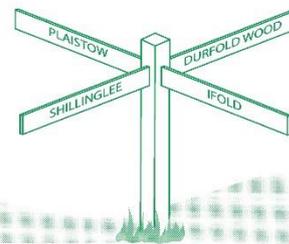


PLAISTOW AND IFOLD PARISH COUNCIL



MINUTES of Plaistow and Ifold Parish Council Planning Committee Meeting held on **Wednesday 19th November 2014** in Winterton Hall, Plaistow.

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

Six members of the public were in attendance.

Apologies: Apologies had been received from Sophie Capsey

		ACTION
P/14/114	Election of Chairman of the Planning Committee for the current term Proposed by Mrs Burrell, seconded by Mrs Forwood and agreed unanimously, Mr East was elected Chairman of the Planning Committee for the remainder of the current term.	
P/14/115	Public Questions Members of the public were present to make representations regarding PS/14/03573/DOC. Matters relevant to the Discharge of Conditions are incorporated into the parish council's response to the application.	
P/14/116	Declarations of Interest Mrs Forwood declared a personal interest in PS/14/03698/ELD. Mr Lugton declared a personal interest in PS/14/03622/PLD.	
P/14/117	Minutes The minutes of the Planning Committee held on the 19th October 2014 were approved as a correct record of the meeting. There were no matters arising.	
P/14/118	Chairman's Report Mrs Burrell updated the meeting regarding the Crouchlands application to WSCC for the upgrade of the anaerobic digester. The residents' action group had produced a comprehensive and very valid response to the ecology report and the Chairman would produce a response to support their letter. The application is due to be considered by WSCC Planning Committee on 13 th January.	S Burrell
P/14/119	Planning After full consideration of the following applications, the Parish Council resolved to respond as follows: PS/14/02960/FUL. 2 no. replacement dwellings: 1 no. house and 1 no. bungalow. Thane, The Drive, Ifold. LETTER OF OBJECTION APPENDED PS/14/03573/DOC. Discharge of conditions relating to PS/11/04865/FUL, conditions 6, 7, 9, 13. Frog Cottage, Chalk Road, Ifold. LETTER OF COMMENT APPENDED	

PS/14/03695/TCA. Notification of intention to crown lift by up to 4m on western sector, cut back all growth on secondary stem back to the top of the stem and deadwood on 1 no. Ash tree (T15). Crown lift by 4m (all round), remove up to 2m of branch end growth on south-west sector, remove epicormic growth and deadwood on 1 no Oak tree (T3). Plaistow and Kirdford Primary School. **NO OBJECTION**

PS/14/03661/DOM. Demolish existing single wooden garage and erection of two bay oak framed garage (or oak substitute) with clay roof tiles. These will be sited on the existing concrete base of current garage and on existing concrete base where an existing shed has been demolished. 2 Lyons Green Cottages, Shillinglee Road, Plaistow. . **NO COMMENT**

PS/14/03665/FUL. Proposed track across paddock adjoining Oakley Grange, Kirdford. Oakley Grange, Plaistow Road, Kirdford. **NO COMMENT**

PS/14/03508/COUPMB/03512/. Part 3, Class MB: conversion of agricultural building(s) to provide 1 no (2). (3 bedroom) dwellinghouse (s). Strudgwick Farm, Plaistow Road, Ifold. **LETTER OF OBJECTION APPENDED**

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. Common House, Loxwood Road, Plaistow. **NO OBJECTION**

PS/14/03698/ELD. Use of existing track for residential, agricultural and equestrian. Newhouse Farm, Shillinglee Road, Shillinglee. **NO COMMENT**

PS/14/03622/PLD. Replace garage with larger open barn in the same situation. Robinsfold, Durfold Wood, Plaistow. **NO COMMENT**

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. **NO COMMENT**

PS/14/03665/FUL. Proposed track across paddock adjoining Oakley Grange, Kirdford. **NO COMMENT**

PS/14/03797/FUL. Demolition of existing dwelling and garage and erection of replacement dwelling with integral garage. Sherwood, The Drive, Ifold. **LETTER OF COMMENT APPENDED**

PS/14/02891/FUL. The erection of 3 no. 4 bed houses following demolition of the existing dwelling and outbuildings. Kogala, The Drive, Ifold. The applicant had contacted the Clerk to request that the Parish Council reconsiders its objection to the application on the grounds that a previous application for three 4 bed houses had already been approved and the current application was an improvement in layout terms. Whilst the Parish Council maintained its objection to three houses being built on this site, it was conceded that this could not be prevented by objecting to the current application and it was agreed to withdraw that objection.

PS/14/03502/FUL. Demolition of existing dwelling. Reinstatement of vehicular crossover. Hogwood Farm, The Forestry Road, Plaistow. Members of the public had written to the Clerk to request that the Parish Council reconsiders its previous decision not to comment on this application. After careful consideration of the application and site history, it was agreed that the Parish Council would maintain its previous decision not to comment.

