



MINUTES of the Extraordinary Meeting, incorporating a Planning Meeting, of the Parish Council of Plaistow and Ifold held on **Wednesday 5th June 2019**, in Kelsey Hall, Ifold.

Present Cllr. Alan Pearson (Chair); Cllr. Sophie Capsey (Vice Chair); Cllr. Paul Jordan; Cllr. David Ribbens; Cllr. Nick Whitehouse; Cllr. Paul Reynolds; Cllr. Matthew Hardman; Cllr. James King-Wilson; Cllr. Phil Colmer and Catherine Nutting (Clerk)

Four (4) members of the public were in attendance, including Mrs Sara Burrell, Chair of the Neighbourhood Plan Steering Group; Mr Jon Pearce, Ifold Estates Ltd (co-opted expert member to the Parish Council's Planning and Open Spaces Subcommittee with no voting rights) and District Cllr. Gareth Evens.

Apologies Cllr. Nicholas Taylor; Cllr. David Brook

C/19/096 To receive declarations of Members' pecuniary interests relating to agenda items

Cllr. Capsey declared an interest in item 7, New Planning Applications, in relation to PS/19/01217/TPA by virtue of personal friendship and employment. Cllr. Capsey abstained from commenting on this matter.

Pursuant to paragraph 7 of the Parish Council's Standing Orders, Cllr. James King-Wilson contacted the Clerk in advance of the meeting seeking dispensation to be permitted to take part in the wider discussions regarding the Plaistow & Ifold Neighbourhood Plan at item 6 of the agenda. The Clerk **allowed** Cllr. King-Wilson's request and read out the appended rationale.

C/19/097 Representations from Members of the Public

The Parish Council was asked to challenge CDC Planning Enforcement's decision not to take enforcement action in relation to PS/18/00283/CONBC, Kogala (now known as Hawthorn Close) The Drive, Ifold, Loxwood, Billingshurst, West Sussex, RH14 0TD. This is in respect of the installation of entrance gates and piers, above one (1) metre adjacent to the highway. Of concern was Planning Enforcement's incorrect assertion that The Drive is not a highway. It was confirmed that The Drive is a public right of way by virtue of being a public footpath. The Parish Council agreed to respond.

Communication between CDC Planning Enforcement and the Parish Clerk dated 1st, 9th and 29th May, and the Parish Council's formal

response is appended to these minutes.

C/19/098

Clerk's Update including Correspondence and Road Closures

Councillors who would like support setting up their new Parish Council email address will be offered the opportunity to attend an IT surgery. Clerk

Members who have not already signed up to attend the 'Councillors Briefing and Awareness Training' were encouraged to do so.

Members were reminded to submit their Acceptance of Office and/or Disclosable Interest forms to the Clerk and check the accuracy of their personal information to be published.

Members were reminded of the Defibrillator training session, organised and promoted by the Parish Council, on Thursday 6th June.

The Finance Steering Group will arrange a meeting. Clerk

New Homes Bonus: On 3rd June the Clerk met with CDC to discuss the Parish Council's chosen project (the renovation of the Ifold Telephone box and instillation of a defibrillator) and the requirements of the application process, which is onerous and form the contract for the funding (£3,850.26) and delivery of the project. Enquiries have been made with Planning to see if listed building consent is required. Ralph Restorations, who have been recommended by Wisborough Green Parish Council, have been asked to provide a no-obligation quote.

Correspondence:

The Plaistow Pre-School Committee has written a letter of thanks to the Parish Council regarding permission to display their banners on Parish Council land/property and granting access to the green and pavilion. Over £6,000 was raised for future investment in the facilities and equipment at the pre-school. £100 has already been spent creating a butterfly garden for a conservation project to help improve numbers of the very rare 'Wood White' butterfly.

The Parish Council has been thanked by IFRA for taking part in the Community Fun Day on 18th May. The aim of the event was to raise funds for the 2019 Santa Parade. The total profit was £312.62. Santa's visit to Ifold on Friday 20th December 2019 has been confirmed!

The Parish Council has been invited to participate in VE Day 75, being organised to celebrate/commemorate the 75th anniversary of the end of WW2 in Europe. Members were asked to look at the proposals for inclusion on a future meeting agenda for formal consideration.

