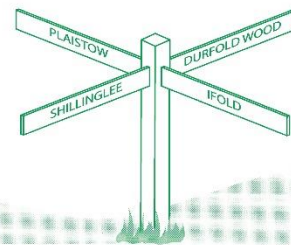


PLAISTOW AND IFOLD PARISH COUNCIL



MINUTES of Plaistow and Ifold Parish Council Planning Committee Meeting held on **Wednesday 6th April 2016** in Plaistow and Kirdford Primary School, Plaistow.

Present: Sophie Capsey (Chairman); Sara Burrell; Sallie Baker; Vivien Forwood; Richard Grier; David Ribbens; Beverley Weddell (Clerk)

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

Apologies: Apologies for absence had been received from Paul Jordan.

P/16/001 Public Questions

There were no representations from members of the public.

P/16/002 Declarations of Interest

Sara Burrell declared a pecuniary interest in application PS/16/00958/DOM. Vivien Forwood declared a personal interest in application PS/16/00562/PLD.

P/16/003 Chairman's Report

Regarding Crouchland, Mrs Burrell reported that the parish council had met with the Environment Agency regarding Crouchland's application for a bespoke permit for a waste installation site. The application was for a facility capable of taking 65,000 to 75,000 tonnes of waste material, which is in excess of that stated in the planning application at 35,000 tonnes and includes other waste materials not necessarily farm related. The parish council will submit its response to the application by the closing date of 18th April.

Mrs Burrell wished to record the parish council's thanks to the Environment Agency for the management of the latest Crouchland pollution incident, and also to Jamie King-Wilson for helping with the highways safety issue.

Mr Mekitarian had resubmitted his Freedom of Information request under Environment Information Regulations and the Clerk would respond in due course.

Due to concerns expressed by members of the public regarding apparent lack of enforcement at Nell Ball Farm, it was agreed that the Parish Council would write to WSCC and CDC regarding the issues of ineffective enforcement action, particularly regarding the field by Dunsfold Road. It was agreed that the parish council would also write to CDC to chase enforcement action on Hardnips Barn.

ACTION

Clerk

S Capsey/Clerk

The Chairman advised that there was an Appeal against CDC's decision to refuse an application for change of use at The Coach House, Shillinglee. The Parish Council had previously objected to this application and it was agreed a letter would be sent to the Planning Inspectorate supporting CDC's decision to refuse.

S Capsey/Clerk

The Chairman advised that she would report the increasing number of potholes in Plaistow to Highways.

S Capsey

P/16/004

Planting of Giant Redwood and Coast Redwoods on Plaistow Village Green

The parish council had received a request to plant one Giant Redwood and two Coast Redwoods on Plaistow Village Green. After consideration, it was agreed that the planting of such large, non-indigenous species would be inappropriate.

P/16/005

Planning

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

a) PS/16/00670/FUL 2 no. dwellings. Courtlands, The Drive, Ifold.

Letter of objection appended

b) PS/16/00341/FUL Provide raised mounds where natural vegetation may develop to encourage ranging and natural food sources for free ranging hens. Extension of access track and new drainage ditch. Nell Ball Farm, Dunsfold Road, Plaistow.

Letter of objection appended

c) PS/16/00366/DOM Single storey side extension. Adams Cottage, Loxwood Road, Plaistow.

No objection

d) PS/16/00562/PLD Construction of single storey outbuilding. To be used for purposes incidental to the enjoyment of the dwelling. Newhouse Farm, Shillinglee.

No comment

e) PS/16/00958/DOM Proposed first floor extension and alterations to existing ground floor. Berriedale, Plaistow Road, Ifold.

No objection

f) PS/16/00881/ELD Existing lawful development of sheds used to house classic vehicles. Quercus, The Drive, Ifold.

Letter of objection appended

g) PS/15/03941/PNO Proposed erection of 1 no. maintenance shed and feed store, 1 no. packing room and office and 1 no. machinery shed. Nell Ball Farm.