P/14/120 Planning. Summary of the status of recent Planning Applications for information only

PS/14/03278/DOM. Single storey extensions to front and rear elevations, conservatory to rear elevation. Loft conversion with existing/new roof profile and insertion of velux style roof lights (Retrospective). Heidiway Chalk Road Ifold **PERMIT**

PS/14/03190/PLD. Proposed 2 no. hipped dormer windows to the existing side hipped roof to provide more adequate space with the bedroom and bathroom. The Old Forge Shillinglee Road Shillinglee **PERMIT**

PS/14/03297/OUT. Demolition of existing dwelling and construction of 3 no. detached dwellings. Bradstow Lodge The Drive Ifold **REFUSE**

PS/14/03059/DOM. Single garage. The Spinney The Drive Loxwood **PERMIT**

PS/14/02846/FUL. Replacement dwelling. Fernside, Durfold Wood **PERMIT**

PS/14/02579/FUL. Construction of tennis court with 2.7m high chain link fence. Kings Copse Loxwood Road Plaistow **REFUSE**

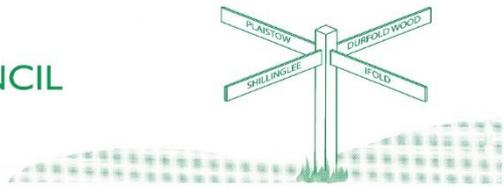
PS/14/02184/DOM. Extend existing chestnut post and rail fence. Extend existing wattle garden boundary fence. Erect garden shed. 2 Sylvania Copse Plaistow Road Ifold **PERMIT**

P/14/121 Next meeting

Wednesday 10th December 2014, 7.30pm at Winterton Hall

There being no further business, the Chairman closed the meeting at 20:40

PLAISTOW AND IFOLD PARISH COUNCIL



26 November 2014

Fjola Stevens
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Ms Stevens

Re: 14/02960/FUL. 2 no. replacement dwellings: 1 no. house and 1 no. bungalow. Thane, The Drive, Ifold.

Plaistow and Ifold Parish Council has considered this application and OBJECTS to the proposal.

This application does not address the reasons for refusal of the previous application PS/14/00344/FUL.

The parish council considers that the proposed development does not comply with Saved Policies BE 11 and BE13, Paragraphs 53, 55 and 58 of the NPPF.

In 2010, the Government removed residential gardens from the definition of 'previously developed land', in order to curb building on garden land and transform councils' ability to prevent unwanted development on gardens in order to protect the character of neighbourhoods.

The parish council considers that the proposed development does not respect the setting, form and character of the area, and as such would cause harm to the existing settlement area. The proposal is unsustainable, given the inadequate road infrastructure, and sewerage network, particularly when taking into consideration the cumulative effect of applications which have already been permitted and those which are currently pending consideration by the council.

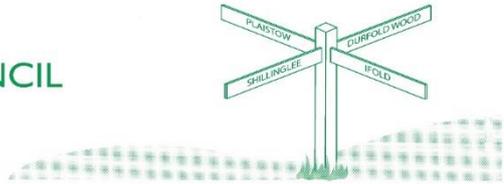
Plaistow and Ifold Parish Council therefore requests that this application be REFUSED.

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**

PLAISTOW AND IFOLD PARISH COUNCIL



20 October 2014

Mr Peter Kneen
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Mr Kneen

Re: 14/03573/DOC Discharge of conditions relating to PS/11/04865/FUL, conditions 6, 7, 9, 13. Frog Cottage, Chalk Road, Ifold.

Plaistow and Ifold Parish Council has received representations from the public and agrees that Oak Tree T67 should be retained and would like to see the Landscape Plan amended to reflect this.

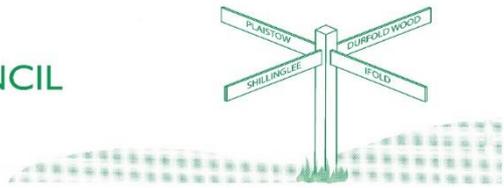
The parish council also acknowledges concerns of the resident opposite the site concerning potential flooding that may be caused to her property by passing construction site traffic. The parish council would therefore request that this is addressed in the construction method statement.

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*

PLAISTOW AND IFOLD PARISH COUNCIL



26 November 2014

Mr Peter Kneen
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Mr Kneen,

Re: 14/03508/COUPMB and 14/03512/COUPMB. Part 3, Class MB conversion of agricultural building(s) to provide 1 no. (2) (3 bedroom) dwelling house. Strudgwick Farm, Plaistow Road, Ifold

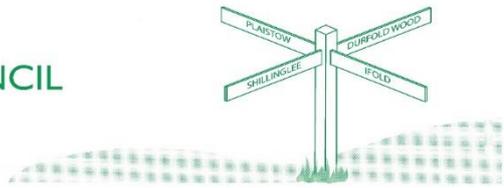
Plaistow and Ifold Parish Council has considered these applications and OBJECTS to the proposals.

The parish council considers that this is NOT permitted development under Part 3, Class MB by reason of the fact that the application buildings were not in agricultural use on 20th March. Despite the fact that the property is called Strudgwick *Farm*, it is divided into two plots and the application site has formed part of the domestic curtilage of the house for at least 30 years, with no agricultural activities having taken place during that time.

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**



26 November 2014

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

Dear Ms Body

Re: 14/03797/FUL Demolition of existing dwelling and garage and erection of replacement dwelling with integral garage. Sherwood, The Drive, Ifold.

Plaistow and Ifold Parish Council has no objection regarding the mass and scale of the proposed development, however it does have concerns that the boldness of the contemporary design will not sit comfortably in the rural environment and would prefer to see the use of cedar, for example, that would weather down to a grey colour naturally.

Plaistow and Ifold Parish Council would request that, should planning permission be granted, we are consulted regarding materials for any conditional approval relating to materials is discharged.

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*