

MINUTES OF A MEETING OF PLAISTOW AND IFOLD'S PLANNING COMMITTEE

HELD ON WEDNESDAY 22 January 2014 commencing at 7.30pm in WINTERTON HALL

* Present

Committee Chairman
Councillors

* Councillor John Kirby (C)
Councillor Ronnie Perrin
* Councillor Stuart East (as Council Chairman)
Councillor David Lugton
* Councillor Vivien Forwood
* Councillor Sallie Baker
* Councillor David Ribbens

* Members of the public in excess of 15

1/14) REPRESENTATIONS BY THE PUBLIC

There was a representation by Margaret Hibbard regarding Crouchlands. She asked whether the PC had received correspondence from WSCC regarding the new anaerobic digesters (AD). Cllr Kirby confirmed that nothing had yet been received.

She referred to the Agricultural Need Appraisal document displayed on the CDC website and highlighted page 21, para 18 where it states that 2 x 0.5mw anaerobic digesters commissioned in late 2009 and operational in January 2010 together with appropriate infrastructure including gas conversion engines, monitoring plant, offices, slurry separator and large digestate lagoons. Additional 1.0MW digester under construction.

Document attached as appendix A

Mrs Hibbard asked whether the PC knew if the larger digester was yet in situ. The chairman noted that Leon Maketarian from Crouchlands was present in the gallery and requested that he respond to the query directly.

He reported that they are in discussions with WSCC and that a formal application was due to be submitted at the end of the month. He informed the meeting that the application was to regularise the AD plant in order to tidy up the site. He further stated that he would be very happy to attend the PC's meeting when the application had been submitted.

It was noted that the CDC document stated that the 1.0MW digester was under construction. Mr Maketarian stated that the documents held by CDC were incorrect. He also stated that there would be no increase in traffic when operational.

Member of the public Paul Jordan stated that the document made reference to agriculture and should have reference to the 1990 Planning Act. Council confirmed that jurisdiction for this type of planning application was under DEFRA.

Council chairman, Cllr East informed the meeting that the original AD had been specifically for farm waste on the site and invited Gwyn Jones to take part in the discussions. Cllr Forwood referred to the lagoons on site and asked whether the waste contained would be spread on the fields at Crouchlands. Gwyn Jones confirmed that it would be. Cllr Forwood asked if this were the case, then why are Crouchlands tankering out so much waste. Mr Maketarian stated that all waste goes through the digesters and then the manure is spread on their fields, not just at Crouchlands but on other land owned by the farm at Tillington and Milford.

Cllr East wished to highlight that the original idea of the AD was that it would be eco-friendly. Gwyn Jones stated that Crouchlands' carbon footprint was very good and requested that the PC look at the DEFRA figures.

Cllr Forwood asked whether the solid slurry was going to Milford as there had been an increase in aggregate lorries. She asked whether this would be a temporary or permanent situation and Mr Maketarian confirmed that the current increase in traffic was only a temporary measure.

MINUTES OF A MEETING OF PLAISTOW AND IFOLD'S PLANNING COMMITTEE

Cllr Burrell asked whether Crouchlands were tankering out gas and if so, how many tankers would be coming to, and from the site on a weekly basis. Mr Maketarian was unable to answer the question and referred to the need of submitting the plans in order to regularise planned and future use. Cllr East asked how many cubic metres each tanker holds. Mr Maketarian stated 6,000m⁴.

He then made a statement that he would not answer anymore questions.

There was a representation from Clarissa Bushell with regards to the planning application for Crouchlands: PS/13/03613/FUL. She wished to highlight that the original wording stated houses for agricultural workers but now stated rural workers and asked if there was a difference.

She wished to clarify how many essential workers are needed. Cllr East stated that this application would be discussed under planning applications.

Mr Wibaut made a representation on his planning application: PS/13/04127/DOM he has been a resident for 13 years and the property is occupied by himself, his wife and two children. He stated that the existing property is very modest and is not bound by restrictions on percentage increase.

The site is set in 12 acres, it is not in an AONB and it is close to the road but not visible. They had considered demolishing the building and replacing with a new build but the fabric of the building is sound.

The proposed two storey extension will have no visual impact and the proposed oak board outer casing will cover the existing rubberised casing to the property.

2/14) APOLOGIES FOR ABSENCE

Apologies received from Cllr Lugton and Cllr Perrin.

3/14) DECLARATIONS OF INTEREST

There were no declarations of Pecuniary interests in relation to any items included on the agenda but Cllr Kirby wished it minuted that he had a personal interest with regards to the application for Vodafone as he is a customer.

4/14) MINUTES OF LAST MEETING

The minutes of the last meeting were agreed and signed as a true record with one modification that Cllr Forwood had sent an apology for absence.

