



Minutes of the Plaistow and Ifold Parish Council's Planning & Open Spaces Committee
Meeting held on Wednesday 6th August 2025 at 19.30 Kelsey Hall, Ifold.

Attendees Parish Councillors: Sophie Capsey (Chair); Paul Jordan; Andrew Woolf; Doug Brown; Sarah Denyer, No members of the public. Jon Pearce representation of Ifold Estates Ltd.

P/25/62 Apologies for absence: Jane Bromley Parish Council Clerk due to ill health.

P/25/63 Disclosure of interests: None.

P/25/64 Minutes RESOLVED to approve the draft Minutes of the Planning & Open Spaces Committee meeting held on [10th July 2025](#) and resolved to sign them by Secured Signing in accordance with Standing Order 12(g).

P/25/65 Public participation. Jon Pierce (Ifold Estate) provided a brief update on his attendance at the Oxoncroft inquiry.

P/25/66 Planning Applications

Tree applications:

[APPENDIX A PS/25/01562/TPA](#) - Rear Of 2 Pannells Ash, Hogwood Road, Ifold, RH14 0UP
Crown lift by up to 5m on 5 no. Oak trees (G1-G5) in rear of 2 Pannells within Woodland, W, subject to 99/00821/TPO.

Objection. The Plaistow and Ifold Planning Committee were unable to make comment due to the hand drawn plans which were unclear regarding property boundary and ancient woodlands. Due to the extent of the proposed works and number of trees to be felled the Planning Committee objects to the application and request CDC undertakes a detailed site inspection. In the event that the planning authority are minded to approve the application the Parish Council would request a condition requiring suitable replacement trees be planted.

SDNP applications:

[Response submitted online:](#) SDNP/[25/01442/HOUS](#) -Foundry Farm Shillinglee Road
Shillinglee Northchapel West Sussex GU8 4SY
Erection of a 3 bay garage.

No objection The Plaistow and Ifold Planning Committee reviewed the revised garage plans and suggests that the garage is suitably conditioned to remain ancillary to the main dwelling house as a garage in perpetuity.

Building applications:

PS/25/01460/DOM - Clovers End, The Lane, Ifold, RH14 0UH
Single storey rear extension.

Invalidated application to be reconsulted.

[APPENDIX B PS/25/01603/DOM](#) - Corbiere, The Drive, Ifold, Loxwood, RH14 0TD
Erection of garage.

Objection. The plans indicate that the proposed garage is forward of the established building line and as such is out of keeping with the adjoining dwellings. Subject to the garage being suitably repositioned away from the front boundary then the Parish Council Planning Committee would not object to the proposal. If the planning authority are minded to approve this application the Planning Committee would request that the garage is conditioned to be ancillary to the main dwelling house as a garage in perpetuity.

[APPENDIX C PS/25/01543/DOM](#) - Dibbinsdale, Chalk Road, Ifold, RH14 0UD
Remodelling of existing dormers at first floor. Extension to first floor roof with new dormers. External store added at ground floor level to rear.

No comment.

[APPENDIX D PS/25/01437/FUL](#) - Little Springfield Farm, Plaistow Road, Ifold, RH14 0TS
Demolition and replacement dwelling, pool house, annexe, swimming pool and associated works.

Objection. The approach to water neutrality is flawed since it is combining the water savings/usage from the proposed commercial development with the separate proposal for a replacement dwelling house on the adjacent site. This requires the applications to be treated as if they are a single development, which CDC have previously advised they are not. Therefore, unless the applicant were to agree to such linkage formally tying the dwelling house to the commercial estate they must be treated separately. In the absence of such linkage then it is for each development to demonstrate that it can satisfy water neutrality requirements on a standalone basis.

For the sake of clarity it is confirmed that the Parish Council Planning Committee has no objection to such formal linkage. In the event that formal linkage tying the dwelling house to the commercial estate can be agreed then the Planning Committee would request a condition be imposed that the replacement residential dwelling house remains ancillary to the commercial estate in perpetuity.

