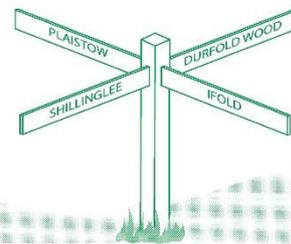


PLAISTOW AND IFOLD PARISH COUNCIL



MINUTES of Plaistow and Ifold Parish Council Planning Committee Meeting held on **Tuesday 18th December 2018** in Winterton Hall, Plaistow.

Present: Sara Burrell (Chairman); Paul Jordan; David Ribbens; Souheil Haddad; Phil Colmer; Vivian Forwood; Catherine Nutting (Clerk)

One member of the public was in attendance.

Apologies: Apologies for absence had been received Sallie Baker; Nick Whitehouse, Alan Pearson; Sophie Capsey; Paul Reynolds

		ACTION
P/18/029	Declarations of Members' Pecuniary Interest Mrs Burrell declared a pecuniary interest in planning application PS/18/03315/DOM as Agent. Mrs Burrell left the room when the application was considered.	
P/18/030	Representations from Members of the Public There have been complaints circulating on Facebook regarding the dirty conditions of the bus shelter situated at Chalk Road, Ifold. Mr King-Wilson offered to clean the bus shelter and undertake minor works to prevent flooding. Councillors agreed with thanks. Mr King-Wilson will report back at the next full Parish Council meeting on 15 th January 2019.	
P/18/031	Chairman's Report The Chairman had nothing to report.	
P/18/032	To consider new Planning Applications a) PS/18/02668/DOM Ground floor front and rear extension with new porch and loft conversion with dormers. Little Wold, Plaistow Road, Ifold. The Parish Council had already considered his application on 20th November 2018 and made No Comment. b) PS/18/02952/DOM Room above existing double garage. Wildwood, Plaistow Road, Ifold. No Comment c) PS/18/01685/FUL Retrospective single storey side extension. Burgau Barn, Plaistow Road, Ifold. Letter of objection appended. d) PS/18/02939/FUL Erection of 1 no. replacement dwelling, pool and garage buildings following demolition of all existing buildings and removal of hardstanding. Valtony, Loxwood Road, Plaistow. Letter of objection appended. e) PS/18/03228/DOM Internal and external alterations to existing ancillary barn to provide ancillary accommodation. Cherry Blossom Farm, Poundfield Lane, Ifold. Letter of comment appended.	

- f) PS/18/03298/TPA Crown reduce by 30% (all around) on 1 no. Oak tree (quoted on the plan as T2, TPO'd nos.T20) subject to PS/97/00808/TPO. Primrose Cottage, 4 Thistledown Vale, Ifold. **Letter of comment appended.**
- g) PS/18/03226/DOM Replacement Fencing and Gates. Daracott, Plaistow Road, Ifold. **Letter of objection appended.**
- h) PS/18/03276/DOM Erect a fence and plant a laurel hedge. Timbercroft, Plaistow Road, Ifold. **Letter of objection appended.**
- i) PS/18/03315/DOM Erection of a 3-bay garage with games room. Foxbridge Farm Cottage, Plaistow Road, Ifold. **No Comment.**

P/18/033 Planning. Summary of the status of recent Planning Applications for information only

PS/18/01499/DOM First floor extension, double storey and single storey rear extension with associated roof works and various internal and external alterations and additions. Brook Side, The Drive, Ifold– **PERMIT**

PS/18/02604/TPA Fell (leaving low stump) 1 no. Oak tree (marked on plan as T1, TPO'd as T9) subject to LX/89/00786/TPO. Owlswood, 7 The Close, Ifold – **PERMIT**

PS/18/02391/LBC Internal/external remedial repair works. 1 & 2 Pond Cottages, Loxwood Road, Plaistow– **PERMIT**

PS/18/02613/DOM Single storey rear extension. 4 Loxmeadow Close, Ifold– **PERMIT**

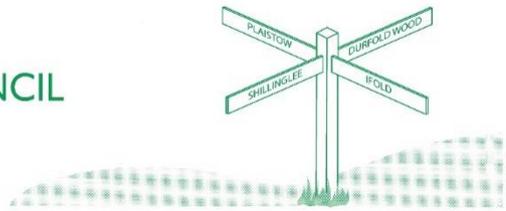
PS/18/02319/DOM Two storey side extension and single storey rear kitchen extension and proposed front entrance hall. Changes to windows and internal alterations. 1 Nell Ball, Plaistow - **PERMIT**

P/18/034 Next meeting

Tuesday 15th January 2019, 7.30pm Winterton Hall.

