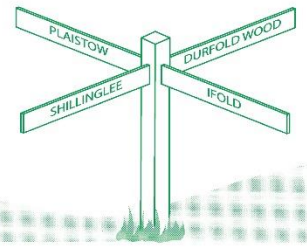


PLAISTOW AND IFOLD PARISH COUNCIL



MINUTES of Plaistow and Ifold Parish Council Planning Committee Meeting held on **Wednesday 28th January 2015** in Winterton Hall, Plaistow.

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

Six members of the public were in attendance.

Apologies: Apologies for absence had been received from David Ribbens.

P/15/007	Public Questions	ACTION
	<p>Residents were present to give comments regarding PS/15/00131 for a detached bungalow to the rear of Moyana, The Drive.</p> <p>A resident expressed disappointment that CDC seemed likely to refuse the application for a proposed development at Little Springfield Farm, despite the proposal having the support of the parish council and residents.</p>	
P/15/008	Declarations of Interest	
	<p>There were no declarations of interest.</p>	
P/15/009	Minutes	
	<p>The minutes of the Planning Committee held on the 7th January 2015 were approved as a correct record of the meeting.</p> <p>The Chairman advised that the applicant for PS/14/04122/FUL Water's Edge, had written to the Clerk objecting to the Parish Council's comments.</p>	
P/15/010	Chairman's Report	
	<p>The Chairman gave a brief update regarding Crouchland Biogas. As agreed at the last Full Council meeting, the parish council had sought its own expert legal opinion to address WSCC's own legal opinion relating to base transport data and previous CDC planning permissions. The parish council appointed QC had advised that he believes the planning application and officers' process by way of consultation is unsafe and ultimately unlawful and had served a notice on WSCC which broadly states in the event that the application is not withdrawn from the Planning Committee meeting on 3rd February so that his legal opinion can be considered, the parish council would start a judicial review process. The parish council was awaiting WSCC's response.</p>	
P/15/011	Planning	
	<p>After full consideration of the following applications, the Parish Council resolved to respond as follows:</p>	

a) PS/14/04321/DOM Loft conversion including alterations to raise height of existing roof and rebuild existing garage. Lampstones, Durfold Wood.

No objection.

b) PS/15/00050/TPA Reduce height by 3.5m, reduce lateral spread on west and east sectors by 2.5m and remove rubbing and diseased branches on 1 no Oak tree (T12). Reduce height by 3.5m, reduce lateral spread on west and east sectors by 2.5m and remove rubbing and diseased branches on 1 no. Oak tree (T13). Reduce height by 3m, reduce lateral spread on west and east sectors by 2m and remove rubbing and diseased branches on 1 no. Oak tree (T14). All trees subject to PS/98/00818/TPO. The Coach House, The Drive, Ifold

No objection.

c) PS/15/00131/FUL 1 no. detached bungalow to the rear of Moyana, The Drive, Ifold.

Letter of objection appended.

d) PS/15/00193/DOM New side extension to enlarge kitchen. This is a down sized version of a previously approved extension. Oakhurst, The Drive, Ifold

No objection.

P/15/012

Planning. Summary of the status of recent Planning Applications for information only

PS/14/04267/TPA Reduce height by 4m and reduce widths by up to 3m and deadwood on 1 no. Oak tree and reduce height by 3-4m and reduce widths by up to 2-3m and deadwood on 1 no. Ash tree. Both trees subject to PS/99/00822/TPO. Silverstream, The Drive, Ifold.

PERMIT

PS/14/04146/NMA Non material amendment relating to 13/02721/FUL, changes to windows, door sizes and locations. Chimney stack and breast removed from internal to external design. Northwood, The Drive, Ifold.

REFUSE

PS/14/03698/ELD Creation of access track. Newhouse Farm, Shillinglee Road, Shillinglee.

PERMIT

PS/14/03665/FUL Proposed track across paddock adjoining Oakley Grange, Plaistow Road, Kirdford.