As noted in the email chain from Plaistow and Ifold Parish Council to Alicia Snook of CDC ending 04 August 2023 the Parish Council would see this as a positive step. By formally tying the dwelling house to the commercial estate this would help ensure that the owner/occupier both lives and works on site and is therefore mindful of the impact the commercial activity has on the site's neighbours / wider community of Ifold – as it also

impacts their own enjoyable domestic occupation of the land.

[APPENDIX E PS/25/01054/DOM](#) - Shamba, The Ride, Ifold, RH14 OTQ

Demolition of conservatory and garage. Rear and side extension to dwelling, 6 no. new Velux skylights and 2 no. lantern skylights and new front porch. Erection of 1 no. new outbuilding for garage and home office space. Provision of additional 1 no. parking space and associated landscaping.

No objection. The Parish Council Planning Committee has no objection to the proposals but would request that any permission is conditioned to ensure that the boundary hedges are retained, or if disturbed are replaced with native species hedging. The application site is in a prominent corner plot of Chalk Road and The Ride and the retention of hedging is considered to be important to the maintenance of the rural street scene.

[APPENDIX F PS/25/01614/PLD](#) -4 Oak Way, Ifold, RH14 ORU

Installation of front entrance gates.

Objection. The Parish Council Planning Committee maintains its objection as per the previous application **PS/25/00714/DOM** - 4 Oak Way, Ifold, Loxwood Two storey rear and single storey side extensions, and associated works. Installation of entrance gates.

***“Object.** The Parish Council Planning Committee considers the gate design is not in keeping with the street scene in a rural location and has an urbanising effect on the location. The Plaistow and Ifold Tree warden is concerned that the proximity of the proposed extension to the trees listed with TPOs will affect both the roots of these trees as well as their expanding canopy which will overhang the extension. This is especially obvious on the right-hand side of the proposed extension.”*

Should the planning authority be minded to approve this application then the Planning Committee would request that these gates and railings are conditioned to remain visually permeable.

[APPENDIX G PS/25/01445/OUT](#) - Land At Little Springfield Farm, Plaistow Road, Ifold,

Outline Planning some matters reserved accept Access, Layout and Scale - for demolition of existing B2 and B8 floorspace. Erection of flexible use floorspace use classes: E(g) - E(g)(i) Offices E(g)(ii) Research and development of products or processes, E(g)(iii) Industrial processes, B2 (restricted to only take place inside buildings) and B8 Storage.

Objection. The new scheme appears fundamentally unchanged from PS/23/01968/FUL. Similar concerns relating to the overall size, traffic, lighting and ecology remain and accordingly weight should be given to the previous refusal.

The Parish Council Planning Committee notes that the scale of the proposed redevelopment is more proportionate to the extent of the existing buildings and now sits within the boundaries of the previously developed area. However, the Planning Committee raises a number of continuing concerns and as a result objects to this application.

No Landscape Visual Assessment or photomontages are provided and without any such supporting information regarding the visual impacts it is difficult to make any meaningful assessment of whether the visual appearance of the scheme would have an adverse effect on the countryside setting.

The approach to water neutrality continues to be flawed since it still relies on combining the water savings/usage from the proposed commercial development with the separate proposal for a replacement dwelling house on the adjacent site. This requires them to be treated as if they are a single development, which CDC have previously advised they are not. Therefore, unless the applicant were to agree to such linkage formally tying the dwellinghouse to the commercial estate they must be treated separately. In the absence of such linkage then it is for each development to demonstrate that it can satisfy water neutrality requirements on a standalone basis.

For the sake of clarity it is confirmed that the Planning Committee has no objection to such formal linkage. In the event that formal linkage tying the dwelling house to the commercial estate can be agreed then the Parish Council would request a condition be imposed that the replacement residential dwelling house remains ancillary to the commercial estate in perpetuity.

As noted in the email chain from Plaistow and Ifold PC to Alicia Snook of CDC ending 04 August 2023 the Parish Council would see linkage as a positive step. By formally tying the dwelling house to the commercial estate this would help ensure that the owner/occupier both lives and works on site and is therefore mindful of the impact the commercial activity has on the site's neighbours / wider community of Ifold – as it also impacts their own enjoyable domestic occupation of the land.

