

**MINUTES** of Plaistow and Ifold Parish Council Planning Committee Meeting held on **Wednesday 7<sup>th</sup> October 2015** in Plaistow and Kirdford Primary School, Plaistow.

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

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

**Apologies:** There were no apologies for absence.

**P/15/053**

**Public Questions**

Mr Jamie King-Wilson addressed the meeting requesting the parish council's support of an Appeal to the Planning Inspectorate against CDC's refusal for an application at Little Springfield Farm.

**ACTION**

**P/15/054**

**Declarations of Interest**

Sara Burrell declared a personal interest in planning application PS/15/02782/DOM

David Ribbens declared a personal interest in planning application PS/15/02894/DOM

**P/15/055**

**Chairman's Report**

Regarding Crouchland, Mrs Burrell reported that the WSCC Planning Committee had resolved to grant a reduced Certificate of Lawfulness for the use of the site, which restricted it to on-farm use without the export of gas. The next stage would be the Appeals; the response deadline for the Appeal against CDC's enforcement notice was 23<sup>rd</sup> October and residents were urged to respond. The applicant had requested a 6 day public inquiry, which was unlikely to take place until May or June 2016.

Mrs Burrell reported that she would be attending a meeting the following day with CDC, along with the Clerk and Mrs Gibson-Pierce regarding site allocations for the Neighbourhood Plan.

The Chairman reported that an appeal had been lodged against CDC's refusal for a mobile home at Nell Ball Farm and that there are currently three ongoing enforcement cases concerning development at Nell Ball Farm currently lodged with CDC Legal Services.

**P/15/056**

**Planning**

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

a) PS/15/02894/DOM New roof to existing garage to incorporate first floor workshop. Hendaye, Durfold Wood.

**No comment**

- b) PS/15/02782/DOM Demolition of existing rear conservatory.  
Construction of a sunroom and front porch. Martins Croft, Rickmans Lane,  
Plaistow. **No comment**
- c) PS/15/02696/LBC Replacement of building frontage weather boarding  
and bracing front porch. Iron Latch Cottage, Back Lane, Plaistow.  
**No comment**
- d) PS/15/03095/FUL Erection of wood store and general garden store on  
land adjacent to Hardnip's Barn. Crouchlands Farm, Rickmans Lane,  
Plaistow. **Letter of objection appended**
- e) PS/15/03252/DOM uPVC conservatory to rear elevation. Sycamores, The  
Drive, Ifold. **No comment**
- f) PS/15/03123/FUL Variation of Condition 4 of planning permission  
PS/15/01351/FUL Proposed access drive, turn and parking to be porous  
shingle. Milestones, The Drive, Ifold. **Letter of objection appended**
- g) PS/15/01348/FUL Variation of Condition 4 of planning permission  
PS/15/01348/FUL Proposed access drive, turn and parking to be porous  
shingle. Little Greenwood, The Drive, Ifold **Letter of objection appended**
- h) APP/L3815/W/15/3129444 Little Springfield Farm Appeal against CDC  
decision to refuse application 14/04100/FUL for the erection of three  
detached dwellings. Little Springfield Farm, Plaistow Road, Ifold.  
**Letter of comment appended**

**P/15/057****Planning. Summary of the status of recent Planning Applications for information only**

- PS/15/02824/TPA Reduce height and spread by 20% on approx. 21 no.  
Cypress trees within Group, G1 and 1 no. Eucalyptus tree (T14). All trees  
subject to PS/97/00808/TPO. Jasmine Cottage, 1 Thistledown Vale, Ifold.  
**Permit**
- PS/15/02512/DOM Erect new single storey detached three bay garage  
Parkview, Durfold Wood. **Permit**
- PS/15/02130/PLD Use of land as Class D2 (Assembly and leisure) specifically  
Yoga, Meditation and Fitness Training for private members. The Coach  
House, Oak Lane, Shillinglee, Plaistow **Refuse**
- PS/15/02613/TPA Crown reduce by 20% and crown thin by 10% on 3 no.  
Oak trees subject to PS/02/00834/TPO. 2 Mill House, The Ride, Ifold **Permit**
- PS/15/02556/PLD Construction of a rear conservatory. Sycamores, The  
Drive, Ifold. **Refuse**
- PS/15/02440/DOM Installation of three roof windows to the east elevation.  
Chase House, The Drive, Ifold **Permit**

PS/15/02359/FUL. Replacement dwelling. Thane, The Drive, Ifold. **Refuse**

PS/15/01348/FUL New detached garage. 1 Northwood Close, The Drive, Ifold. **Permit**

PS/15/01351/FUL New detached garage/car port. 2 Northwood Close, The Drive, Ifold. **Permit**

PS/15/02314/TPA Crown lift, crown thin and deadwood on all 4 no Oak Trees within woodland subject to PS/97/00812/TPO. 3 Oak Way, Ifold. **Permit**

PS/15/01259/DOM Pitched roof over single garage and conversion of double garage into new bedroom. The Granary, Shillinglee **Permit**

PS/01970/DOM Single storey side extension and alterations to the existing porch and garage. 7 Oakfield, Plaistow **Permit**

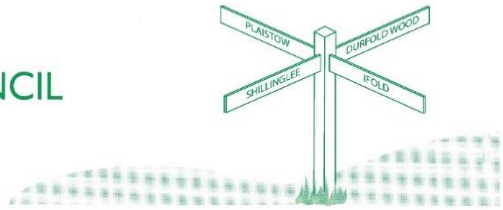
**P/15/052**

**Next meeting**

Wednesday 28<sup>th</sup> October 2015, 7.30pm at Plaistow and Kirdford Primary School.