Letter of objection appended

P/16/006

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

PS/15/03959/PNO Proposed extension to access track and poultry range environment mounds. Nell Ball Farm Dunsfold Road Plaistow **Planning permission required**

PS/15/03941/PNO Proposed erection of 1 no. maintenance shed and feed store, 1 no. packing room and office and 1 no. machinery shed. Nell Ball Farm Dunsfold Road Plaistow. **Prior approval not required.**

PS/15/03608/DOM First floor extension and porch. Nanridge The Drive Ifold **Refuse.**

PS/15/03556/TCA Notification of intention to re-pollard (back to previous levels) on 1 no. Ash tree and 1 no. Lime tree. Crown reduce (height and widths) by 20% on 2 no. Cypress trees. Brackenhurst Place The Street Plaistow. **Not to prepare a tree preservation order.**

PS/15/03430/TPA Crown reduce by 30% on 1 no. Oak tree (T1) and fell 1 no. Oak tree (T2). Both subject to PS/98/00816/TPO. Lorienwood The Ride Ifold. **Permit**

PS/15/02070/ELD Construction of a forward facing 'front' extension under Class A Permitted Development under the GPDO 1995 (as amended 2008) Newhouse Farm Shillinglee Road Shillinglee Northchapel GU8 4SZ. **Permit**

PS/15/01958 Resubmission of application PS/12/04549/DOM with revision to site dimensions and alterations to fenestration - retrospective application. Melrose Plaistow Road Ifold. **Permit**

PS/15/03898/DOM Single storey extension. Berriedale Plaistow Road Ifold **Permit**

PS/15/03880/DOM Replace existing rear dining room window with patio doors. 2 Oak Way Ifold. **Permit**

PS/15/03745/FUL Change of use from stable to dwelling and associated works. Dale Farm The Lane Ifold. **Refuse**

PS/15/03665/DOM Proposed rear orangery.1 Wildacre Close Ifold/ **Permit**

PS/15/01689/FUL Demolition of existing dwelling and construction of 3 no. detached dwellings. Bradstow Lodge The Drive Ifold. **Permit**

PS/15/00236/TPA Coppice 7 no. Hazel trees/stools (T1-T3 and T5-T8) and 1 no. Hawthorn tree (T4) within Woodland, W subject to PS/99/00821/TPO. 3 Pannells Ash Hogwood Road Ifold. **Permit**

PS/15/04257/PA14J Cumulative capacity of 650kW roof-mounted solar PV installation on the roofs of five cattle sheds. Crouchlands Farm Rickmans Lane Plaistow. **Permit**

PS/15/04203/DOM Demolition of existing rear conservatory to be replaced with a single storey garden room extension and other minor alterations. Border Cottage Shillinglee Road Shillinglee. **Permit**

PS/15/04189/DOM Erection of a conservatory to the front of the property. White Cottage The Drive Ifold. **Permit**

PS/15/04194/TPA Crown reduce by approximately 3m (all round) (back to previous pruning points) on 1 no. Oak tree (T1) subject to PS/05/00014/TPO Clements Cottage Rickmans Lane Plaistow. **Permit**

PS/15/04112/PLD Installation of photovoltaic panels. The Martins 6 Oakfield Plaistow. **Permit**

PS/15/04159/TPA Removal of the largest 2 no. stems on 1 no. Hazel (multi-stemmed) tree (2) within Woodland, W subject to PS/99/00821/TPO. Pannells Ash 2 Hogwood Road Ifold. **Permit**

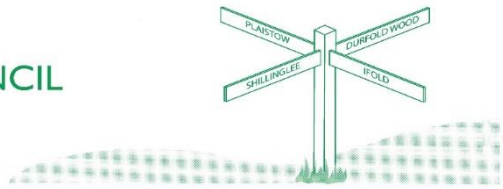
PS/15/04089/FUL Erection of 3 no. detached 3 bedroom dwellings. Strudgwick Farm Plaistow Road Ifold. **Refuse**

PS/15/03152/TPA Remove 2 no. lowest branches on 1 no. Oak tree (quoted as T2)(within Group, G2). Remove 3 no. lowest branches on 1 no. Oak tree (quoted asT3) (within Group, G2). Fell 1 no. Oak tree (quoted as T4) (within Group, G2). Remove epicormic growth and major deadwood on 1 no. Oak tree (quoted asT5) (within Group, G2). Reduce the eastern sector by 2m and western and southern sectors by 1m on 1 no. Oak tree (quoted as T1) (TPO'd nos. T16). All 5 no. trees subject to PS/99/00822/TPO. Chase House The Drive Ifold. **Permit**

P/16/007 **Next meeting**
Wednesday 27th April.

There being no further business, the Chairman closed the meeting at 21:00.

