

MINUTES of Plaistow and Ifold Parish Council Planning Committee Meeting held on **Tuesday 16th January** in Kelsey Hall, Ifold.

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

One member of the public was in attendance.

Apologies: There were no apologies for absence.

		ACTION
P/18/001	Public Questions There were no representations from members of the public.	
P/18/002	Declarations of Interest There were no declarations of interest pertaining to agenda items.	
P/18/003	Chairman's Report There was nothing to report.	
P/18/004	Minutes The minutes of the meeting held on 12 th December were approved as a correct record of the meeting and signed by the Chair.	
P/18/005	Planning a) PS/17/03521/FUL Egg packing building, machinery store, sheep lairage, pig building, manure structure, farm shop/office/storage and processing buildings and associated parking and hard standing. Nell Ball Farm, Dunsfold Road, Plaistow. A new planning enforcement notice PS/58 was brought to the attention of members. Letter of objection appended. b) PS/17/03203/DOM Proposed rear extension and loft conversion. Woodpeckers, Chalk Road, Ifold. Letter of comment appended.	
P/18/006	Planning. Summary of the status of recent Planning Applications for information only PS/17/03389/TPA Tree work. Mariposa, The Ride, Ifold. Permit PS/17/03121/TPA Tree work. 3 Wildacre Close, Ifold. Permit PS/17/02898/DOC Discharge of conditions 4, 6 and 9 from planning permission 15/01689/FUL – surface water drainage scheme, construction management plan, landscaping and refuse and cycle storage. Bradstow Lodge, The Drive, Ifold. Discharge of conditions PS/17/03267/DOM Construction of a ground floor rear extension following demolition of existing conservatory, in addition to a new dormer to 2 nd floor with associated internal alterations. Blossom Tree, The Lane, Ifold. Permit	

PS/17/03291/DOM Single storey rear extension and enclosed front porch. Avondale, The Ride, Ifold. **Permit**

PS/17/03180/PLD Loft conversion with dormer extension, replacement of window frames, removal of a chimney, 3 rooflights to the front roofslope and replacement of roof tiles with slate tiles. Rosehill Cottage, Chalk Road, Ifold. **Permit**

PS/17/03130/DOM Replacement roof tiles, recladding of gable end walls with weather boarding, erection of front porch extension and extend western end of main roof over existing ground floor. Ferndale, The Drive, Ifold. **Permit**

PS/17/03013/DOM Single storey side extension and loft conversion. Tall Oaks, The Ride, Ifold. **Permit**

PS/17/02894/LBC Demolition of timber garage and erection of replacement, including new hardstanding. Nuthurst Cottage, Rickmans Lane, Plaistow. **Permit**

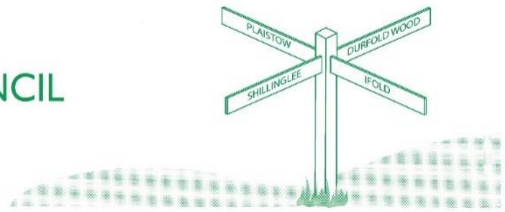
PS/17/02858/DOM Demolition of porch and erection of replacement. Nuthurst Cottage, Rickmans Lane, Plaistow. **Permit**

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

P/18/007 **Next meeting**
Tuesday 20th February 7.00pm, Winterton Hall (if required).

There being no further business, the Chairman closed the meeting at 19:30.

PLAISTOW AND IFOLD PARISH COUNCIL



17 January 2018

Ms Caitlin Boddy
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Ms Boddy

Re: PS/17/03521/FUL Egg packing building, machinery store, sheep lairage, pig building, manure structure, farm shop/office/storage and processing buildings as associated parking and hardstanding. Nell Ball Farm, Dunsfold Road, Plaistow RH14 0BF

Plaistow and Ifold Parish Council has considered this application and OBJECT to the proposals for the following reasons.

The applicant has not provided adequate information to justify the proposed development, which the parish council considers to be largely industrial development rather than agricultural.

The proposed development is within a rural area outside any settlement boundary. Policies in CDC's development plan seek to control development outside settlements unless there is a proven need. The proposed development is contrary to Paragraph 28 of the NPPF, which states that sustainable growth and the expansion of businesses in rural areas should be supported through the conversion of existing buildings and well-designed new buildings. The parish council considers that the proposed egg packing building, pig building, farm shop/office/storage and processing buildings do not amount to sustainable development for the following reasons:

- The site is in an isolated location where commercial traffic to and from the site, including employees working at the site, would be reliant on the use of the private transport. There can be no assumption that future employees at the site will be drawn from the immediate vicinity.
- The proposed proliferation of buildings and structures is out of keeping with the character of the surrounding area.

The parish council questions whether the construction of a sheep lairage away from where the sheep are habitually kept is considered good farming practice.

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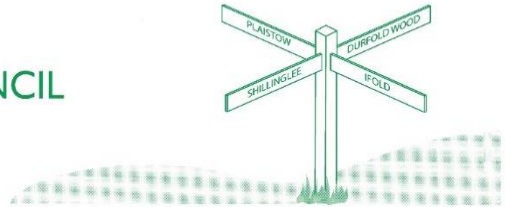
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The parish considers that the proposed development would have a significant adverse impact on the local landscape and the character and appearance of the surrounding area, contrary to local and national planning policies, and planning permission should be refused.

Yours sincerely

Beverley Weddell
Clerk to Plaistow and Ifold Parish Council

PLAISTOW AND IFOLD PARISH COUNCIL



5 February 2018

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

Dear Mr Hunt

Re: PS/17/03203/DOM Proposed rear extension and loft conversion. Woodpeckers, Chalk Road, Ifold.

The parish council has no objection to this application, provided that officers are satisfied there will be no loss of amenity to neighbouring properties from overlooking.

The parish council does not consider that there are any special circumstances that would justify exemption from CIL.

Yours sincerely

Beverley Weddell
Clerk to Plaistow and Ifold Parish Council

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