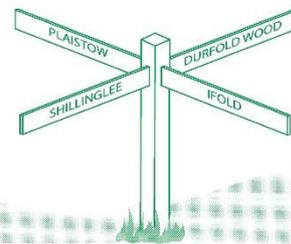


PLAISTOW AND IFOLD PARISH COUNCIL



MINUTES of Plaistow and Ifold Parish Council Planning Committee Meeting held on **Wednesday 8th June 2016** in Plaistow and Kirdford Primary School, Plaistow.

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

One member of the public was in attendance.

Apologies: Apologies for absence had been received from Cllr Denise Knightley.

	Public Questions	ACTION
P/16/014	There were no representations from members of the public.	
P/16/015	Declarations of Interest Sophie Capsey declared a personal interest in planning application PS/16/01385 and a pecuniary interest in planning application PS/16/01627.	
P/16/016	Chairman's Report Regarding Crouchland, Mrs Burrell had nothing further to report. The Chairman reported that appeals were pending re Dale Farm and Hardnips Barn log store.	
P/16/017	Planning After full consideration of the following applications, the Parish Council resolved to respond as follows: a) PS/16/01543/PLD Demolition of existing conservatory and construction of a rear and side extension. Alterations to existing internal layout, fenestration and landscaping. Oakwood House, Chalk Road, Ifold. No comment b) PS/16/01622/DOM Open porch extension to front. Little Greenwood, The Drive, Ifold. No objection c) PS/16/01201/LBC Remove lime and plaster ceilings and skelings and reinstate and to install wool insulation. Little Flichings, Rickmans Lane, Plaistow. No objection d) PS/16/01662/FUL Replacement staff cottages. Park House, Shillinglee Park Road, Shillinglee. Letter of comment appended e) PS/16/01385/FUL Conversion of the existing barn to provide 1 no. 3 bed dwelling with associated access, parking and amenity space. Shorts Farm, Plaistow. Letter of objection appended	S Capsey

f) PS/16/01217/LBC Replacement chimney, to accommodate central heating flues for Bailiffs Cottage, Tudor Cottage and Dower Cottage. Re-roof the section on rear elevation of Bailiffs Cottage from the gable verge to the boundary with Dower Cottage. Shillinglee Park Road, Shillinglee. **No comment**

g) PS/16/01723/AGR Gates for access. Land South of Corner Copse, Plaistow. **Letter of objection appended**

h) PS/16/01627/PNO. Prior notification of agricultural building. Swear Farm, Dunsfold Road, Plaistow. **Letter of comment appended**

i) PS/16/01784/FUL. Retention of 1 no. existing mobile home located on the farm to accommodate agricultural worker. Crouchland Farm, Rickmans Lane, Plaistow. **Letter of comment appended**

j) PS/16/01855/DOM. Partial demolition of link buildings and south elevation with internal and external alterations. New building to form single and double storey extension with rebuilt link buildings to adjacent building. Quennells, Loxwood road, Plaistow. **No comment**

P/16/018

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

PS/16/01331/DOM Conversion of loft space into habitable room and installation of 3 no. roof windows and a sun tunnel to the east elevation roof slope. Chase House, The Drive, Ifold. **Permit**

PS/16/01305/DOM Proposed greenhouse. Chase House, The Drive, Ifold.. **Permit**

PS/16/01267/DOM Extension and alterations to existing dormer. Catbells, Durfold Wood, Plaistow. **Permit**

PS/16/01265/PLD Erection of single storey rear extension. Catbells, Durfold Wood. **Permit**

PS/16/01381/TPA Tree work. 1 Mill House, The Ride, Ifold. **Permit**

PS/16/01106/DOM. Proposed dormer roof window, garage and garage conversion. 2 Ifoldhurst, Ifold. **Permit**

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

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

PS/16/00800/DOM. Construction of a self contained attached annexe. Charleshurst Hill House, Loxwood Road, Plaistow. **Permit**

