

MINUTES of the Planning and Open Spaces Sub Committee of Plaistow and Ifold Parish Council held on **Tuesday 18th February 2020**, in Kelsey Hall, Ifold.

Present Cllr. Paul Jordan (meeting Chair); Cllr. Nick Whitehouse; Cllr. Matthew Hardman; Cllr. David Ribbens; Cllr. Jerusha Glavin; Jon Pearce; Sara Burrell (Chair of the Neighbourhood Plan Steering Group) Cllr. Phil Colmer (NPSG); Cllr. Paul Reynolds (NPSG) and Catherine Nutting (Clerk)

Two (2) Members of the Public were present

P/20/020 Apologies Apologies were received and accepted from Cllr. Sophie Capsey (Chair); Cllr. Alan Pearson (Chair of the Parish Council) and Bill Townsend (NPSG)

P/20/021 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/20/022 Representations from Members of the Public: To receive and act upon, if considered necessary by the Council, comments made by members of the public.
None.

P/20/023 To receive for confirmation Minutes of the Planning and Open Spaces Sub Committee Meeting held on 8th January 2020.
The minutes were agreed and signed by the meeting Chair.

P/20/024 PS/19/02182/FUL | Proposal: Demolition of existing outbuildings and erection of 9 no. detached dwellings, play area, landscaping and associated works. | Address: Little Springfield Farm, Plaistow Road, Ifold, Loxwood, RH14 0TS.
This item was a joint meeting between the Planning Sub Committee and Neighbourhood Plan Steering Group.
PS/19/02182/FUL pertains to Policy EE4 of Plaistow and Ifold Parish's Neighbourhood Plan. The Sub Committee originally considered the application on 4th November 2019 and made No Comment. The letter sent to the Local Planning Authority (LPA) is appended at A for ease of reference. The LPA have recommended

refusal of the application on three grounds Bat Survey / Design, Layout and Housing Mix / and **Principle** -

The Neighbourhood Plan has not yet been approved for Reg 16 consultation and would not begin to hold enough weight until the end of the 6 week, Reg 16 consultation. Therefore, the policy starting point would be the previous appeal, in which the Inspector deemed the site to be an 'unsustainable location'. As such, at this point in time, the LPA do not accept the principle of development.

Comment of the Senior Planning Officer, in the public domain on the LPA website

The application is now subject to the LPA's Red Card Procedure on the grounds of public interest and will be determined by the Planning Committee on 1st April, rather than under delegated authority.

The Planning Officer recommends the application is withdrawn and is resubmitted following the conclusion of the six-week Regulation 16 Neighbourhood Plan public consultation, which commences 27th February and concludes 14th April 2020.

The meeting took into consideration the LPA's requirement that the Regulation 16 public consultation must be concluded before it's policies can be given enough weight when determining planning applications and consequently the Planning Officer's advice to the applicant. The meeting concurred with the principle of withdrawal at this juncture.

If the application is not withdrawn, the Planning Sub Committee and Neighbourhood Plan Steering Group resolved to recommend to the full Parish Council attendance at the Planning Committee to support the Neighbourhood Plan and the rationale of Policy EE4.

The full Parish Council will consider this matter on 11th March 2020.

P/20/025

To consider new Planning Applications

Clerk

- a. 20/00073/TPA | Proposal: Crown thin by 20% and crown lift to 2m (above ground level) on 1 no. Oak tree (T2) and reduce by up to 1m lateral reduction on all limbs on 1 no. Oak tree (T7) T2 and T7, subject to PS/96/00807/TPO. | Address: Mariposa, The Ride, Ifold, RH14 0TF
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q3Y2WDERM8L00&prevPage=inTray>

No Comment

- b. 19/03127/FUL | Proposal: Demolition of original fire damaged dwelling and erection of 1 no. replacement dwelling and 1 no. garaging and storage facilities building. | Address: Foxley, Poundfield Lane, Ifold RH14 0NZ
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q2P7N4ERLCI00&prevPage=inTray>

