

**MINUTES** of Plaistow and Ifold Parish Council Meeting held on **Tuesday 15 March 2016**, in Kelsey Hall, Ifold.

**Present:** Sara Burrell (Chairman); Sallie Baker; Sophie Capsey; Phil Colmer; Paul Jordan; David Ribbens; Beverley Weddell (Clerk)

West Sussex County Councillor Janet Duncton and 4 members of the public were in attendance.

**Apologies:** Apologies had been received from Alan Dormon, Nick Whitehouse, Vivien Forwood and Cllr Denise Knightley.

## ACTION

**C/16/029**      **Declarations of Interest**

There were no declarations of interest pertaining to agenda items.

**C/16/030**      **Co-Option of a Member to fill a Casual Vacancy**

Two applications had been received. The Parish Council voted to co-opt Mr Richard Grier onto the Parish Council. Mr Grier signed the declaration of acceptance of office and joined the Council.

**C/16/031**      **Representations from Members of the Public**

Mr James King-Wilson read out a statement requesting that Little Springfield Farm be identified in the Neighbourhood Plan process. The Chairman advised that the NP Steering Group would be considering his site and will be meeting with Chichester District Council regarding the site allocation process. Mr King-Wilson's statement is appended to these minutes.

**C/16/032**      **Minutes**

The minutes of the meeting held on the 23<sup>rd</sup> February 2016 were approved as a correct record of the meeting.

**C/16/033**      **Chairman's Report**

The Chairman reported that she and Christine Gibson-Pierce had attended a Neighbourhood Planning workshop organised by DCLG and AIRS with Mid-Sussex District Council in attendance.

The Chairman had also attended a meeting organised by Petworth Town Council with a presentation from Nick Herbert MP, relating to Neighbourhood Planning. Mrs Burrell said that it was interesting to hear his point of view, including his concerns about the lack of infrastructure and the amount of development we're expected to take in the South of England.

**C/16/034**

**Reports from County and District Councillors**

Cllr Duncton reported that she had recently attended two seminars regarding Trading Standards and local initiatives. She said that there are huge implications, especially for the elderly, due to scammers stealing money. Banks are working with other authorities regarding unusual withdrawals from the accounts of elderly people. Sales of fake alcohol and tobacco are also a problem being tackled by Trading Standards.

Cllr Duncton reported that the following Friday was Child Sexual Exploitation Day and there are cases that are being monitored and stopped in this area, and that this is a nationwide problem including West Sussex.

The Chairman said that she would be pursuing the parish council's TRO applications. Cllr Duncton said that only one TRO application per year in this area is likely to be approved.

It was mentioned that the hedge between Ifold Stores and Foxbridge Lane is overgrown. Cllr Duncton said that hedge cutting is the landowners' responsibility and that Highways might carry out the work and charge the landowner; she would raise it.

**C/16/035**

**Remedial Works to the Cricket Pavilion**

The Chairman had produced a Schedule of works required for work to be done on the Cricket Pavilion, which included replacing the guttering, repairing the hand rail, decorating the outside and cutting back vegetation. It was agreed that this work should be completed in time for the Queen's 90<sup>th</sup> Birthday celebrations the Clerk was authorised to obtain three quotes and put the work in hand.

Clerk

Repairs to the headwall at the pond were also discussed and it was agreed that a holding repair to the brickwork and treat the tree stump would be sufficient. The Chairman and the Clerk would obtain quotes.

S Burrell/Clerk

**C/16/036**

**Annual Assembly**

After discussion, it was agreed that the Annual Parish Meeting planned for 12<sup>th</sup> April would be cancelled and the APM would be incorporated into the Annual Meeting on 17<sup>th</sup> May.

**C/16/037**

**Updates:-**

a) Neighbourhood Plan. The Draft Survey Report had been received from the Survey Manager, Chris Broughton, and once finalised would be put on the website. There was a clear mandate for the VDS for Ifold, so that would be progressed. Mrs Gibson-Pierce was looking for a consultant to assist with writing the plan. A Steering Group meeting was planned for 5<sup>th</sup> April.

b) Crouchland planning and enforcement. The Chairman reported that she was negotiating with the AD Expert to reduce his fee to attend the appeal hearing in May.

