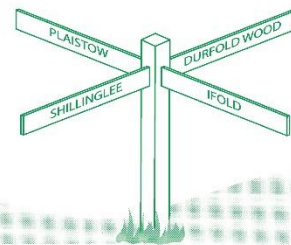


PLAISTOW AND IFOLD PARISH COUNCIL



MINUTES of Plaistow and Ifold Parish Council Planning Committee Meeting held on **Wednesday 27th April 2016** in Plaistow and Kirdford Primary School, Plaistow.

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

CLlr Denise Knightley and six members of the public were in attendance.

Apologies: Apologies for absence had been received from Vivien Forwood.

P/16/008 Public Questions

There were no representations from members of the public.

P/16/009 Declarations of Interest

David Ribbens declared a pecuniary interest in planning application PS/16/02167/DOM.

P/16/010 Chairman's Report

Regarding Crouchland, Mrs Burrell had nothing further to report. There was a new OFGEM application, which Mrs Capsey would look into.

The Chairman reported that the Clerk had written to WSCC regarding enforcement at Nell Ball Farm, and to CDC regarding enforcement at Nell Ball Farm and Hardnips Barn, as agreed at the last meeting.

The Chairman had made representations to PINS concerning the appeal against refusal of change of use at The Coach House, Shillinglee. It was agreed that she would also write to PINS in support of CDC's decision to refuse the application for change of use at Dale Farm as there was an appeal pending.

P/16/011 Planning

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

a) PS/16/01234/TPA Crown reduce by 2-3m (all round) (to give eventual heights of 22m and spreads of 11m) on 2 no. Oak trees (T1 and T2). Reduce height and widths by 1-2m (all round) (to give eventual height of 12m and spread of 6m) on 1 no. Field Maple tree (T3). All 3 no. trees subject to PS/71/00770/TPO. The Martins, 6 Oakfield Plaistow. **No comment**

b) PS/16/01106/DOM Proposed dormer roof window, garage and garage conversion. 3 Ifoldhurst, Ifold.. **No comment**

ACTION

S Capsey

c) PS/16/01381/TPA Crown reduce by 20% on 3 no. Oak trees (T8, T10 and T11) and 1 no. Birch tree (T13). Reduce west sectors to give 3m clearance of the property and reduce to 15m in height on 3 no. Oak trees (T14-T16). All 7 no. trees subject to PS/02/00834/TPO. 1 Mill House, The Ride, Ifold.

No comment

d) PS/16/01331/DOM Conversion of loft space into habitable room and the installation of three roof windows and a sun tunnel to the east elevation roof slope. Chase House, The Drive, Ifold..

No comment

e) PS/16/02167/DOM Extension and alterations to existing dormer. Catbells, Durfold Wood.

No comment

f) PS/16/01305/DOM Proposed greenhouse. Chase House, The Drive, Ifold.

No comment

g) PS/16/00670/FUL Erection of 1 no. dwelling. Courtlands, The Drive, Ifold.

Following revision to remove Plot 2 from the application, further correspondence appended.

P/16/012 Planning. Summary of the status of recent Planning Applications for information only

PS/16/00476/DOM Proposed demolition of existing garage and construction of replacement building. Moonrangers, Durfold Wood, Plaistow

Permit

PS/16/00123/DOM Removal of existing buildings on the site and the construction of a new carers annexe. Keepers Cottage, Oak Lane, Shillinglee.

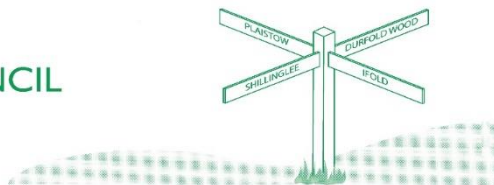
Permit

P/16/013 Next meeting

Wednesday 18th May (subject to cancellation).

There being no further business, the Chairman closed the meeting at 20:15.

PLAISTOW AND IFOLD PARISH COUNCIL



29 April 2016

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

Dear Mr Cross

Re: PS/16/00670/FUL. 2 no. dwellings. Courtlands, The Drive, Ifold.

Plaistow and Ifold Parish Council welcomes the removal of Plot 2 from this application, however, we would request that the applicant is advised to withdraw this application and submit a new application for Plot 1, in order that correct consultation can be carried out.

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
clerk@plaistowandifold.org.uk

Dear James,

The parish council did submit a further response commenting that they welcome the removal of plot two from the application but that the applicant should have been advised to withdraw this application and submit a new one so that a proper consultation on the new plans could take place. However, the parish council now comments as follows.

If the council is minded to grant permission, the parish council would request that you first consult Southern Water as they have asked to be consulted on all applications in Ifold involving additional dwellings. Further, we would request the following additional conditions:

1. A full landscaping scheme is submitted detailing planting of replacement oak trees.
2. Removal of permitted development rights.
3. The new dwelling to remain single storey

I should also point out that the Plaistow and Ifold Neighbourhood Plan is not sufficiently progressed to carry any weight at this time.

Kind regards,

Beverley

BEVERLEY WEDDELL
CLERK TO PLAISTOW AND IFOLD PARISH COUNCIL
Lock House Lodge, Knightons Lane, Dunsfold GU8 4NU
Tel: 01483 200314

From: James Cross

Sent: 03 May 2016 11:37

To: Plaistow and Ifold Parish Council <clerk@plaistowandifold.org.uk>

Subject: RE: 16/00670/FUL - Courtlands, The Drive, Ifold, Loxwood, RH14 0TD

Dear Plaistow and Ifold Parish Council,

Further to your consultation response received in respect of the above application, I am pleased to inform you that following discussions, the applicant has now removed the northern plot that fell outside of the settlement boundary. I had some lengthy discussions with the applicant regarding this application, particularly in respect of the weight given the boundary given the recent passing of the Neighbourhood Plan. The contents of the neighbourhood plan seemed to provide reason and logic in justifying why the northern plot was principally unacceptable.

Your consultation response detailed issues in respect of drainage; in addition to the plot 2 falling outside of the settlement policy boundary. I have attached a condition on the draft delegated approval that reads:

No works shall commence on site until details of the proposed surface water and foul drainage, including means of disposal, have been submitted to and approved by the Local Planning Authority, in writing. No building shall be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority.

The details submitted shall demonstrate there will be no increase in surface water run off as a result of the development hereby approved.

Reason: To ensure that the proposed development is satisfactorily drained and in accordance with the provisions contained within Policy 42 (Flood Risk and Water Management) of the Chichester District Council Local Plan Key Policies (2014-2029) and according National Planning Practice Guidance (March 2014)

Subject to the above, could you confirm as to whether you still wish to maintain your objection (which would result in a determination at planning committee) or whether you are happy for officers to recommend for approval at delegated level?

I look forward to hearing from you with anticipation and should you require any further information or clarification please do not hesitate to contact me on this e-mail address.

Kindest regards,

James Cross

Planning Officer

Chichester District Council