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

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

PS/16/00534/DOM Extend existing roof to create 2 no. bedrooms in loft and gable extension. Rose Lea, The Drive, Ifold. **Permit**

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

PS/16/00341/FUL Raised mounds for free ranging hens. Extension of access track and new drainage ditch. **Refuse**

P/16/019

Other business

The Clerk had received a letter from Mrs Sarah Conway regarding the Neighbourhood Plan proposed site allocations, which is appended to these minutes. The Clerk advised that she had met with Mrs Conway to explain the NP process more fully and to try to allay some of her fears. Mrs Conway appreciated the meeting although she still had concerns. The Clerk would continue to keep Mrs Conway updated and also suggested that residents with concerns about the Neighbourhood Plan and proposed site allocations contact her.

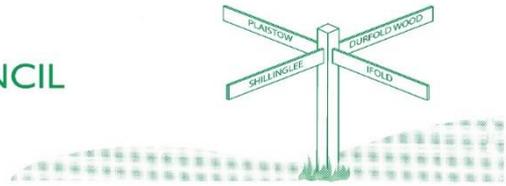
P/16/020

Next meeting

Wednesday 29th June (may be incorporated into Full Council meeting on 28th).

There being no further business, the Chairman closed the meeting at 20:55.

PLAISTOW AND IFOLD PARISH COUNCIL



16 June 2016

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

Dear Mr Cross

Re: PS/16/01662/FUL Replacement staff cottages. Park House, Shillinglee Park Road, Shillinglee.

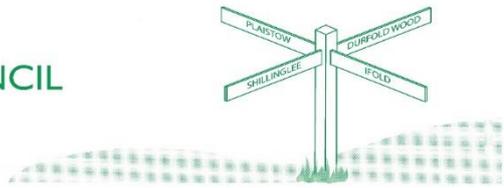
Plaistow and Ifold Parish Council has no objection to this application. However, the parish council would request that the conditions applied to the extant permission PS/13/03092/FUL also be applied to this application should permission be granted.

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*

PLAISTOW AND IFOLD PARISH COUNCIL



16 June 2016

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

Dear Mr Cross

Re: PS/16/01385/FUL Conversion of the existing barn to provide 1 no. 3 bed dwelling with associated access, parking and amenity space. Shorts Farm, Plaistow.

Plaistow and Ifold Parish Council objects to this application. The parish council considers that the proposed scheme is of poor design and its close proximity to the Grade II Listed building would have a harmful impact on its setting.

The parish council understands that the existing barn has not been in agricultural use, and considers that there is no justification for creating a new isolated dwelling in the countryside.

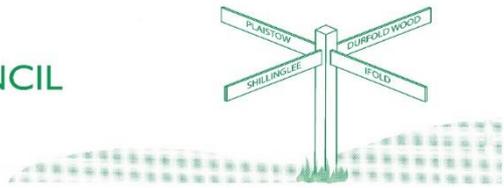
For these reasons, Plaistow and Ifold Parish Council requests that this application be refused.

Yours sincerely

Beverley Weddell
Clerk to Plaistow and Ifold Parish Council

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Lock House Lodge, Knightons Lane, Dunsfold GU8 4NU
clerk@plaistowandifold.org.uk*

PLAISTOW AND IFOLD PARISH COUNCIL



16 June 2016

Mr Chris Bartlett
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Mr Bartlett

Re: PS/16/01723/AGR Gates for access. Land South of Corner Copse, Plaistow Road, Ifold.

Plaistow and Ifold Parish Council has considered this application and comments that an access onto the application site already exists, which is considered adequate for agricultural use. The existing access has not been marked on the plans.

The parish council would object to the removal of any of the hedgerow bordering the site, if required to accommodate a new access.

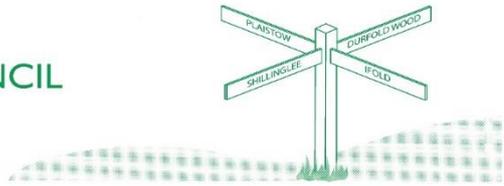
For these reasons, Plaistow and Ifold Parish Council objects to this application as presented.

