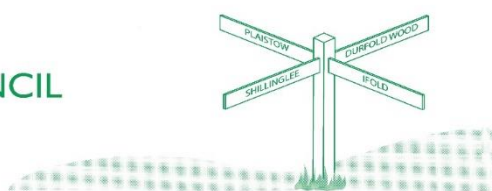
Clerk & RFO: Miss Catherine Nutting
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Appendix C: Building Applications, P/20/134b

PLAISTOW AND IFOLD PARISH COUNCIL

19th November 2020

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



Dear Ms Baker,

Re: 20/02535/DOM | Single storey extensions to rear and both sides of property. Loft conversion works incorporating raising of existing eaves and ridge. New detached garage. | Thane The Drive Ifold Loxwood RH14 0TB

The Parish Council considered this application at its Planning and Open Spaces Committee meeting on 18th November. The Parish Council **objects** to the proposal over serious concerns regarding the proximity to the neighbouring boundaries of Lanterns and Silver Ley.

The Parish Council is very concerned that roof overhang would form a squashed overdevelopment within the plot, resulting in no retention of space.

The proposals as presented are completely contrary to the Parish Council's final amended Village Design Statement (VDS) which was submitted to CDC on 12th November for formal adoption (Valerie Dobson, Principal Planning Officer, and the Conservation Team). The VDS requires the retention of

generous spaces between neighbouring dwellings. The VDS can be found on the Parish Council's website: <https://plaistowandifold.org.uk/vds-consultation>

In the event that the LPA is minded to permit the proposals as stated, the Parish Council requests that Permitted Development Rights regarding windows and doors to the side elevations be removed, to prevent overlooking and infringement of amenity to neighbouring properties.

Yours sincerely



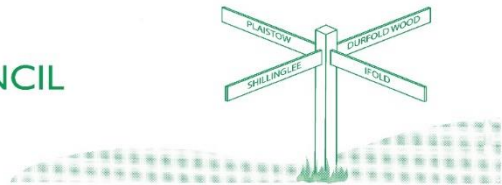
Catherine Nutting

Clerk & RFO: Miss Catherine Nutting
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www.plaistowandifold.org.uk

Appendix D: Building Applications, P/20/134c

PLAISTOW AND IFOLD PARISH COUNCIL

19th November 2020



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

Dear Ms Baker,

Re: 20/02674/FUL | Installation of fence on the south-west boundary. | Fairfield Chalk Road Ifold Loxwood RH14 0UA

The Parish Council considered this application at its Planning and Open Spaces Committee meeting on 18th November.

The Parish Council **strongly objects** to the erection of a 15 metre 2.1m high close board fence along the Plaistow Road, Ifold.

The Parish Council considers that the fence would be harmful to the settlement of Ifold. In recent years, the Parish Council has tried extremely hard to resist and discourage the introduction of urban features within the countryside. The Parish's final amended Village Design Statement (VDS) was

submitted to CDC on 12th November for formal adoption (Valerie Dobson, Principal Planning Officer and the Conservation Team). It can be found on the Parish Council website:

<https://plaistowandifold.org.uk/vds-consultation>. Please refer to sections 3.33 – 3.36, pages 16 & 17 of the VDS.

The proposed fence is wholly contrary to the VDS.

If the LPA is minded to approve the application, the Parish Council is concerned that it will set an unfortunate precedent, which undermines and contradicts the final amended VDS.

The Parish Council notes that due to substantial planting in front of the proposed fence, the visual amenity of the applicant will not be impinged by the erection of the fence. Conversely, the street scene and neighbouring properties along Plaistow Road will disproportionately bear the full impact of the applicant's proposals.

Additionally, the Parish Council wishes to bring to the LPA's attention that the land upon which the proposed fence is to be erected belongs to WSCC Highways. Please refer to the attached s.115 Agreement between the Parish Council and WSCC in relation to a recently sited grit bin on the land and the accompanying map. Having spoken with WSCC Highways in relation to this matter, the Parish Council is informed that if any fence is erected upon WSCC land, the matter will be investigated by their legal department and notice served upon the applicant to remove the fence with immediate effect.

The Parish Council respectfully asks the Planning Officer to do due diligence and contact their counterpart at WSCC in relation to this application.

Finally, the Parish Council respectfully requests that the Planning Officer checks compliance with the 2019 application stipulations regarding hedge retention.

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
www.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, 44, w/e 27.10.2020

1. a. PS/20/01937/DOM | Mr & Mrs Middleton | Foxhanger Barn Foxbridge Lane Plaistow RH14 0LB | Proposed orangery to north east elevation. **PERMIT.**
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QEHCDYERM9N00>

CDC Weekly Decision List, 45, w/e 04.11.2020

1. PS/20/02154/DOM | Mr Scott Blunden | May Cottage The Street Plaistow Billingshurst West Sussex RH14 0NS | Addition of two single storey extensions and main roof modifications at the front and rear. **PERMIT**
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QFO1GMEROYN00>
2. PS/20/02165/DOM | Mr And Mrs R Comber | Pear Tree Cottage Rickmans Lane Plaistow Billingshurst West Sussex RH14 0NT | Conversion of existing garage roof to home office/ancillary guest accommodation. **PERMIT**
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QFPWSFEROSR00>

CDC Weekly Decision List, 46, w/e 11.11.2020

1. PS/20/01962/TPA | Mr James Sadler | Roundwood Chalk Road Ifold Loxwood RH14 0UD | Crown thin by 20% on 1 no. Oak tree (T5) and fell 1 no. Oak tree (T6). Both trees subject to PS/96/00807/TPO. **PERMIT**
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QEMRGIERMDL00>
2. PS/20/02274/DOM | Mr Justin Blockley | Longmeadow House 3 Oakdene Place Ifold Loxwood RH14 0BA | Single storey orangery extension to rear. **PERMIT**
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QGD XV1ERG0H00>