5/14) MATTERS ARISING FROM PREVIOUS MINUTES

None

6/14) CHAIRMAN'S REPORT

The chairman spoke briefly about Melrose and the clerk will investigate into the fencing issue. He also noted that Strudgwick had another application.

7/14) CROUCHLANDS

As already minuted. Planning applications are yet to be registered.

8/14) HARDNIPS BARN

It was noted that the application was only for a change of variation.

9/14) PLANNING APPLICATIONS

PS/13/04176/TPA - Case Officer: Henry Whitby

Mrs Wills

MINUTES OF A MEETING OF PLAISTOW AND IFOLD'S PLANNING COMMITTEE

Nut House The Drive Ifold Loxwood

Reduce height by 3m and width (all round) by 1.5m on 1 no. Oak tree (T1) subject to PS/06/00008/TPO.
O.S. Grid Ref. 502941/130532

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=MY3YQPER0TR00>

NO OBJECTION

PS/13/03613/FUL - Case Officer: Matthew Pickup

Mr W Luttmann-Johnson

Crouchlands Farm Rickmans Lane Plaistow Billingshurst

Erection of 2 no. rural workers dwellings on land with the curtilage of Crouchland Farm being replacements of 2 no. existing mobile homes located on the same land.

O.S. Grid Ref. 501246/129673

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=MVFOEKER00600>

Discussions took place with regards to the actual need to build a further two properties to replace the existing two caravans when 5 houses already existed.

**** Minuted - that Mr Leon Maketarian of Crouchlands confirmed that CDC's planning department had informally authorised commencement of the development until the works are completed. ****

Mr Leon Maketarian stated that 15 workers were needed for both the plant and the dairy. Cllrs Kirby and Forwood, both with an agricultural, dairy and farming background, along with the consultants had stated that only 3 live-in staff were needed on site for the dairy.

It was noted that there had previously been 700 cows on the farm and now there were only 150. Council asked why more staff were needed if cattle numbers had reduced.

NOTED that a further 2 live-in staff were needed for the plant.

In conclusion, only 5 staff in total needed, not 15. It was noted that Glynn Jones' daughter would require a property on site although she is a part-time worker.

OBJECTION on the following grounds: No demonstrative need for additional accommodation; the Council with to question the qualification of the chartered surveyor; the cottages are classed as 'rural worker's cottages and the Council wish to request that agricultural restrictions are placed on them.

PS/13/04037/TEL56 - Case Officer: Caitlin Boddy

Vodafone Ltd

Vodafone Telecommunications Mast Charleshurst Farm Loxwood Road

To remove existing 3 no. antennas and replace with 3 no. antennas on new support pole, install 2 no. 300mm dishes and 3 no. RRU's and locate 2 no. radio equipment cabinets in existing equipment cabin together with associated ancillary development.

O.S. Grid Ref. 501751/130811

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=MXJKNDER00600>

NO OBJECTION

PS/13/03587/FUL - Case Officer: Sophie Locke

Mr Deryck Gaffney

Rear Of Shelly The Drive Ifold Loxwood

Erection of new detached chalet style dwelling with integral garage and cycle store.

MINUTES OF A MEETING OF PLAISTOW AND IFOLD'S PLANNING COMMITTEE

O.S. Grid Ref. 502734/131205

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=MXLALRER0CV00>

OBJECTION on the following grounds: overdevelopment as the plot is only suitable for a small dwelling.

PS/13/04127/DOM - Case Officer: Sophie Locke

Mr Ben Wibaut

Brook Cottage Foxbridge Farm Foxbridge Lane Kirdford

Erection of a two storey rear extension.

O.S. Grid Ref. 502128/130187

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=MY0BDOER00600>

NO OBJECTION

PS/13/04115/DOM - Case Officer: Sophie Locke

Mr A Pearson

Tall Trees The Drive Loxwood Billingshurst

Erection of green oak frame car port.

O.S. Grid Ref. 502663/130873

To view the application use the following link; <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=MXYHSDEROY000>

NO OBJECTION

Additional:

13/04195/FUL – **NO OBJECTION**

Not Available

Mon 23 Dec 2013

East End Farm Shillingee Road Plaistow Billingshurst West Sussex RH14 0PQ

Replacement access drive to agricultural workers dwelling (PS/13/01048FUL).

10/14) **DECISIONS**

PS/13/03569/OUT

Brookworth Homes Ltd

Camellia Chalk Road Loxwood Billingshurst RH14 0UA

Outline Application for the erection of 3 residential units and associated parking (scale, appearance and landscaping matters reserved).

REFUSE

Date of next Meeting – 19 February 2014

Meeting closed – 8.20pm

Mrs REBECCA KNIFTON ACILEX

Clerk

Chairman:.....

Dated: