



**Notice of the Plaistow and Ifold Parish Council's Planning & Open Spaces Committee
Meeting Tuesday 10th February 2026 at 19.30 Kelsey Hall. Ifold.**

Members of the Parish Council's Planning and Open Spaces Committee are summoned to a meeting on **Tuesday 10th February 2026**. Members of the Press and Public are welcome to attend in person.

Dated 5th February 2026

Yours faithfully

J Bromley

Jane Bromley, Clerk & RFO to the Council

MEETING AGENDA

Biodiversity – the Council has a duty to conserve and enhance biodiversity and must consider what policies, objectives, and action it can take, consistent with the exercise of its functions, to further the general biodiversity objective. *Natural Environment and Rural Communities Act 2006, s.40 & Environment Act 2021, s.102*

Item

1 Apologies for absence: Recommendation: - To receive apologies for absence & housekeeping.

2 Disclosure of interests: Recommendation: - To deal with any disclosure by Members of any disclosable pecuniary interests and interests other than pecuniary interests, as defined under the Plaistow and Ifold Parish Council [Code of Conduct](#) and the [Localism Act 2011](#), Chapter 7 ss.26 – 37 in relation to matters on the agenda.

3 Minutes

Circulated separately and on the website. There was no January 26 meeting.
Recommendation: - To approve the draft [Minutes of the Planning & Open Spaces Committee meeting held on 9th December 2025](#) and resolve to sign them by Secured Signing in accordance with Standing Order 12(g).

4 Public participation. Recommendation: - To receive and act upon, if considered necessary by the Committee, comments made by members of the public in accordance with relevant legislation and the Parish Council's Standing Orders 3(d), (e), (h), (i) – (k). Questions, or brief representations can be made either in person, or in writing **provided they were sent via email to the Chair of the Planning Committee: sophie.capsey@plaistowandifold-pc.gov.uk no later than 4pm 10th February 2026.** In accordance with Standing Orders 3(f) and (g), Public Participation shall not exceed 10 minutes, unless directed by the Chairman; and a speaker is limited to 5 minutes.

5. Planning Applications

Tree applications:

PS/[26/00108/TPA](#) 4 Oak Way, Ifold, RH14 ORU.

Fell 1 no. Oak tree (T21) within Woodland, W, subject to 97/00812/TPO.

PS/[25/02711/TPA](#) Silver Birches, The Ride, Ifold, RH14 OTQ

Reduce east sector by 3m (overhanging neighbouring property) up to approx. 10m (above ground level) on 1 no. Hornbeam tree (T12). Reduce east sector by 2.5m (overhanging neighbouring property) up to approx. 14m (above ground level) on 1 no. Oak tree (T13). Both trees within Woodland, W subject to PS/97/00812/TPO.

PS/[26/00011/TCA](#) Little Common, Loxwood Road, Plaistow, RH14 ONX

Fell 1 no. Ash tree.

PS/[25/02712/TPA](#) - 4 Oak Way, Ifold, Loxwood, RH14 ORU

Crown lift east sector to approx. 14m (above ground level) and reduce east sector by 2.5m on 1 no. Oak tree (quoted as T14) within Woodland, W subject to PS/97/00812/TPO.

PS/[25/02646/TPA](#) - 28 Ifoldhurst, Ifold, Loxwood, RH14 OTX

Reduce north sector by up to 1.5m on 1 no. Oak tree (T1) subject to PS/87/0782/TPO. Reduce south sector by up to 2m on 1 no. Oak tree (T2) and crown lift by 4m (above ground level) (all round) and reduce sectors (all round) by up to 1m on 1 no. Oak tree (T3) both subject to PS/96/00804/TPO.

SDNP applications:

None.

Building applications:

PS/[26/00113/FUL](#) Gatliff House, Loxwood Road, Plaistow, RH14 ONY

Demolition of all existing buildings and hardstanding, replaced with 1 no. dwelling with attached garage/store, annexe, pool, pool building, pavilion and paddle court - Variation of condition 2 from planning permission PS/23/01409/FUL - Amendment to plans to facilitate a larger garage building - (Variation of wording of Condition 6 (Water Neutrality) of Planning Permission PS/24/02765/FUL to read 'The dwelling hereby approved shall not be occupied until it has achieved as a minimum, a water efficiency standard of not more than 110 litres per person per day maximum indoor water consumption').

Ratification of comments sent in relation to:

PS/[25/03004/PA3Q](#) - Land East Of Foxbridge Farm, Foxbridge Lane, Kirdford, Prior Approvals Map Ref: Proposal: (E) 502078 / (N) 130195 23rd December 2025 Change of use and extension to disused agricultural building to create 1 no. dwellinghouse (Class C3).

:

“The Plaistow and Ifold Parish Council ask that the history of this building be carefully reviewed to ensure the assumption that this is a disused agricultural building can be considered correct.”

6 Planning, Appeals and Enforcement decisions.

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

7 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:

Application No: [25/01104/FUL](#)

DCLG Ref No: 6002136

Little Flichings, Rickmans Lane, Plaistow, Billingshurst West Sussex RH14 0NT

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

Comments by 17th February 2026.

2. Appeal against Enforcement:

None.

3. Enforcements Reported and Issued:

None.

8 Consultations & Correspondence

None.

9 Date next meeting:

- Planning & Open Spaces Committee meeting 4th March 2026, **7.30pm** Winterton Hall, Plaistow.

APPENDIX: 6. To receive list of recent Planning Decisions, Appeals and Enforcement from the Local Planning Authority – SDNP & CDC Planning Decisions:

[25/02576/TPA](#) | The Coach House The Drive Ifold Loxwood Billingshurst West Sussex RH14 0TD

Reduce heights and eastern sectors by up to 3m and crown lift by up to 5m on eastern sectors (above ground level) on 8 no. Oak trees (T6 -T13) subject to PS/98/00818/TPO. Crown reduce by up to 3m (all round) and remove lowest western and eastern limbs on 1 no. Oak tree (T14) subject to PS/98/00818/TPO. |

PERMIT

[25/02999/DOC](#) | Land East Of Valtony Loxwood Road Plaistow West Sussex

Discharge of Condition 3 (replacement boundary treatment and native hedgerow planting scheme details) of planning permission PS/25/01797/FUL. |

PERMIT

[25/02644/FUL](#) | Gatliff House Loxwood Road Plaistow Chichester West Sussex RH14 0NY

Demolition of all existing buildings and hardstanding, replaced with 1 no. dwelling with attached garage/store, annexe, pool, pool building, pavilion and paddle court (Variation of condition 19 from planning permission PS/24/02765/FUL - To remove the restriction on permitted development permissible under Class E (outbuildings)). |

WITHDRAWN