Yours sincerely

Beverley Weddell
Clerk to Plaistow and Ifold Parish Council

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Lock House Lodge, Knightons Lane, Dunsfold GU8 4NU
clerk@plaistowandifold.org.uk*

PLAISTOW AND IFOLD PARISH COUNCIL



16 June 2016

Mr Chris Bartlett
Planning Officer
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Mr Bartlett

Re: PS/16/01784/FUL. Retention of 1 no. existing mobile home located on the farm to accommodate agricultural worker. Crouchland Farm, Rickmans Lane, Plaistow.

Plaistow and Ifold Parish Council has considered this application and would comment that no agricultural appraisal has been submitted with the application, and the parish council notes that the farming manager lives on the site at Hardnips Barn and there are two further agricultural workers' cottages within 400m.

The mobile home is sited in an isolated location adjacent to Ancient Woodland. The parish council would question whether the mobile home subject to this application is located within sight or sound of the dairy herd and would suggest that it may be more appropriately located closer to the farm buildings. For these reasons, the parish council would request an agricultural adviser be consulted.

The parish council welcomes the applicant's intended removal of the other two unlawful mobile homes on the site.

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*

**2 Nell Ball
Plaistow
West Sussex
RH14 0QB**

Dear Parish Council,

Having sat through the meeting last Thursday night I came away very disappointed, although it is still supposed to be a consultation period it seems to me that it is a far gone conclusion that six houses will be built on the woodland behind Todhurst, as the Parish Council (or most of the council) are supporting the plan.

I think all the residents who were at the meeting would agree with me that the only "good" reason you could give for choosing the Todhurst site was to keep it tucked away, out of sight of the rest of the village. As far as I see there are an awful lot of good reasons not to choose this site:

1. The parking situation in Nell Ball and Ashfield is already difficult, especially for emergency vehicles.
2. The electricity substation would have to be moved to make the entrance to the new road.
(The entrance at the end of Ashfield is too close to ancient woodland to be considered)
3. A full survey of trees and wildlife would have to be carried out, I know of at least two ancient oaks on the site and the woodland is also teeming with wildlife, we are very much enjoying listening to the nightingales at the moment and just the other day while on a dog walk my daughter and I saw a large grass snake in the woods.
4. The land in question is also extremely boggy, all the rain water from the nearby roads runs straight into the woodland.

All these sound pretty expensive issues to sort out before building could even begin. I would assume the words "affordable housing" mean there isn't a huge budget, wouldn't it be better to spend the money on the actual houses themselves making them as well built and attractive as possible? Affordable doesn't have to mean cheap, ugly and hidden away at "that" end of the village.

I also object most strongly to the idea of putting the full quota of social housing in Plaistow and building the houses with an option to buy in Ifold. Again there is absolutely no good reason for this. One of your councillors actually mentioned how well integrating the social and private housing has worked in Kirdford, why are we not thinking of doing the same? Surely both Ifold and Plaistow could benefit from this example of good practice.

Also discussed at the meeting was the suggestion that if these houses were built behind Todhurst the Parish council would then guarantee to protect the remaining woodland on this site from any further development in the future. I would like to know exactly how the Parish council intend to honour this guarantee. When as far as understand the rest of the land is still in private ownership.

At the meeting there was a discussion amongst the councillors worrying about the impact and aesthetic look of the village if the houses were built on a more prominent site. It is very obvious to me as a resident and home owner in Nell Ball that the Parish council are clearly not interested in taking into account any of the detrimental effects that building more houses in this part of the village will have, their only interest is in them being out of the way. The councillors also seem to have little concern for the aesthetic look of this part of the village as there is now even talk of removing all the grass verges in the road and turning it into a car park. The Parish council may not care what happens to "that end" of Plaistow but it is our home and as residents we do.

I would like this letter to be read at your next meeting and if possible to be made public.

Yours faithfully
Sarah Conway