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

PLAISTOW AND IFOLD PARISH COUNCIL



18th December 2018

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

Dear Mr Gellini

Re: PS/18/01685/FUL Retrospective single storey side extension. Burgau Barn, Plaistow Road, Ifold.

Plaistow and Ifold Parish Council OBJECTS to this retrospective application. The Parish Council considers that this application is inaccurately described as a single storey side extension. The dwelling in its entirety does not comply with the prior approval notice for the conversion of disused agricultural building to a dwelling house 14/03512/COUPMB/Part 3 Class MB. The current dwelling has been re-built to a larger form both in plan and roof height than the original agricultural building. Namely the original structure from the drawings submitted under 14/03512/COUPMB/Part3 Class MB, is calculated to be 14.4 x 9.2 m with a ridge height of 3.6m and from the current application drawings the structure is 15.92 x 9.78m with a ridge height of 4.4m. Therefore, the entire structure is in breach of the legislation which requires that the agricultural building will not be enlarged.

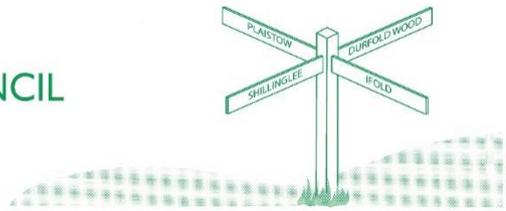
Accordingly, this application should be for a retrospective application for the whole dwelling for a new larger structure on the basis that the original agricultural building was removed, and a new development erected, which includes the 'side extension' currently under consultation.

Yours sincerely

Catherine Nutting
Clerk to Plaistow and Ifold Parish Council

Clerk: Miss Catherine Nutting
Tel: 01403 581081. Email: clerk@plaistowandifold.org.uk
7, Glebelands, Loxwood, West Sussex, RH14 0SW

PLAISTOW AND IFOLD PARISH COUNCIL



18th December 2018

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

Dear Mr Gellini

Re: PS/18/02939/FUL Erection of 1 no. replacement dwelling, pool and garage buildings following demolition of all existing buildings and removal of hardstanding. Valtony, Loxwood Road, Plaistow.

Plaistow and Ifold Parish Council OBJECTS to this application.

The Parish Council is concerned that the information available in relation to this application is incomplete; and all relevant information should be available before a decision can be made. The area is rural in character with adjacent woodland and ponds and lakes therefore we would expect ecological survey work to include not only bats but other protected species. For example, there are water bodies within 500m of the development and, as such, a Great Crested Newt survey should have been undertaken, however this appears to have been overlooked. The Arboricultural Impact Appraisal does not adequately identify the boundary of the ancient woodland and the proximity of the development to it. Consequently, it is difficult to assess the potential impact.

The proposed development has a substantial amount of glazing, including a full glazed link and numerous roof lights and the light spill will be significant. The Parish Council is concerned that the impact upon the bats has not been considered from the internal light spill into essentially a dark sky environment. The Environmental Officer appears only to have considered external lighting and we would respectfully request that the impact of the design scheme itself should be considered.

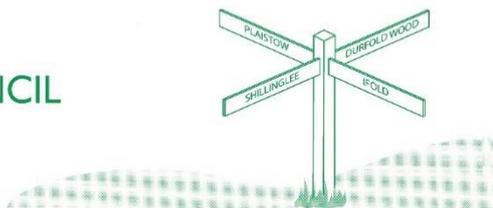
The proposed development is an imposing structure in a prominent position on one of the highest points in the parish and close to Public Rights of Way. The Parish Council is of the view that the visual impact of the scheme upon the countryside and the valued landscape has not been assessed.

Yours sincerely

Catherine Nutting
Clerk to Plaistow and Ifold Parish Council

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Tel: 01403 581081. Email: clerk@plaistowandifold.org.uk
7, Glebelands, Loxwood, West Sussex, RH14 0SW

PLAISTOW AND IFOLD PARISH COUNCIL



18th December 2018

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

Dear Mr Gellini

Re: PS/18/03228/DOM Internal and external alterations to existing ancillary barn to provide ancillary accommodation. Cherry Blossom Farm, Poundfield Lane, Ifold.

Plaistow and Ifold Parish Council makes the following comment.

The barn is an isolated building set away from main dwelling and benefits from separate access. Consequently, the barn would seem capable of providing a separate dwelling.

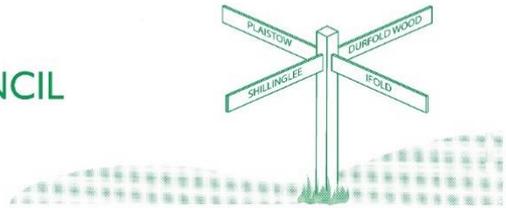
If the Officer is minded to approve the application, the Parish Council respectfully requests a restriction that the barn remains ancillary to the main dwelling and its use limited to occasional guest accommodation incidental to the enjoyment of the main dwelling house.

Yours sincerely

Catherine Nutting
Clerk to Plaistow and Ifold Parish Council

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7, Glebelands, Loxwood, West Sussex, RH14 0SW

PLAISTOW AND IFOLD PARISH COUNCIL



18th December 2018

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

Dear Mr Gellini

Re: PS/18/03226/DOM Replacement Fencing and Gates. Daracott, Plaistow Road, Ifold.

Plaistow and Ifold Parish Council OBJECTS to this application based on its impact upon the street scene.

The Parish's emerging Village Design Statement states that frontage boundaries should be post and rail fencing, or of this type and native hedging to complement the Parish vernacular. The proposed fencing, namely the 'Jacksons' Hit and Miss 1.8m square panel, is not in keeping with the surroundings and creates a complete physical barrier between the property and the street scene. The Parish's Village Design Statement aims to keep the settlement of Ifold rural; this solid urban close boarded fencing conflicts with this aim.

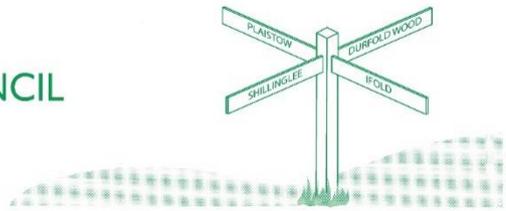
If the Officer is minded to approve the application, the parish council would request a condition requiring the planting of native hedging up the front of the fence panels to soften the barrier and provide a rural aesthetic.

Yours sincerely

Catherine Nutting
Clerk to Plaistow and Ifold Parish Council

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Tel: 01403 581081. Email: clerk@plaistowandifold.org.uk
7, Glebelands, Loxwood, West Sussex, RH14 0SW

PLAISTOW AND IFOLD PARISH COUNCIL



18th December 2018

Mr Henry Whitby
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Mr Whitby

Re: PS/18/03298/TPA Crown reduce by 30% (all around) on 1 no. Oak tree (quoted on the plan as T2, TPO'd nos.T20) subject to PS/97/00808/TPO. Primrose Cottage, 4 Thistledown Vale, Ifold.

Plaistow and Ifold Parish Council wish to draw the Officer's attention to the discrepancy between the Application and the Location and Site Plan. The Application is for a 30% crown reduction, however the handwritten note on the Location and Site Plan refers to a 50% reduction of the Oak Tree, quoted on the plan as T2.

The Parish's Tree Warden has considered the application and would prefer a 20/25% reduction; a 30 % reduction is at the limit of acceptability. The Tree Warden has also highlighted the fact that Oak Tree T1 is shown as dead, but there is no mention of felling.

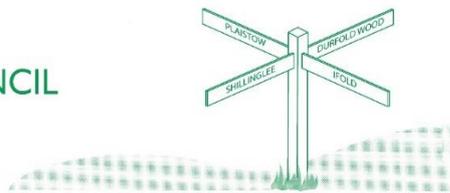
The Parish Council seeks clarification as to the correct reduction of T2 and the proposed outcome for T1.

Yours sincerely

Catherine Nutting
Clerk to Plaistow and Ifold Parish Council

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PLAISTOW AND IFOLD PARISH COUNCIL



18th December 2018

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

Dear Mr Gellini

Re: PS/18/03276/DOM Erect a fence and plant a laurel hedge. Timbercroft, Plaistow Road, Ifold.

Plaistow and Ifold Parish Council OBJECTS to this application based on its impact upon the street scene.

The Parish's emerging Village Design Statement states that frontage boundaries should be post and rail fencing, or of this type and native hedging to complement the Parish vernacular.

The proposed erection of 1.8m (6 ft) close board fencing with slotted concrete posts and Laurel hedging is not in keeping with the surroundings and creates a complete physical barrier between the property and the street scene. The Parish's Village Design Statement aims to keep the settlement of Ifold rural; this solid urban close boarded fencing and Laurel hedge conflicts with this aim. Additionally, the Laurel hedging is not native planting and likewise conflicts with the Village Design Statement.

If the Officer is minded to approve the application, the parish council would request a condition requiring the planting of native hedging, rather than Laurel, up the front of the fence panels.

Yours sincerely

Catherine Nutting
Clerk to Plaistow and Ifold Parish Council

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