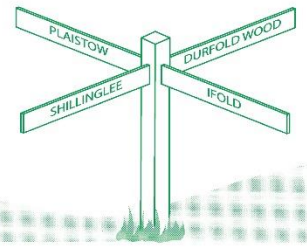


# PLAISTOW AND IFOLD PARISH COUNCIL



**MINUTES** of Plaistow and Ifold Parish Council Planning Committee Meeting held on **Tuesday 1<sup>st</sup> May** in Winterton Hall, Plaistow.

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

One member of the public was in attendance.

**Apologies:** Apologies for absence had been received from Vivien Forwood and David Ribbens.

		<b>ACTION</b>
<b>P/18/022</b>	<b>Public Questions</b> The parish council were urged to address the visibility for traffic turning right out of Chalk Road, which is severely impaired due to an overgrown hedge. Mrs Capsey would report this to Highways.	
<b>P/18/023</b>	<b>Declarations of Interest</b> Mrs Burrell declared a pecuniary interest in planning application PS/18/00725.	
<b>P/18/024</b>	<b>Chairman's Report</b> The Chairman gave an update on enforcement issues:  Nell Ball enforcement appeal regarding unauthorised kitchen building, appeal start date still awaited. Unlawful mobile home at Shillinglee was being deal with by CDC and would be removed shortly. Crouchland items subject to removal following the appeal had been sold at auction.	
<b>P/18/025</b>	<b>Minutes</b> The minutes of the meeting held on 20 <sup>th</sup> March were approved as a correct record of the meeting and signed by the Chair.	
<b>P/18/026</b>	<b>Planning</b> a) PS/18/00821/DOM Retrospective application for a single storey side extension. The Jumbles, Plaistow Road, Ifold. <b>Letter of objection appended.</b> b) PS/18/00733/DOM Works to enclose and re-clad existing attached timber barn, used as ancillary residential accommodation. <b>Letter of comment appended.</b> c) PS/18/00738/DOM alterations to garage block including partial 1 <sup>st</sup> floor and 5 no rooflights and 2 no. 1 <sup>st</sup> floor gable end windows. Use of garage as ancillary domestic building comprising garaging, stores, gym, guest bedroom and home office. Removal of ground floor kitchen. (Retrospective application). Barton Farm, The Forestry Road, Ifold. <b>Letter of objection appended.</b>	

- d) PS/18/00772/PLD Proposed lawful development – addition of a rear and side extension at ground floor level. The Meriden, The Ride, Ifold. **No comment.**
- e) PS/18/00725/DOM Single storey garage extension. Nuthurst Cottage, Rickmans Lane, Plaistow. **No comment.**
- f) PS/18/00508/FUL Erection of a detached chalet bungalow with detached garage and new access with boundary fence. Land Adjacent to Waters Edge, The Drive, Ifold. **Letter of comment appended.**
- g) PS/18/00357/FUL Change of use of woodland to allow private recreational use and the siting of various moveable items of recreational equipment. Beneath The Oaks, Rumbold Wood, The Street, Plaistow. **Letter of objection appended.**

**P/18/027      Planning. Summary of the status of recent Planning Applications for information only**

PS/18/00707/DOM Single storey front extension and replace garage and sheds with 3 bay garage. Springhill Nursery, The Lane, Ifold. **Permit.**

PS/18/00515/PLD Proposed lawful development – erection of a single storey extension and detached incidental outbuilding. Valtony, Loxwood Road, Plaistow. **Permit.**

PS/18/00516/PLD Proposed lawful development – erection of single storey incidental swimming pool building. Valtony, Loxwood Road, Plaistow. **Permit.**

PS/18/00260/PLD Erection of a garage and swimming pool building. Wephurst Park, Walthurst Lane, Ifold. **Permit.**

PS/18/00147/FUL Change part garden, part former equestrian use/paddock use of land and construction of a tennis court. Barton House, Loxwood Road, Ifold. **Refuse.**

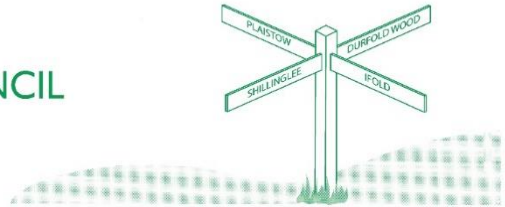
PS/18/00079/OUT Outline application for 3 no. dwelling – access, layout and scale. Some matters reserved. Land East of Pumping Station, Durfold Wood. **Refuse.**

PS/18/00019/DOM Single storey rear extension together with internal alterations. Side extension to existing garage. Changes to existing elevations. Timberdene, The Drive, Ifold. **Permit.**

**P/18/028      Next meeting**  
Tuesday 15<sup>th</sup> May 7.00pm Winterton Hall (if required).

**There being no further business, the Chairman closed the meeting at 20:30.**

# PLAISTOW AND IFOLD PARISH COUNCIL



2 May 2018

Mr Daniel Power  
Planning Officer  
Chichester District Council  
East Pallant House  
1 East Pallant  
Chichester  
PO19 1TY

Dear Mr Power

**Re: PS/18/00821/DOM Retrospective application for a single storey side extension. The Jumbles, Plaistow Road, Ifold.**

Plaistow and Ifold Parish Council OBJECTS to this retrospective application.

The parish council considers that the proposal is manipulation of the planning system, which if approved would set a precedent.

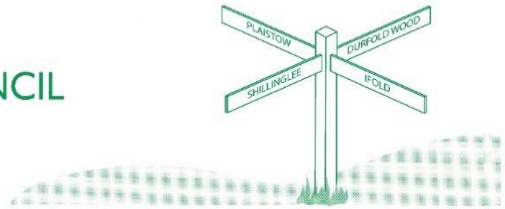
The parish council would request that officers consider the planning history of the site as a material consideration.

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  
Email: [clerk@plaistowandifold.org.uk](mailto:clerk@plaistowandifold.org.uk)*

# PLAISTOW AND IFOLD PARISH COUNCIL



2 May 2018

Mr Daniel Power  
Planning Officer  
Chichester District Council  
East Pallant House  
1 East Pallant  
Chichester  
PO19 1TY

Dear Mr Power

**Re: PS/18/00733/DOM Works to enclose and re-clad existing attached timber barn, used as ancillary residential accommodation. (Variation of condition 2 of PS/15/00749/DOM to make alterations to external appearance.) Newhouse Farm, Shillinglee Road, Shillinglee.**

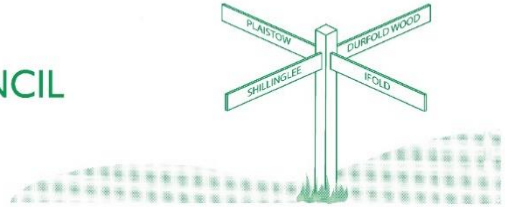
Plaistow and Ifold Parish Council has considered this application and would request that officers be satisfied that there would be no loss of amenity to neighbouring residents from the introduction of a substantial amount of glazing.

Yours sincerely

Beverley Weddell  
Clerk to Plaistow and Ifold Parish Council

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# PLAISTOW AND IFOLD PARISH COUNCIL



2 May 2018

Mr Daniel Power  
Planning Officer  
Chichester District Council  
East Pallant House  
1 East Pallant  
Chichester  
PO19 1TY

Dear Mr Power

**Re: PS/18/00738/DOM Alterations to garage block including partial 1<sup>st</sup> floor and 5 no. rooflights and 2 no. 1<sup>st</sup> floor gable end windows. Use of garage as ancillary domestic building comprising garaging, stores, gym, guest bedroom and home office. Removal of ground floor kitchen. (Retrospective application.) Barton Farm, The Forestry Road, Plaistow.**

Plaistow and Ifold Parish Council OBJECTS to this retrospective application.

When assessing the original application for the garage building, although large, officers considered the proposed use as a four-car garage proportionate to the size of the dwelling, and the log store and mower storage space a reasonable requirement for a plot of land of this size. The gym was considered an additional incidental space that is a common feature with residential plots of this size. Therefore, it was considered that the accommodation proposed was proportionate to the requirements of the main house.

However, officers considered it appropriate to condition use of the outbuilding to remain incidental to the enjoyment of the main dwellinghouse. It was additionally considered proportionate to remove permitted development rights for the insertion of new windows and external alterations in order to control the visual appearance of the outbuilding.

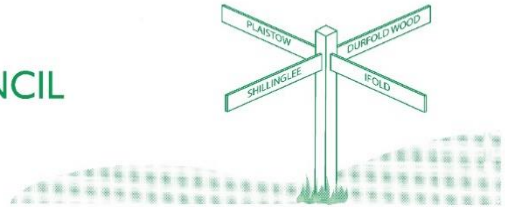
The applicant has attempted to run roughshod over the conditions of the original application, to construct what is in effect a separate independent dwelling, contrary to national and local planning policy. The parish council considers that there is no justification for the addition of a second floor to add to the existing substantial accommodation.

The parish council considers that the original planning consent was generous and that the conditions on that consent were and remain proportionate and reasonable to protect the rural environment. Therefore, the parish council requests that this application be refused.

Continued.../

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# PLAISTOW AND IFOLD PARISH COUNCIL



2 May 2018

Mr Daniel Power  
Planning Officer  
Chichester District Council  
East Pallant House  
1 East Pallant  
Chichester  
PO19 1TY

Dear Mr Power

**Re: PS/18/00508/FUL Erection of a detached chalet bungalow with detached garage and new access with boundary fence. Land adjacent to Waters Edge, The Drive, Ifold.**

Plaistow and Ifold Parish Council has no objection to this application. However, the parish council would request that an arboricultural survey be submitted before the application is determined. The parish council would request conditions requiring the retention of the boundary vegetation and protection of the trees on site.

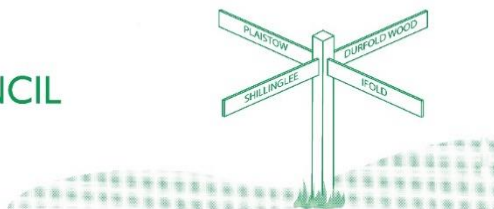
The parish council would also request that officers consider any loss of amenity to residents of the adjoining property.

Yours sincerely

Beverley Weddell  
Clerk to Plaistow and Ifold Parish Council

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# PLAISTOW AND IFOLD PARISH COUNCIL



2 May 2018

Mr Daniel Power  
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Chichester District Council  
East Pallant House  
1 East Pallant  
Chichester  
PO19 1TY

Dear Mr Power

**Re: PS/18/00357/FUL Change of use of woodland to allow private recreational use and the siting of various moveable items of recreational equipment. Beneath The Oaks, Rumbold Wood, The Street, Plaistow.**

Plaistow and Ifold Parish Council OBJECTS to this retrospective application.

The parish council considers that the proposed change of use is inappropriate on this site, which is designated Ancient Woodland.

The parish council has concerns that if approved, development at the site would be difficult to control, especially having regard to the applicant's attempt to pursue a commercial use on the site by advertising the hire of yurts.

Yours sincerely

Beverley Weddell  
Clerk to Plaistow and Ifold Parish Council

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