REFUSE

PS/14/03275/FUL Demolition of existing bungalow and the erection of a detached chalet bungalow and double garage, together with removal of trees. Furzedown, The Ride, Ifold.

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/14/03321/DOC Discharge of condition 4, 5, 6, 12 and 14 of planning permission PS/13/03585/FUL. Kogala, The Drive, Ifold.

WITHDRAWN

PS/14/03115/DOC Discharge of Condition 3, 7, 10 and 11 of planning permission PS/13/03585/FUL. Kogala, The Drive, Ifold.

WITHDRAWN

PS/14/03297/OUT Demolition of existing dwelling and construction of 3 no. detached dwellings. Bradstow Lodge, The Drive, Ifold. **REFUSED, DECISION APPEALED.** The Parish Council will respond to the Planning Inspectorate re the APPEAL stating we maintains our objection.

It was noted that an enforcement notice has been issued in respect of unauthorised development at Nell Ball Farm.

P/15/013

Grass Cutting Tender

The grass cutting contract will be put out to tender for a new contract for three years commencing April 2015. The Tender Specification was agreed and the Clerk will invite three companies to tender.

Clerk

P/15/014

Notice Boards

Purchase of new notice boards had been agreed at the Full Council meeting. After discussion, it was agreed that one 2-bay board with doors for parish council notices and one open board for community notices be installed at Kelsey Hall and that one 2-bay board with doors be installed the same location as the existing board in Plaistow. The Clerk try to negotiate a discount from Greenbarnes before proceeding to order.

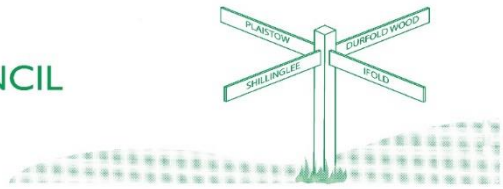
Clerk

P/15/015

Next meeting

Wednesday 18th February 2015, 7.30pm at Winterton Hall

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



6 February 2014

Maria Tomlinson
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Ms Tomlinson

Re: 15/00131/FUL. 1 no. detached bungalow to the rear of Moyana, The Drive, Ifold.

Plaistow and Ifold Parish Council OBJECTS to this application.

The parish council considers the proposal would be overdevelopment of the site. Contrary to the applications claim, the parish council calculates that the site area is in fact 0.6615 hectares, not 0.9 as quoted in the Design and Access Statement. Accordingly, this would not be comparable to the plot sizes on Birchwood Close, which are 0.08 ha and, in any case, considered high density compared with most of Ifold.

The Parish Council notes that Thames Water have been consulted. As agreed with Andrew Frost and Tony Whitty at a meeting in December, Southern Water will be consulted on all applications for additional dwellings in Plaistow and Ifold and, as such, the parish council requests that *Southern Water* are consulted on this application. The applicant acknowledges a history of sewage flooding in the area and the inadequacy of the present sewage network, stating that fitting non-return valves will remedy the situation. It may be that non-return valves will protect the proposed dwelling from sewage flooding but it will do nothing to protect neighbouring properties at risk from the increased volume of wastewater going into the system. The parish council considers that the proposed dwelling would be sited too close to the main sewer; the plan is showing the building line to be 3m distant from the main sewer, however, the sewer is shown in its approximate location, which may actually be closer to the building.

The parish council has received representations from neighbouring residents who have concerns about the proposed dwelling from overlooking, light and noise. The parish council agrees that this development would have a deleterious effect on the residential amenity of neighbouring properties. The proposal is for a single-storey dwelling, however, the ridge height and roof pitch are such that living space in the roof with the addition of dormer or velux windows could easily be accommodated at some point in the future.

Continued/...

Clerk: Mrs Beverley Weddell. Tel: 01483 200314
Lock House Lodge, Knightons Lane, Dunsfold GU8 4NU
Email: clerk@plaistowandifold.org.uk

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

Yours sincerely

Beverley Weddell
Clerk to Plaistow and Ifold Parish Council