No Comment

- c. PS/19/01645/FUL | Proposal: Conversion of former golf clubhouse to form one live/work unit | Address: Foxbridge Golf Club, Foxbridge Lane, Plaistow, RH14 0LB

No Comment

- d. PS/20/00331/TCA - Tree Apps (TCA's and TPA's) | Proposal: Notification of intention to fell 2 no. Cherry trees (marked on plan as 507 & 508), Remove 1 no. lower limb (west sector) and 1 no. lower limb (east sector) achieving crown lift up to 2.5m (above ground level) on 1 no. Sessile Oak tree (marked on plan as 501). Reduce stem section by 3m (west sector) on 1 no. Red Oak tree (marked on plan as 520) | Address: Plaistow Recreation Ground, Plaistow, West Sussex
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q58CXRERFHH00&prevPage=inTray>

No Comment

P/20/026

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 B.

Due to size restrictions of the Durfold Wood and Shillinglee notice boards, notices directing people to the Parish Council's website will be added. Clerk

P/20/027

Appeals & Enforcement Action to be considered
Enforcement

- a. Burgau Barn Plaistow Road Ifold Loxwood Billingshurst West Sussex | Enforcement Case No: 17/00104/CONBC
Appeal against the LPA's decision to issue an Enforcement Notice in respect of an alleged breach of planning control. Members resolved

not to amend their original letter of objection, dated 18th December 2018. This letter will be submitted to the Planning Inspectorate by the LPA; therefore, no further action is required.

- b. Thane, The Drive, Ifold, West Sussex, RH14 0TB | Enforcement Case No: PS/19/00397/CONHH

Following on from a site visit on 31st January 2020, an enforcement notice will be drafted with guidance from the LPA's legal department. This will be served on all occupants of the land requiring the removal of the 2 no. touring caravans, 1 no mobile home and the boundary fencing.

- c. Land accessed from Shillinglee Road adjacent to Ifold Copse and Sparrwood Hanger Ancient Woodlands (formerly part of Sparrwood Farm) - for the erection of sheds and various outbuildings.

Members resolved to defer this matter until the next meeting, as insufficient information was available.

- d. Land adjacent to Corner Copse and Foxbridge Hanger, Foxbridge Lane - for the clearance of land including the removal of trees (appears to be classed as Ancient Woodland on the parish map).

The Parish Council has reported the matter to the LPA's Enforcement team.

Appeals

- a. Kogala, The Drive, Ifold

Members resolved to revert back to the LPA's Enforcement team and seek a substantive response from their legal department. District Cllrs. Evans and Duncton to be asked to support, monitor and actively pursue the matter.

- b. Sunnysdene, The Drive, Ifold, RH14 0TE | Proposed Development: Retrospective replacement hedge, fencing and gates. Planning Application No: 19/00716/DOM | DCLG Ref No: APP/L3815/W/19/3240273

Appeal against the non-determination by the LPA. Members resolved not to add anything further to their original representations (19/00716/DOM).

P/20/028

Guidance note on change of use from agricultural building to residential property (Class Q Prior Approval) 2020

<https://www.chichester.gov.uk/letstalkplanning>

Members resolved to defer this matter until the next meeting.

(SPD) Consultation

<https://www.southdowns.gov.uk/sustainable-construction-spd-consultation/>

Members resolved to defer this matter until the next meeting.

P/20/030

Clerk's Update

None.

P/20/031

Items for a future agenda

- a. Riparian ownership – Liaise with IEL via a vis their invoice letter drop
- b. Public consultations
- c. Oxencroft

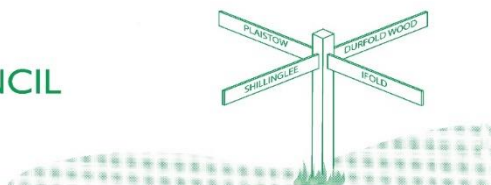
P/20/032

Date of next meeting

THURSDAY 12th March, Holy Trinity Plaistow, 7:30pm

There being no further business, the Chair closed the meeting at 20:45

PLAISTOW AND IFOLD PARISH COUNCIL



4th November 2019

Ms Rhiannon Jones
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Ms Jones,

Re: PS/19/02182/FUL | Proposal: Demolition of existing outbuildings and erection of 9 no. detached dwellings, play area, landscaping and associated works. | Address: Little Springfield Farm, Plaistow Road, Ifold, Loxwood, RH14 0TS.