The Chairman had written to the Traffic Commissioner's office on behalf of the parish council restating the parish council's concerns about the operation of HGVs out of Crouchland.

	<p>c) Queen's 90<sup>th</sup> Birthday celebrations. Mrs Baker reported that plans are progressing well. The vehicle procession so far included up to 15 cars, 4 motorcycles and military vehicles. If the weather is wet, then we have permission to use the school grounds. The Clerk would apply to CDC to close the road and also ask for the grass to be cut on the green. Julie Walters would advise whether she would be able to open the event and Julie Stardust would be closing the event with a performance of patriotic songs. There would be hand bell ringing, floral display, a children's fancy dress competition and vintage swing band and more. Residents aged 90 or older would be invited for tea in the VIP marquee. The Clerk would ask Came and Company for advice about inviting VIPs as they aren't covered under CDC's Public Liability Scheme. The committee would be asking for volunteers to help set up and pack away.</p>	Clerk
	<p>d) Flooding. Malcolm Frost of Ifold Estates had suggested an application be made for an Operation Watershed grant for a consultant to survey the surface water drainage issues at Ifold Estates. The Chairman and Clerk would arrange a ditch walk to help understand the issues.</p>	S Burrell/Clerk
<b>C/16/038</b>	<p><b>Highway Matters</b></p> <p>a) Matters reported by Members. Mrs Capsey would contact WSCC about the poor quality of recent repairs in Plaistow.</p> <p>b) Progress on matters previously reported. There was nothing to report.</p>	S Capsey
<b>C/16/039</b>	<p><b>Financial Matters</b></p> <p>a) Accounts for payment: Payments were approved and receipts were noted. The attached Order for Payments was signed by the Chairman, one Councillor and the Clerk.</p>	
<b>C/16/040</b>	<p><b>Correspondence</b></p> <p>a) CDC had written regarding a consultation of the Surface Water and Drainage Supplementary Planning Document. Mrs Capsey would produce a draft response for approval at the April planning committee meeting. The consultation closes on 21<sup>st</sup> April.</p> <p>b) DCLG had written to confirm receipt of the joint parish councils' request to call-in the Dunsfold Park application for a new settlement and stated that the Secretary of State would decide whether to call-in the decision if Waverley's Joint Planning Committee resolve to grant permission.</p>	S Capsey
<b>C/16/041</b>	<p><b>Planning</b></p> <p>The following planning applications were considered and after full discussion, the parish council resolved to respond as follows:</p> <p>PS/16/00534/DOM Extend roof to create 2 no. bedrooms in loft and gable extension. Roselea, The Drive, Ifold. <b>No comment.</b></p> <p>PS/16/00476/DOM Proposed demolition of existing garage and construction of replacement building. Moonrakers, Durfold Wood. <b>Letter of comment appended.</b></p>	

Mrs Capsey reported that she had attended the informal planning hearing regarding the retention of a mobile home at Nell Ball Farm, in support of CDC's enforcement action.

There is an appeal pending against CDC's refusal to grant change of use at the Coach House, Shillinglee. Mrs Capsey would draft a response to PINS in support of CDC's decision.

S Capsey

Mrs Capsey would draft a letter to Andrew Frost at CDC regarding a need for greater efficiency and support for enforcement action generally.

S Capsey

**C/16/042**

**General Matters**

Mr Ribbens would attend the CLC meeting on 21<sup>st</sup> March, which would include TROs on the agenda.

D Ribbens

Mrs Baker would arrange the Spring Litter Pick for mid-April.

S Baker

**C/16/043**

**Next Meeting**

Tuesday 17<sup>th</sup> May, 7.30pm, Full Council at Kelsey Hall

There being no further business, the Chairman closed the meeting at 22:10.

