



**MINUTES** of Plaistow and Ifold Parish Council Planning Committee Meeting held on **Wednesday 3<sup>rd</sup> April 2019** in Kelsey Hall, Ifold.

**Present:** Sara Burrell (Chairman) Sophie Capsey; Paul Jordan; Nick Whitehouse and Catherine Nutting (Clerk)

Mr Edward Rees, Domusea Developments and two members of the public were in attendance.

**Apologies:** Apologies for absence had been received from Councillors Souheil Haddad; David Ribbens and Phil Colmer.

**P/19/008      Declarations of Members' Pecuniary Interest**

None were raised.

**P/19/009      Representations from Members of the Public**

Edward Rees of Domusea Developments attended the meeting to present the attached proposal regarding a sustainable development on a brown-field site at Little Springfield Farm. The purpose was to inform the Parish Council and receive initial feedback on the direction of design and density, which can be supported locally. Previous planning application for the site received local support. The predominantly residential development will be guided by the Parish's Neighbourhood Plan to create a sustainable community with communal facilities such as a play area. Permitting wider community access to the play area would be considered. A commercial unit will be retained on the site, but specific uses have not been considered. All the dwellings will have designated homeworking areas.

The Parish Council advised that the area is dominated by 4 and 5 bed properties and what is needed are affordable 1, 2 and 3 bed homes and places suitable for the elderly; although elderly housing may not be suitable due to lack of local amenities. Using a 'farm style', or 'barn style' vernacular would make the development feel less urban.

The following next stages were agreed 1) site visit for Councillors 2) on-line community consultation - Domusea Developments will write to parishioners with log on details 3) potential for a road crossing to facilitate communal access to the play area and link the site to Ifold with an application to WSCC 4) Amendment to page 4 of the proposal document, which currently reads that the SDNP Authority is the Parish's Local Planning Authority.

**P/19/010      Chairman's Report**

CDC has sent the Neighbourhood Plan (NP) back to the Parish to update it throughout to bring it inline with National Planning Policy Framework provisions. CDC has stated that further community consultation is needed regarding the amendment to retain policy H1, despite CDC's adoption of the DPD site. This will be done via the NP website, Parish Council meetings and

Parish noticeboards. AECOM will update the Plan's Strategic Environmental Assessment. Once the updates are completed, the Parish Council will resolve to approve the NP before it is resubmitted to CDC at Regulation 16 stage.

Regarding Crouchlands Farm: Artemis have submitted an addendum to their Local Plan Review document to confirm their housing proposal for 130 units on site. Artemis have intimated the use of s.106 agreement/developer contributions to fund the clear up of lagoon 3. The digestate has not been sampled to see if it can be laid to ground. The Parish Council may need to commission an independent review of the cost to clean up lagoon 3.

**P/19/011 Consideration of time sensitive matters**

- a. Continued instruction of SW Transport Planning Ltd: Resolution passed.
- b. Youth Club's use of cricket pavilion on 20th April: Resolution passed.
- c. Plaistow & Kirdford School Fair's use of Pavilion electricity socket, gazebos and 2 marquees: Resolution passed.
- d. Plaistow Pre-School Maypole fete banner displayed on Plaistow pond railings and on the village green, at the junction of Rumbolds Lane and The Street: Resolution passed provided the land is owned by the PC e.g. the Green, but not the verge.
- e. Budget approval for Annual Assembly refreshments: Resolution passed for £100 spend limit.

**P/19/012 To consider new Planning Applications**

- a. PS/19/00690/DOM. Proposed two storey side extension, alterations and additions to fenestration and change of use of garage to habitable accommodation. Chalbury, Hogwood Road, Ifold, Loxwood, RH14 0UG. **No comment.**

A representative from Ifold Estates Ltd (IEL) advised of an influx of complaints from residents regarding the extensive development within Ifold and the volume of 'trade traffic' and resulting parking issues/damage to verges. IEL asked the PC to notify CDC Planning of these concerns and ask that Site Management Plans be sought to constrain the negative impact of development on the community. For example, trade vehicles to be parked on site and information provided regarding restricted road widths, PRoW and restricted commercial working hours. The Clerk will write to CDC Planning Department.

- b. PS/19/00514/TPA. Crown lift (by removing runners/twigs/sucker growth) on 1 no. Hazel tree (1), remove runners/epicormic growth (to where main branches start) on 1 no. Oak tree (2), remove broken branch back to trunk and remove runners/epicormic growth (to where branches start) on 1 no. Oak tree (3), crown reduce height by 2m and the width by 2m to the south and south east side on 1 no. Holly tree (4) and crown lift to approx. 9m (above ground level) by the removal of 5 no. branches- 1 no. to south side (quoted as A) and 4 no. to south-east side quoted as B) on 1 no. Oak tree (5). All 5 no. trees are within Woodland, subject to PS/99/00821/TPO. 3 Pannells Ash, Hogwood Road, Ifold, Loxwood, Billingshurst, West Sussex, RH14 0UP. **No Comment.**

- c. PS/19/00716/DOM. Retrospective replacement hedge, fencing and gates. Sunnydene, The Drive, Ifold, Loxwood, RH14 0TE. **Object. Letter of Comment appended to these minutes.**
- d. Street Naming: Development at Bradstow Lodge, The Drive, Ifold, Loxwood RH14 0TE. Please consider the naming of the above new development of 3 new dwellings as: - 1 – 3 Chequer Close. **No comment.**
- e. PS/19/00597/DOM. Single storey extension to North elevation. Two storey extension to East elevation. Haycroft, Plaistow Road, Ifold, Loxwood. **No Comment.**
- f. PS/19/00648/PNO. 1 no. moveable storage container to store tools and equipment used in the management of 12acre woodland. Address: Rumbold Wood, Beneath The Oaks, The Street, Plaistow, RH14 0PZ.
- g. PS/19/00668/PNO. 1 no. composting toilet (moveable structure) for use in managing woodland. Rumbold Wood, Beneath The Oaks, The Street, Plaistow, RH14 0PZ.

**Applications f & g were considered together. They require full planning applications; therefore, the Parish Council resolved to wait for the submission.**

**P/19/013 To receive list of recent planning decisions**

A list of recent planning decisions is attached to these minutes.

**P/19/014 Updates re Appeals and Enforcements**

Appeals: Nell Ball Farm - Chair to review the statement of case and determine whether further representation is required. The Parish Council resolved to draw the inspector's attention the number of dismissed appeals and request that the full planning history of the site is considered.

Foxbridge Golf Course – Resolution made to write to the Planning Inspectorate. Please refer to the appended letters and documents for details.

**P/19/015 Next meeting**

Planning applications will be considered within the Full Parish Council meeting on Tuesday 23<sup>rd</sup> April 2019.

**There being no further business, the Chairman closed the meeting at 21:00**