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

## PLAISTOW AND IFOLD PARISH COUNCIL



20 October 2015

Anna Miller  
Planning Officer  
Chichester District Council  
East Pallant House  
1 East Pallant  
Chichester  
PO19 1TY

Dear Ms Miller

**Re: 15/03095/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 maintains its strong OBJECTION to this application, which is a resubmission of 14/03513/FUL, which was refused.

As stated in our letter of 2<sup>nd</sup> March, 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. Indeed, in her site notes for the previous application, the officer reported that two vehicles were parked in the building at the time of her visit. 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.

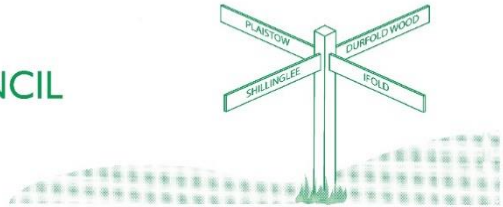
The parish council considers that the existence of a bat does not justify this inappropriate development. Mitigation measures recommended in the Biodiversity Mitigation and Enhancement Plan appear to go far beyond mitigation measures recommended for other similar cases. The parish council would suggest that the council seeks its own expert advice regarding suitable mitigation measures.

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

# PLAISTOW AND IFOLD PARISH COUNCIL



20 October 2015

Mr Simon Dunn  
Planning Inspectorate  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN

BY EMAIL to [teamp13@pins.gsi.gov.uk](mailto:teamp13@pins.gsi.gov.uk)

Dear Mr Dunn

**Re: APP/L3815/W/15/3129444 Little Springfield Farm**

Plaistow and Ifold Parish Council has asked me to write to confirm that the parish council has no objection to this application, which is very well supported by local residents.

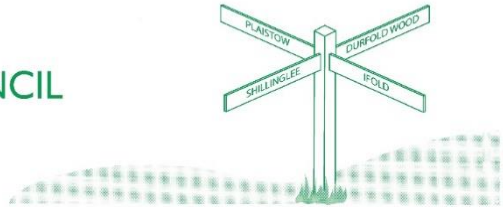
The parish council considers that the proposed residential units would be more appropriate on this site than the existing B2 use, which could potentially attract a large number of HGV movements on the unsuitable local rural roads, and noise disturbance for nearby residents.

Yours sincerely

Beverley Weddell  
Clerk to Plaistow and Ifold Parish Council

*Clerk: Mrs Beverley Weddell. Tel: 01483 200314  
Lock House Lodge, Knights Lane, Dunsfold GU8 4NU  
Email: [clerk@plaistowandifold.org.uk](mailto:clerk@plaistowandifold.org.uk)*

# PLAISTOW AND IFOLD PARISH COUNCIL



21 October 2015

Anna Miller  
Planning Officer  
Chichester District Council  
East Pallant House  
1 East Pallant  
Chichester  
PO19 1TY

Dear Ms Miller

**Re: 15/03123/FUL Variation of Condition 4 of planning permission PS/15/01351/FUL  
Proposed access drive, turn and parking to be porous shingle. Milestones, The Drive,  
Ifold.**

Plaistow and Ifold Parish Council has considered this application and OBJECTS.

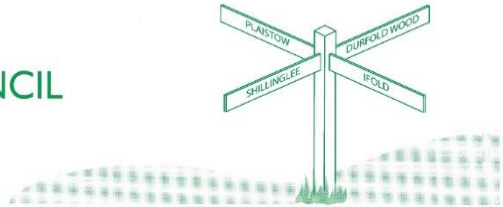
The parish council considers that there has been no change in circumstances to justify a variation to Condition 4, which is essential to protect the amenity of the neighbouring residents.

Yours sincerely

Beverley Weddell  
Clerk to Plaistow and Ifold Parish Council

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# PLAISTOW AND IFOLD PARISH COUNCIL



21 October 2015

Anna Miller  
Planning Officer  
Chichester District Council  
East Pallant House  
1 East Pallant  
Chichester  
PO19 1TY

Dear Ms Miller

**Re: 15/03120/FUL Variation of Condition 4 of planning permission PS/15/01348/FUL  
Proposed access drive, turn and parking to be porous shingle. Little Greenwood, The  
Drive, Ifold.**

Plaistow and Ifold Parish Council has considered this application and OBJECTS.

The parish council considers that there has been no change in circumstances to justify a variation to Condition 4, which is essential to protect the amenity of the neighbouring residents.

Yours sincerely

Beverley Weddell  
Clerk to Plaistow and Ifold Parish Council

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