It should be noted that the application Masterplan Lighting Layout (revision 3 dated 10.07.25) differs from the information presented in the Alan Tulla Lighting Design document dated 2 July 2024. In the absence of a cohesive set of Lighting documents and a Lighting Impact Assessment the Planning Committee is unable to make comment but remains very concerned at the potential for light pollution and adverse impact on the occupants of nearby residential properties, the appearance of the site in the landscape and on its ecology.

Planning policy seeks to discourage HGV's from using unsuitable roads. The application site is in a rural residential area and will result in an increase in the volume of HGV, commercial and other vehicle movements in a residential area without pavements with resulting pedestrian safety concerns.

If the District Council is minded to approve the application, the Planning Committee would request that conditions be imposed to protect the local residential amenity, landscape, environment and highway safety. The Planning Committee would seek the following conditions: - A restriction on operating hours from 07.30 am to 18.00 hours Monday to Friday and 08.00 am to 13.00 hours on Saturday with no working on Sundays and Bank Holidays.

In the interests of Highways Safety and residential amenity the Planning Committee would seek a limitation as to the size of vehicles permitted to access the site in relation to business use with a maximum weight of no greater than 7.5 tonnes. (similar to that

imposed with permission on an adjacent site reference 10/02558/FUL) Limitation be placed on the number of vehicle movements which we would request reflect the rural residential location and restricted site access.

As noted above, in the event that formal linkage tying the dwellinghouse to the commercial estate is agreed then a condition be imposed that the replacement residential dwellinghouse remains ancillary to the commercial estate in perpetuity.

The Planning Committee notes the widening of the current access utilising verges on the existing driveway. The trees (oaks) at the entrance site on the property boundary with the Plaistow Road should be retained by condition please.

[APPENDIX H PS/25/00873/DOM](#) Trelayne Cottage Chalk Road Ifold RH14 0UD
Replacement two storey extension, heat pump, external wall insulation and all associated works.

No comment.

P/25/67 Planning, Appeals and Enforcement decisions.

Recommendation: - To receive list of recent Planning decisions, [\(appended below\)](#).

P/25/68 Appeals Lodged & Enforcement Action.

Recommendation: - To consider any updates in relation to pending and/or ongoing planning appeals and enforcement action and resolve to make comments and/or add any arising matters to a future agenda.

1. Appeals Listed:

Enforcements appealed-

APP/L3815/C/25/3369096-24/00286/OPEDV Replacement fence in excess of 1 metre adjacent to a highway Pitts Gate, Loxwood Road, Plaistow, RH14 0NY.

The Planning Committee to support CDC at appeal. The fence is outside the property boundary as erected outside the boundary hedge as evidenced by the boundary wall behind the tree line at the adjacent Gatliff House

APP/L3815/C/25/3368712 -24/00294/OPEDV | Erection of a fence adjacent to the highway | Land East of Valtory Loxwood Road Plaistow.

The Planning Committee to support CDC at appeal. The fence is outside of the property boundary as evidenced by the removal of hedging at land beside Gatliff House.

2. Enforcements Reported and Issued:

[Land North of Manor Copse, Shillinglee.](#) PS/75

Without planning permission the material change of land use to a camping site.

Support. The Planning Committee to support CDC with this appeal.

P/25/69 Consultations & Correspondence

Recommendation: - To consider any consultation(s) and correspondence and add to a future agenda where necessary.

Consideration as to the nominations of Community Asset:

Requirements:

1. A description of the Asset including its proposed boundaries.
2. Information the nominator has regarding freeholders, leaseholders and current occupants of the site.
3. The reasons for nominating the Asset for inclusion on the Register, including how it meets the definition.
4. Evidence that the nominator is eligible to make a nomination

CDC Definition:

A building (or other land) could be considered an Asset of Community Value if its main use furthers social wellbeing or social interests of the community and could do so in the future. The Localism Act says "social interests" include cultural, recreational and sporting interests. However, there are some types of land or buildings that are considered exempt from being listed on the register - the prime example being residential property

To be reviewed after the next Neighbourhood Plan meeting in September.