# Plaistow and Ifold Parish Council

Schedule of receipts and order for payments for March 2016

To be approved at the Parish Council meeting on 15/03/16

## RECEIPTS

<b>Payer:</b>	<b>Detail:</b>	<b>Amount:</b>
Kirdford Parish Council	Donation re Crouchland	£ 5,000.00
		£ .00
	<b>Total</b>	<b>£5,000.00</b>

## PAYMENTS

<b>Payee:</b>	<b>Detail:</b>	<b>Amount:</b>
West Sussex ALC Ltd	2016-17 Subscriptions (Inv 1.4.16)	£ 566.93
West Sussex County Council	February payroll	£ 523.69
Birketts LLP	Professional Charges	£ 4800.00
Birketts LLP	Counsel's Fees (from account)	£ 1260.00
Birketts LLP	Expert Fees (from account)	£10980.00
		£
		£
	<b>Total</b>	<b>£18130.62</b>

## EXPENDITURE TO BE RATIFIED – paid since last Parish Council Meeting:

<b>Payee:</b>	<b>Detail:</b>	<b>Amount:</b>
		£
		£
	<b>Total</b>	<b>£</b>

**Total receipts £5,000.00**

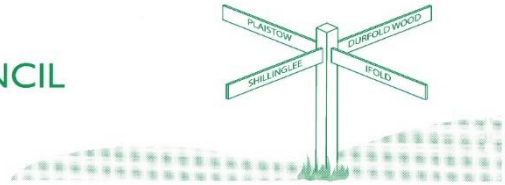
**Total expenditure £18,130.62**

Signed by Chairman: ..... Date: .....

Signed by Councillor: ..... Date: .....

Signed by Clerk/RFO: ..... Date: .....

# PLAISTOW AND IFOLD PARISH COUNCIL



21 March 2016

Mr James Cross  
Planning Officer  
Chichester District Council  
East Pallant House  
1 East Pallant  
Chichester  
PO19 1TY

Dear Mr Cross

**Re: PS/16/00476/DOM Proposed demolition of existing garage and construction of replacement building. Moonrakers, Durfold Wood, Plaistow.**

Plaistow and Ifold Parish Council has no objection to this application. However, the parish council would request a condition that the use of the building is restricted to that of a garage and workshop incidental to the residential occupation of the main dwelling house.

Yours sincerely

Beverley Weddell  
Clerk to Plaistow and Ifold Parish Council

*Clerk: Mrs Beverley Weddell. Tel: 01483 200314.  
Lock House Lodge, Knightons Lane, Dunsfold GU8 4NU  
clerk@plaistowandifold.org.uk*

**Madam Chairman, members of Plaistow and Ifold Planning committee. 15<sup>th</sup> march 2016**

We are here to make representation to the PC committee to request again that Little Springfield Farm redundant premises be identified and considered in the Neighbourhood Planning process as a site for future residential development.

The planning application , 14/04100/FUL, which related to removing the industrial site and B2 heavy industrial status at Little Springfield Farm, failed at Appeal, sighting un-sustainability, although the Inspector agreed it was not suitable for or required for local employment use.

So this leaves an unwanted, commercially unviable redundant Use class B2 site that is heading for dereliction.

I made formal representation to the PC Planning committee at the meeting 7<sup>th</sup> October 2015 asking for the redundant brownfield site to be considered in the NP , but there was no reference to that request in the approved minutes of the meeting, although we do appreciate that the PC did write to the Appeal inspector confirming that the PC had no objection to the development.

In CDC decision notice dated 25<sup>th</sup> January 2016 where the planning committee refused planning permission on a vote of 8 votes to 7 against, they state , and I quote:

*Plaistow and Ifold Parish Council, when preparing their neighbourhood plan, would be able to decide if it was a site suitable for selection for housing development.*

This now becomes much more significant as having failed at Appeal, any re-application for planning in the near future is likely to be rejected by CDC, based on the Inspectors decision. Our obvious route forward at this point is to secure adoption of the premises as a site for future development in the NP.

Because this is a very important issue for us, and clearly to a good number of other local residents judging by the significant level of public support for the original application, our request properly and formally presented to the PC, should have been noted in the minutes, and taken forward to the NP consultation process. I would ask that some form of amendment be made in those minutes of 7<sup>th</sup> October 2015, acknowledging that this request was made, and the amended minutes be approved by the PC as a true representation of events.