PLAISTOW AND IFOLD PARISH COUNCIL



7 April 2016

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

Dear Mr Cross

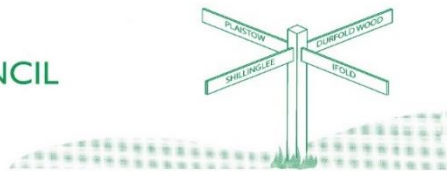
Re: PS/16/00881/ELD. Existing lawful development of sheds used to house classic vehicles. Quercus, The Drive, Ifold.

Plaistow and Ifold Parish Council would agree that the existing timber sheds have been on the site for ten years, as claimed by the applicant. The applicant has used the sheds for the storage of vintage vehicles as a pastime or hobby, therefore the parish council would agree that a certificate of lawful development would be appropriate for the sheds as a garage/storage incidental to the enjoyment of the main dwelling house. The parish council does not consider that the applicant has provided any justification for existing lawful development for B8 Industrial use, therefore the parish council requests that this application, as it stands, 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
clerk@plaistowandifold.org.uk*



7 April 2016

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

Dear Ms Body

Re: PS/16/00341/FUL. Provide raised mounds where natural vegetation may develop to encourage ranging and natural food sources for free ranging hens. Extension of access track and new drainage ditch. Nell Ball Farm, Dunsfold Road, Plaistow.

Plaistow and Ifold Parish Council strongly **OBJECTS** to this application. The parish council does not consider that the applicant has provided any reasonable justification for the proposed development, which having already commenced, is decimating the rural landscape. The parish council considers that the provision of some tree cover would be a more conventional method of encouraging the hens to roam and would be more appropriate in the setting. The parish council would strongly request that the Council consults its Agricultural Advisor regarding this application.

Nell Ball is an area of particular local interest deserving of special attention and the parish council is concerned about the impact of the proposed development on the surrounding area, particularly Nell Ball itself and the adjacent ancient woodland, classified as SSSI.

The parish council also objects to the extension of the existing access track and has concerns that the proposed drainage ditch has the potential to damage the bridleway. It is not made clear in the plans where the proposed drainage ditch would drain to and residents have expressed concerns that the contents of the ditch could contaminate the local water course.

It should be noted that the location plan submitted with the application is incorrect as the area of the application site is not edged in red. The parish council also queries the landholding in relation to the public bridleway, which it is believed is owned by the National Trust.

The parish council requests a TPO be placed on the large Oak Tree (T1) identified on the Tree Protection Plan.
Continued..../

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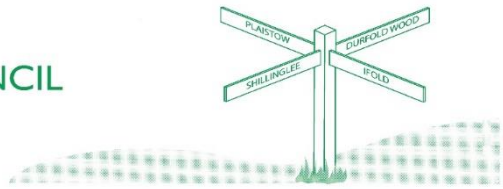
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Plaistow and Ifold Parish Council considers that this application constitutes inappropriate development in the countryside, which should be protected for its own sake and, as such, should be refused.

Yours sincerely

Beverley Weddell

Clerk to Plaistow and Ifold Parish Council



7 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 is pleased to see an application for smaller units, which would meet the housing need identified in our recent Housing Needs Survey. However, the parish council **OBJECTS** to this application as it stands.

Plot 2 is located in ancient woodland outside the Settlement Boundary of Ifold, therefore the proposal would result in an unjustified form of residential development within the Rural Area. The proposal would fail to comply with Policies, 2, 33 and 45 of the Chichester Local Plan and the provisions of achieving sustainable development in the NPPF.

The applicant has addressed the issue of surface water drainage and the parish council welcomes the use of Sedum roofs, however the problems with foul water drainage have not been addressed. Southern Water have stated that there is an inability in the current system to cope with the existing levels of sewage, therefore any additional dwellings connected to the existing foul drainage network would adversely impact on the neighbouring properties that already experience foul drainage problems during wet weather.

For these reasons, the parish council considers that the adverse impacts of the development would significantly and demonstrably outweigh the benefits and therefore this application should be refused.

If the Council is minded to grant planning permission, the parish council would request all Permitted Development rights are removed and a condition placed on the new units to remain single storey dwellings, in the interest of protecting the amenity of neighbouring properties and to ensure the properties continue to meet our housing need in the future. We have been advised by residents that a number of large oak trees were felled prior to the submission of the application and would request a condition that a full landscape plan is approved to include planting of four oak trees a minimum of 2.0m high samplings.
Continued.../

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/....

Yours sincerely

Beverley Weddell
Clerk to Plaistow and Ifold Parish Council