On 21st May CDC published their planning committee members with Cllr Natalie Hume on the panel. However, she has since been replaced with Cllr. Wilding. The District Councillor surgeries

(dates/venues) will be available on the Parish Council website. Clerk
Surgeries will be held on the 1st and 3rd Saturday of the month.

Parish Road Closures:

The Parish Council made No Comment to the following road closure applications:

1. Saturday 29 June 2019 - Plaistow and Kirdford Primary School Summer Fair (11:30 am – 4:00pm). The road to be closed is Loxwood Road, Plaistow from its junction with The Street at the Parish Church south eastwards to the junction adjacent to the village post office and shop at the corner of the village green.
2. Saturday 20 July 2019 – The Plaistow Because we Care 5K (10:25 am – 11:15am). The roads to be closed is Loxwood Road, from Plaistow and Kirdford Primary School to its junction with Plaistow Road. Plaistow Road, from its junction with Loxwood Road to its junctions with Foxbridge Lane. Foxbridge Lane, from its junction with Plaistow Road to its junction with Rickman's Lane. Rickman's Lane, from its junction with Foxbridge Lane to its junction with The Street. The road that runs between The Street and Loxwood Road, south of the Recreation Ground.
3. Sunday 21 July 2019 – Plaistow Because We Care Village Event & Carnival. The roads to be closed is Loxwood Road, Plaistow from its junction with The Street at the Parish Church south eastwards to the junction adjacent to the village post office and shop at the corner of the village green. (08:00am-23:00pm) Rickman's Lane, Plaistow – Entire Length (8:00am- 12:30pm) to re-open again as the procession moves through towards the village green from 11:00am (Rolling Road Closure) The Street, Plaistow (11:15am – 12:30pm) The unnamed road between Loxwood Road and The Street that runs along the village green, Plaistow. (11:15am-12:30)

The Clerk was asked to circulate the Parish Council's most recent Tree Survey and ensure the Parish Council has sufficient insurance cover. Clerk

The Clerk will organise Parish Online training for Members. Clerk

C/19/099

To obtain expert opinion re content of Lagoon 3, Crouchlands Farm Cllr. King-
Cllr. King Wilson submitted a proposal that the PC consider getting a formal written opinion as to the nature of the content of Lagoon 3 at Crouchlands Farm, from the Industry Expert Dr Les Gornall who acted for the parish and CDC during the Appeals. In November 2018, the Administrators advised CDC that the cost of removal and disposal of the contents may be £5-£10 million. The concern is in relation to approval for inappropriate levels of development to fund
Wilson
Clerk

the lagoon clear up (s.106 agreement). The Parish Council and CDC need to know what risks the lagoon contents might pose to residents, or a workforce employed to execute a building project on the land, before considering any planning application. Dr Gornall has detailed knowledge of the site; he visited Crouchland Farm prior to its ceasing production and reported in depth on their anaerobic digestion activities.

The Parish Council resolved to ask Dr Les Gornall for a quote to provide such a report and to write to CDC to request sight of any reports regarding the safety, integrity and content of the lagoon in their possession. The matter will be considered again on 25th June, including formal instruction of Dr Les Gornall.

C/19/100

Consider for ratification amended Neighbourhood Plan

The Parish Council was unable to ratify the Neighbourhood Plan, as the document is in the process of being amended to bring it in line with changes to the NPPF and HRA.

The Neighbourhood Plan Steering Group (NPSG) met on 4th June to consider revising the wording of the Plan's introduction regarding Policy H1 (Land Opposite the Village Green, Plaistow site). Please refer to the minutes of the Annual Meeting, dated 14th May, for full details. Substantial policy changes, such as the removal of Policy H1, would require the Plan to be resubmitted at regulation 14 stage and would incur delay of up to 12 months. Members of the Steering Group and subsequently the Parish Council agreed that such a delay would not be in the Parish's best interest; it would leave sensitive sites vulnerable to unfettered development outside the embrace of an adopted Neighbourhood Plan.