We would like to make a number of further observations:

1] The PC has stated that the site at LSF is not large enough for the allocation of 10 mixed dwellings;

This is not correct for 2 reasons;

i) CDC allocated the site Land North of LSF for 10 dwellings on 0.4 Hectares (that is 0.988 acres.) The agreed footprint for the B2 use at LSF was set in the C of Lawful use at 0.526 Hectares (1.3 acres) enough room by CDC standards.

ii) The PC increased the area of the Land North of LSF to 0.8 Hectares (1.97 acres) to match the typical density of the Ifold development.

But because CDC have allocated housing on a Green Field site, I am informed by a Planning Consultant that the footprint area on our B2 site is no longer relevant as a constraint, and therefore there is no immediate restriction of the area of development for 10 mixed houses on the site measuring 0.914 Hectares ( 2.26 acres ) adjacent to a further 12.68 acres in the same ownership.

2] Use of the land to fulfil the allocation of 10 mixed houses CAN be accommodated on the site, where a very high percentage of the area - if not all - that would be needed would be previously developed land.

This being the case there is no need for the development of any Green field site, particularly as a previously developed redundant Brown Field site should, according to planning policy, be developed first in preference to any Green Field site.

3] There would be a nett visual improvement in the appearance of the site, as confirmed by a member of the PC at the 7<sup>th</sup> October 2015 meeting, and I quote from my notes:

*One member - actually spoke out strongly in favour of the application, recognising that the buildings were dilapidated and un wanted, and that it would improve the site, and remove a B2 industrial use and the associated traffic from the location so close to Ifold, that had the very real potential to spoil the local amenities.*

4] The CDC allocated the site Land North of LSF for 10 dwellings appears to have been selected on the basis of a flawed sustainability appraisal carried out by CDC. The two sites at Little Springfield Farm were scored the same.

<http://www.chichester.gov.uk/CHttpHandler.ashx?id=25418&p=0>

Of the 33 categories considered in this assessment, there is none that considers the visual improvement of removing the redundant industrial structures, nor the safety aspects of dereliction. None considers the benefit of the removal of a Heavy Industrial Brownfield Commercial premises from close proximity to the community.

And of paramount significance, there is no consideration in that assessment process of the fact that this is previously developed land and should be developed in preference to any Green Field site.

Had these factors been considered, the commercial premises site at Little Springfield Farm would be the preferred site over all the others proposed, probably for that last reason above all other considerations.

5] The Airs 2012 consultation document, P11, there 50 references to preference to using Brownfield sites first for development, by public declaration, but as the LSF commercial site has not been formally proposed in the NP process, the residents of the Parish may not even know it exists and is available for development. Add this to the 36 letter of support from residents, and you have a significant public interest to consider.

6] The current consultation called *Technical consultation on implementation of planning changes* issued by the Department for Communities and Local Government, states the local authorities will be required to draft a list of Brown Field sites during 2017, incentivising them for doing so quickly, with the intention that 90% will be developed by 2019.

7] Our consultant has advised that the Site Allocations DPD will go to Cabinet on 3<sup>rd</sup> May, then revert to the full Council on 17<sup>th</sup> May and the final consultation will begin on 26<sup>th</sup> May and last 6 weeks.

Our consultant has asked Sue Payne (CDC Policy Department) to ask Valerie Dobson whether CDC will proceed with issuing the Site Allocations DPD without including Plaistow & Ifold's allocation – will they let the Neighbourhood Plan decide on the allocation of sites for itself.

He understands that since Plaistow & Ifold Parish Council had not reached the pre-submission stage in March, CDC have now arranged a meeting with the Parish Council in April. If CDC are satisfied that the Neighbourhood Plan is well underway they may allow the Parish Council to do the Site Allocations (following their consultation process).

If not, they, CDC, will stick to their preferred site, i.e. Land North of Little Springfield.

*Can the Parish Council please respond to us formally, in writing, and reassure us that they fully intend to decide the preferred site rather than CDC and can they also please reassure us that our Brownfield site will be given due considerations in the ongoing Public Consultation, much as Foxbridge Golf Course has been put forward at the last minute, and bearing in mind both CDC and the Planning Inspector indicated that, whilst refusing our application, it could be put to the Parish Council for consideration in their NP public consultation process.*