P/25/70

Date next meeting:

- Planning & Open Spaces Committee meeting 3rd September 2025, **7.30pm** Winterton Hall, Plaistow. (26th August 7.30pm Winterton Hall- a date held if urgent applications received)

The meeting closed at 21.15

APPENDIX P/25/68

SDNP Response submitted online

APPENDIX A

Henry Whitby

Planning Officer

Chichester District Council

PS/[25/01562/TPA](#) - Rear Of 2 Pannells Ash, Hogwood Road, Ifold, RH14 0UP

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APPENDIX B

Miruna Turland

Planning Officer

Chichester District Council

PS/[25/01603/DOM](#) - Corbiere, The Drive, Ifold, Loxwood, RH14 0TD

Erection of garage.

Objection. The plans indicate that the proposed garage is forward of the established building line and as such is out of keeping with the adjoining dwellings.

Subject to the garage being suitably repositioned away from the front boundary then the Parish Council Planning Committee would not object to the proposal. If the planning authority are minded to approve this application the Planning Committee would requests that the garage is conditioned to be ancillary to the main dwelling house as a garage in perpetuity.

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Planning Officer

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PS/[25/01543/DOM](#) - Dibbinsdale, Chalk Road, Ifold, RH14 0UD

Remodelling of existing dormers at first floor. Extension to first floor roof with new dormers. External store added at ground floor level to rear.

No comment.

APPENDIX D

Eleanor Midlane Ward

Planning Officer

Chichester District Council

[PS/25/01437/FUL](#) - Little Springfield Farm, Plaistow Road, Ifold, RH14 OTS

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APPENDIX G

Michael Drake

Planning Officer

Chichester District Council

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APPENDIX H

Miruna Turland

Planning Officer

Chichester District Council

PS/[25/00873/DOM](#) Trelayne Cottage Chalk Road Ifold RH14 0UD

Replacement two storey extension, heat pump, external wall insulation and all associated works.

No comment.

APPENDIX: P/25/67. To receive list of recent Planning Decisions, Appeals and Enforcement from the Local Planning Authority – SDNP & CDC Planning Decisions:

PS/[25/01234/DOM](#) - Honeysuckle, The Ride, Ifold, Loxwood.

Detached double garage.

Permit

PS/[25/01200/DOM](#) - The Old Post Office House, The Street, Plaistow, RH14 0PT

Demolition of conservatory, single storey side extension and external alterations.

Permit

PS/[25/01393/TCA](#) - Adams Cottage, Loxwood Road, Plaistow, RH14 0NX

Notification of intention to fell 2 no. Ash trees (T5 & T6) and 1 no. Willow tree (T7), in front of property/driveway. Fell 1 no. Apple tree (T1), 1 no. Silver Birch tree (T2), 1 no. Bay tree (T3), 7 no. Ash trees (T8-T14). Crown lift and removal epicormic growth to 3m (above ground level) on 1 no. Oak tree (T4), all in rear/back garden.

No Objection

PS/[25/00967/FUL](#) - Tucepi The Drive Ifold RH14 0TE

Demolition and replacement dwelling.

WITHDRAWN

PS/[25/01104/FUL](#) - Little Flitchings Rickmans Lane Plaistow RH14 0NT

Occupation of existing two-bedroom annexe as a single dwellinghouse.

REFUSE

PS/[25/01170/LBC](#) - Nuthurst Cottage Rickmans Lane Plaistow RH14 0NT

Replacement of 11 no. windows.

PERMIT

PS/[25/00973/FUL](#) - Land At The Mount Billingshurst West Sussex RH14 0PZ

Proposed construction of 1 no. pole barn, 1 no. field shelter and hard standing area. Application under Section 73 to vary Condition 3 (use) of planning permission PS/17/01338/FUL - to amend the wording to remove the restriction of permitted development rights under the Town and Country Planning (General Permitted Development) Order 2015.

REFUSE.

