

MINUTES of Plaistow and Ifold Parish Council Planning Committee Meeting held on **Wednesday 15th November** in Kelsey Hall, Ifold.

Present: Sophie Capsey (Chairman); Sara Burrell; Vivien Forwood; David Ribbens; Paul Jordan; Beverley Weddell (Clerk)

Souheil Haddad and 30 members of the public was in attendance.

Apologies: Apologies for absence had been received from Sallie Baker.

P/17/006

Public Questions

Members of the public made representations for and against the proposed development at Foxbridge Golf Club, which are summarised under P/17/006. Naomi Cresswell gave a presentation on the proposed development on behalf of the applicant.

Mr David Lugton, parish council Tree Warden, reported on applications for work to trees in Ifold and Durfold Wood and subsequent conversations with the CDC Tree Officer.

P/17/007

Declarations of Interest

Mr Ribbens declared a personal and prejudicial interest in the Foxbridge planning application and took no part in meeting when this item on the agenda was considered.

P/17/008

Chairman's Report

The Chairman of the Planning Committee had nothing to report. Mrs Burrell, Chair of the Parish Council gave an update on the neighbourhood plan. The Regulation 14 Consultation had concluded and the steering group was in the process of tabling responses to the comments, which would be published on the website. Mrs Burrell, members of the Steering Group and the Clerk had met with CDC to discuss some issues they had raised in the Regulation 14 consultation. One of the issues raised concerned the SEA and CDC's view that it required some additional information and another Regulation 14 consultation. There was an ongoing dialogue between CDC and AECOM, who disagreed that a further Regulation 14 consultation was required. CDC also raised some concerns about the policy for the Little Springfield brownfield site to which they have objected. Although they were content for the policy to remain for examination, they have suggested strengthening the viability test and default to residential use.

P/17/009

Planning

- a) PS/17/02726/OUT Outline application for the demolition of the existing golf club house and commercial premises of KM Elite Products Ltd, ad construction of 10 no. dwellings, together with vehicular access, replacement clubhouse, access and car park. Foxbridge Golf Club, Foxbridge Lane, Plaistow.

ACTION

Public representations in support of the application were made for the following reasons:

- The development would save the golf club
- The development would enable the reopening of Ifold Stores
- The site is brownfield
- Development at Foxbridge would fulfil the requirement in CDC's Local Plan to allocate a site for 10 dwellings, meaning that it would not be necessary to build on Land Opposite the Green

Public representations against the application were made for the following reasons:

- The golf club will not be successful with reduced facilities
- The loss of the existing clubhouse, which is the main social hub for Ifold residents
- Additional traffic in Foxbridge Lane
- The development would set a precedent
- Residents of the proposed development would be car reliant due to the unsustainable location
- No affordable housing provision in the parish

During the meeting, the following points were established:

- No pre-application discussion had been held by the Applicant with CDC
- Only c. 30% of the proposed site is brownfield, with six of the houses located on greenfield land
- CDC had confirmed that, if approved, the development would not provide the required housing allocation of 10 dwellings for the parish but would be windfall development and therefore could not be allocated through the Neighbourhood Plan
- The applicant offered to subsidise the golf club for a 5-year period, but the means by which this could be legally secured was not established.
- The applicant would have discussions with CDC to agree a S.106 agreement to complete the shop redevelopment and subsidise the shop for a 5-year period, however, there was doubt as to whether this would be possible as it would not meet the guidelines in S.106 legislation
- The application is in Outline for the principal of development with all matters reserved, therefore the indicative designs submitted with the application did not form part of the application. If the application were to be permitted, the layout, design, size and scale of the dwellings would be agreed at the reserved matters stage.

The Planning Committee voted as follows:

Mrs Forward	Objection
Mr Jordan	No Objection
Mrs Burrell	Objection
Mrs Capsey	No Objection

Mrs Capsey's casting vote, as Chair of the committee meant that the committee's resolution was **No objection**.

The Chair initially wanted to resolve to support the application, but was content with a decision of No Objection after it was explained that according to its Standing Orders the parish council does not submit a

response of Support. Note: the parish council's usual practice is that there will be **No comment** submitted for a resolution of No Objection.