The Parish Council's original position to drop Policy H1, if CDC's DPD site (Land to the North of Little Springfield Farm) was adopted, was reviewed in light of the Health Inspector's advice that the Parish Council could be at risk of a legal challenge if the only basis to drop the site is to avoid a doubling up of housing allocation. Whilst the risk of Judicial Review (JR) would fall on CDC, the Parish Council was advised of the financial/time implications which Loxwood Parish Council incurred (as a result of a landowner taking CDC to JR) and it was agreed that it would be irresponsible to risk legal action, particularly when the possibility remains that the Parish Council could be made a party to legal proceedings and would have to fund representation. It would turn on the specific facts of the matter, which cannot be predetermined. Also discussed was the need to avoid the risk of further delay caused by CDC rejecting the Plan, as it exposes them to a legal challenge.

The Neighbourhood Plan is evidence based and 17 sites were considered and subject to the same assessment process. The Policy H1 site was adopted after the two preferred sites fell away due to insurmountable issues relating to ancient tree removals and access landing being owned by the National Trust.

The Parish Council is alive to the fact that all sites could come forward for development and without an adopted Plan to protect

the nature of development, sensitive sites would be subject to the normal planning application process and policy. In addition, the type of development would not meet the assessed housing needs of the Parish, namely 1, 2 and 3 bedroom properties and homes for the elderly. It is recognised by the Parish Council that CDCs DPD site meets the Parish's allocation requirement of 10 units. Should a planning application for the DPD site come forward in the future, the Parish Council will make representations, in its capacity as a statutory consultee within the planning process, to try and ensure the development meets our housing needs. The Neighbourhood Plan's evidence can be relied upon to support the Parish's position and, in addition, Policy H4 goes to density and development type within the area and provides additional protection to sites coming forward in the future. Nevertheless, it was agreed that the Land Opposite the Village Green is particularly sensitive, owing to its position within the heart of Plaistow Village, and therefore requires its own specific policy within the Plan to safeguard future development. The Parish Council therefore unanimously agreed to retain Policy H1.

The Introduction to the Plan was criticised for being too verbose. The NPSG has truncated it substantially; however, the Parish Council agreed to underline the evidence base and the report of the Planning Inspector who conducted the Plan's 'Health Check' in order to support Policy H1 and mitigate the risk that it is rejected due to being too prescriptive and limiting.

The Parish Council unanimously resolved to adopt the appended amended introduction.

C/19/101

To consider new Planning Applications

Clerk

- a. PS/19/01210/FUL. Proposal: Erection of an agricultural building. Address: Sparrwood Farm, Shillinglee Road, Plaistow, Billingshurst, West Sussex, RH14 0QF. **Letter of comment appended to these minutes.**

- b. PS/19/01055/DOM. Proposal: Removal of existing buildings and construction of an annex. Address: Keepers Cottage, Oak Lane, Shillinglee, Plaistow, GU8 4SQ.
The Parish Council made No Comment.

- c. PS/19/01217/TPA. Proposal: Crown raise to 4m and reduce extended lateral overhanging neighbouring property by 3m on 1 no Oak tree (T1). Reduce lateral spread overhanging lawn by 2-3m, crown raise to 4m on 1 no Oak tree (T2). Fell 8 no. Hornbeam trees (T7-T14). All trees subject to PS/99/00821/TPO. Address: Hedge End, 4 Pannells Ash, Hogwood Road, Ifold, Loxwood, Billingshurst, West Sussex, RH14 0UP. **Letter of comment appended to these minutes.**

- d. PS/19/01363/TPA. Proposal: Reduce height and spread by 20% on 21 no. Cyprus trees within Group, G1 and crown reduce by 20% 1 no. Eucalyptus tree (T14) all subject to

PS/97/00808/TPO. Address: Jasmine Cottage, 1
Thistledown Vale, Ifold, Loxwood, Billingshurst, West
Sussex, RH14 0TN. **Letter of comment appended to these
minutes.**

- C/19/102** **To receive list of recent planning decisions**
List appended to these minutes.
- C/19/103** **Updates re Appeals and Enforcements**
List appended to these minutes.
- C/19/104** **Date of next meeting**
25th June, Winterton Hall, Plaistow, 7:30pm – meeting of the Full
Parish Council

There being no further business, the Chairman closed the meeting at 9pm.