

MINUTES of Plaistow and Ifold Parish Council Planning Committee Meeting held on **Wednesday 18th February 2015** in Winterton Hall, Plaistow.

Present: Stuart East (Chairman); Sara Burrell; Sallie Baker; Ronnie Perrin; David Ribbens; Beverley Weddell (Clerk)

One member of the public was in attendance.

Apologies: Apologies for absence had been received from Sophie Capsey.

P/15/016 Public Questions

In response to a question from a member of the public in relation to Crouchland Biogas, Mr East explained that environmental considerations and enforcement matters are not material planning considerations.

ACTION

P/15/017 Declarations of Interest

There were no declarations of interest.

P/15/018 Minutes

The minutes of the Planning Committee held on the 28th January 2015 were approved as a correct record of the meeting.

P/15/019 Chairman's Report

The Chairman reported a response had been received from WSCC to say that the Planning Meeting agenda to be published the following Friday would be considered their response to the parish council's solicitor's letter regarding Counsel's Opinion. There was nothing further to report.

P/15/020 Planning

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

a) PS/15/00122/TPA Crown reduce by 20-25% and deadwood on 1 no. Oak tree (T3) subject to PS/01/0083/TPO. The Maples, Plaistow Road, Ifold

This application had been determined.

b) PS/15/00291/DOM Proposed orangery extension. The Oat House, 4 Home Farm Court, Shillinglee.

No objection.

c) PS/15/00345/TCA Notification of intention to crown reduce by 33% on 1 no. Liriodendron tulipifera tree and 1 no. Liquidambar tree. 2 Golden Cross Cottages, Plaistow.

No objection.

d) PS/14/03513/FUL Erection of wood store and general garden storage on land adjacent Hardnips Barn, Rickmans Lane, Plaistow

Letter of objection appended.

e) PS/15/00407 Erection of detached ancillary domestic garage/domestic building to serve the replacement dwelling approved under application PS/14/03502. Barton Farm, The Forestry Road, Ifold.

Letter of objection appended.

f) Appeal against CDC's decision to refuse PS/14/02579/FUL Construction of tennis court with 2.7m high chain link fence. Kings Copse, Loxwood Road, Ifold.

Letter of objection appended.

P/15/021 Planning. Summary of the status of recent Planning Applications for information only

PS/15/00174/NMA. Non material amendment to planning permission PS/13/02721/FUL. Changes to some windows, doors and chimney. Removal of roof light. Northwood, The Drive, Ifold **PERMIT**

PS/15/00122/TPA. Crown reduce by 20-25% and deadwood on 1 no. Oak tree subject to PS/01/00831/TPO. The Maples, Plaistow Road, Ifold **PERMIT**

PS/15/00050/TPA. Work to trees. The Coach House, The Drive, Ifold. **PERMIT**

PS/14/04326/DOM. Take down existing garage/office and relocate and build new garage/office studio. 2 Valentines Cottages, Plaistow **WITHDRAWN**

PS/14/04205/DOM. Single storey side extension to side. Tresco, Durfold Wood. **PERMIT**

PS/14/02874/COUPMB Part 3, Class MB: Change of use of agricultural building to provide 3 no. dwellinghouses. Retention of part of building as an agricultural store. East End Farm, Shillinglee Road, Plaistow. **PERMIT**

PS/14/04155/DOM. Demolition and ground floor extension with alterations. Carinya, The Ride, Ifold. **PERMIT**

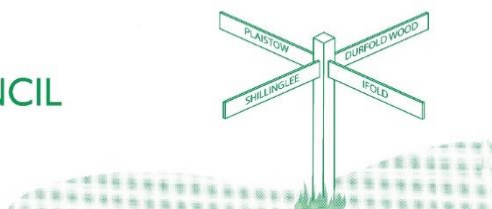
PS/14/03837/LBC. Erection of a single storey extension to provide a family room following the demolition of existing single storey kitchen extension. Erection of a storm porch. Internal modifications to include the erection of a stud wall to form a utility room and kitchen. Modification to a fire breast to allow installation of an Aga. **PERMIT**

P/15/022 Next meeting

Wednesday 11 March 2015, 7.30pm at Winterton Hall

There being no further business, the Chairman closed the meeting at 20:10.