After full consideration of the following applications, the Parish Council resolved to respond as follows:

b) PS/17/02857/DOM Demolition of timber garage and erection of replacement, including new hardstanding. Nuthurst Cottage, Rickmans Lane, Plaistow. **No comment**

c) PS/17/03013/DOM Single storey side extension and loft conversion. Tall Oaks, The Ride, Ifold. **No comment**

d) PS/17/03130/DOM Replacement roof tiles, recladding of gable walls with weather boarding, erection of front porch extension and extend western end of main roof over existing ground floor. Ferndale, The Drive, Ifold. **No comment**

e) PS/17/02572/FUL Erection of 1 no detached 4 bedroom dwelling. Land on the East side of The Lane, Ifold. **Letter of objection appended**

f) PS/17/03180/PLD Loft conversion/extension. Rosehill Cottage, Chalk Road, Ifold. **No comment**

g) PS/17/03291/DOM Single storey rear extension and enclosed front porch. Avondale, The Ride, Ifold. **No comment**

P/17/010 Planning. Summary of the status of recent Planning Applications for information only

PS/17/02804/DOM Erection of a two bay oak framed car port. Tall Trees, The Drive, Ifold. **Permit**

PS/17/02722 First floor extension works and minor internal alterations. The Grunters, Hogwood Road, Ifold. **Permit**

PS/17/02395/DOM Two storey rear extension and front porch. Nanridge, The Drive, Ifold. **Refuse**

PS/17/02277/TPA Tree work. 2 Sylvania Copse, Plaistow Road, Ifold. **Permit**

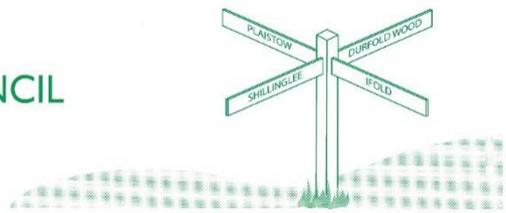
PS/17/02251 Demolition of existing bungalow and erection of 1 no. detached chalet bungalow and 1 no. two storey detached dwelling. Furzedown, The Ride, Ifold. **Permit**

P/17/011 Next meeting

Tuesday 12th December 7.00pm Winterton Hall (if required).

There being no further business, the Chairman closed the meeting at 21:10.

PLAISTOW AND IFOLD PARISH COUNCIL



17 November 2017

Mr Paul Hunt
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Mr Hunt

Re: PS/17/02572/FUL Erection of 1 no. detached 4 bedroom dwelling. Land On The East Side of The Lane, Ifold.

Plaistow and Ifold Parish Council has considered this application and OBJECTS for the following reasons.

The proposed new dwelling lies outside of the settlement boundary of Ifold, although it is stated by the applicant to be within the residential curtilage of the previously demolished Olde Garden. The parish council OBJECTS to development outside the settlement boundary. We accept that residential curtilage outside a defined settlement area is considered Previously Developed Land and as such development may be considered acceptable, however, the parish council considers that this does not outweigh the harm and the development is nevertheless inappropriate. The parish council would request that officers confirm the status of the application land as residential curtilage.

The parish council objects to the design of the proposed dwelling by way of mass, height and scale and the consequent impact on the open countryside. During the development of the adjoining Olde Garden to the south, (PS/16/01995/REM and PS/14/02986/OUT), Plot 3, which is partially outside the SPA, was designed as a modest chalet bungalow in order to respond to its edge of settlement location and provide a more sympathetic transition into the open countryside beyond. The current application proposes an adjacent dwelling considerably larger that will dominate both the chalet bungalow and the open countryside setting, which we consider to be contrary to Policies 25 and 33 of the Chichester Local Plan.

Through the process of developing its emerging neighbourhood plan, the parish council has identified a need for small one and two bedroom properties, which is not satisfied by the proposed 4 bedroom dwelling.

Regarding Chichester District Council's ability to demonstrate a five year housing land supply, the Appeal Court Decision of 20/10/17 (St Modwen Developments) significantly lowers the bar for Local Planning Authorities regarding certainty of development in their housing supply calculations, therefore the parish council considers there is doubt whether the tilted balance should be applied and that the policies in the Local Plan carry full weight.

Continued.../

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

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For clarification, contrary to statements in the applicant's Design and Access Statement, there is no longer a shop in Ifold and the site does not 'sit upon' a bus route. Bus routes and frequency of service in the area is limited.

Yours sincerely

A handwritten signature in black ink, appearing to read 'B Weddell', with a stylized flourish at the end.

Beverley Weddell
Clerk to Plaistow and Ifold Parish Council