The Parish Council makes No Comment in relation to this application.

The site falls within the definition of brownfield and is currently B2 and B8 use classes. The site has been recognised as redundant through a planning appeal decision and the buildings obsolete. Additionally, there would be no loss of suitable employment land should the use class change. The historic B2/B8 use classes are incompatible with the surrounding countryside, adjacent residential dwellings and road access. The Parish Council's emerging Neighbourhood Plan (Reg 15 stage) is supportive of the housing mix.

Yours sincerely

Catherine Nutting
Clerk & RFO to Plaistow and Ifold Parish Council

Clerk & RFO: Miss Catherine Nutting
Tel: 01403 820737. Email: clerk@plaistowandifold.org.uk
The Old Cottage, Barkfold, Kirdford, West Sussex, RH14 0JH

ITEM: 7. To receive list of recent Planning Decisions, Appeals and Enforcement

Planning Decisions:

CDC Weekly Decision List, 5 w/c 29.01.2020

1. PS/19/02908/PA3Q | Mr Klaus Jensen | Winkins Wood Farm, Shillinglee Road, Plaistow, RH14 0PQ | Prior approval for conversion of agricultural barn to a 3-bedroom dwelling | **PRIOR APPROVAL REQUIRED HEREBY REFUSED**
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q1IW00ER10V00>
2. PS/19/02967/FUL | Mr and Ms Stuckey and Cifuentes | Land North West of Sparrwood Farm, Shillinglee Road, Plaistow | Construction of agricultural store building. **REFUSE.**
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q1Q0ZFERKNL00>

CDC Weekly Decision List, 6 w/c 05.02.2020

1. PS/19/02608/FUL | Mr Cornelis Lamprecht | Rumbold Wood, Beneath The Oaks, The Street, Plaistow, RH14 0PZ | Retrospective installation of 1 no. storage container and composting loo in woodland. **PERMIT.**
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PZ7TVZERIW00>
2. PS/19/03078/TPA | Mrs Kerrie Daykin | Hornbeam, Chalk Road, Ifold, RH14 0UD | Fell 1 no. Oak tree (quoted as G13 x1, TPO'd nos. T8 - eastern tree) and fell 1 no. Oak tree (quoted as T11, TPO'd nos. T10 - twin stemmed). Both trees subject to PS/90/00789/TPO. **PERMIT.**
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q2E7L6ER10V00>
3. PS/19/03076/LBC | Mr David Webster | Spiders Webb, Dunsfold Road, Plaistow, RH14 0QE | Reinstatement of door and opening and external alterations including construction of timber steps and dwarf wall. **PERMIT.**
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q2CSI2ERL3S00>

CDC Weekly Decision List, 7 w/c 12.02.2020

1. PS/19/02903/FUL | Mr & Mrs Morren-Jeffs | Plot 1B, Land At Sparrwood Farm, Shillinglee Road, Plaistow | Erection of stable barn and (25m x 50m) manege including fencing, solar photovoltaic panels and muck heap. **REFUSE.**
<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q1DMITERKEW00>

2. PS/20/00057/PNO | Chris Cox | Land South of Sydney Chase, The Lane, Ifold | Proposed 1 no. Traditional Oak Framed Barn, 1 no. Cow Byre (Machinery Storage and Workshop) and 1 no. Granary (HV transformer Location). **PRIOR APPROVAL NOT REQUIRED.**

<https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q3VZ7JERM6N00>

Planning Enforcement:

Ref: PS/19/00397/CONHH

Address: Thane, The Drive, Ifold, West Sussex, RH14 0TB

Enquiry regarding: Subdivision of land to create two planning units

Decision: Following on from a site visit on 31st January 2020, an enforcement notice will be drafted with guidance from the Council's legal department. This will be served on all occupants of the land requiring the removal of the 2 no. touring caravans, 1 no mobile home and the boundary fencing.