PLAISTOW AND IFOLD PARISH COUNCIL



2 March 2015

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

Dear Ms Body

Re: 14/03513/FUL Erection of wood store and general garden storage on land adjacent Hardnips Barn (Retrospective Application). Hardnips Barn, Rickmans Lane, Plaistow.

Plaistow and Ifold Parish Council strongly OBJECTS to this application.

The parish council has received representations from members of the public and photographic evidence which shows that cars are habitually parked in the building, suggesting that the wording of the application is disingenuous and that what is applied for is actually a garage. The building is located outside the residential curtilage and within ancient woodland, some distance away from the main dwelling house and is disproportionate to the main dwelling house by way of its mass size and scale. The parish council has concerns that the building has the potential to become a separate dwelling.

The applicant has created a track to provide vehicular access to the building, however, the parish council notes that this has not been included in the application.

The parish council is aware that what appears to be fluorescent strip lighting has been installed externally on the roof of the building. Should the district council be minded to grant planning permission, the parish council would request strict conditions relating to external lighting in order to respect the setting in ancient woodland and protect nocturnal species such as bats, known to be present in the area.

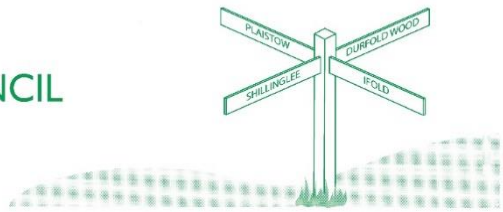
Plaistow and Ifold Parish Council considers that this application constitutes inappropriate development in the countryside, which should be protected for its own sake and, as such, should be refused.

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

PLAISTOW AND IFOLD PARISH COUNCIL



4 March 2015

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

Dear Ms Body

Re: 15/00407/DOM Erection of detached ancillary domestic garage/domestic building to serve the replacement dwelling ref PS/14/03502/FUL. Barton Farm, The Forestry Road, Plaistow.

Plaistow and Ifold Parish Council OBJECTS to this application.

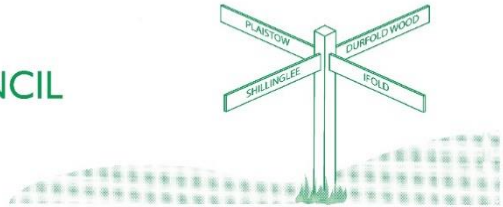
The Parish Council considers that the proposed building would be overdevelopment in this rural area in terms of its mass, size and scale and that a single-storey garage with log store would be more appropriate in this setting.

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*

PLAISTOW AND IFOLD PARISH COUNCIL



4 March 2015

The Planning Inspectorate
3/10a Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Dear Sir

Re: APP/L3815/W/15/3002223. Construction of tennis court with 2.7m high chain link fence. Kings Copse, Loxwood Road, Plaistow, Billingham RH14 0PE.

Plaistow and Ifold Parish Council OBJECTS to this application and supports Chichester District Council's decision to refuse planning permission.

The Parish Council considers that the proposed tennis court would be severe overdevelopment in this rural area, adding to what is already a significant development in a prominent location in the countryside. The proposed development would represent an encroachment of a domestic activity into the countryside. Contrary to the applicant's claim that the site has a strong and mature boundary tree and hedge screening, the parish council would argue that the proposed development, along with the replacement dwelling, would be clearly visible from the highway and that the existing boundary trees and hedges offer very little screening. To introduce sufficient screening to hide the proposed 2.7m high chain link fence would harm the openness of the rural setting.

The Parish Council considers that the applicant's justification for the tennis court being located at the front of the property due to there being no room at the rear, has no relevance. The applicant has not demonstrated any special circumstances which would outweigh the harm to the countryside by reason of inappropriateness.

In addition, the Parish Council has received representations from members of the public who claim that the loss of woodland due to the ongoing development has caused problems with surface water drainage. To add a further substantial area of tarmac will only exacerbate this problem.

Yours sincerely

Beverley Weddell
Clerk to Plaistow and Ifold Parish Council