



**Minutes of the Plaistow and Ifold Parish Council's Planning & Open Spaces Committee
Meeting held on Tuesday 13th July 2026 at 19.30 Kesley Hall, Ifold**

Attendance: Parish Councillors: Sophie Capsey (Chair), Andrew Woolf, Paul Jordan, Doug Brown.
David Lugton Tree Warden. No members of the public. Jane Bromley, Parish Council Clerk.

PC/26/43 Apologies for absence: Tree Warden David Lugton.

Non-attendance: Parish Councillor Sarah Denyer.

PC/26/44 Disclosure of interests: Cllr Capsey disclosed an interest in application PS/[26/00883/FUL](#) the applicant being an acquaintance.

PC/26/45 Minutes: RESOLVED to approve the [Minutes of the Planning & Open Spaces Committee meeting held on 9th June 2026](#) and for the Chair to sign them by Secured Signing in accordance with Standing Order 12(g).

PC/26/46 Public participation. None.

PC/26/47 Planning Applications

Tree applications:

PS/[26/01211/TCA](#) - The Dairy, The Street, Plaistow, RH14 0NS

Notification of intention to reduce height by 2.5m, reduce south sector by 3m, reduce north, west and east sectors by 2m on 1 no. Oak tree (T1). Address:

No comment.

SDNP applications:

None.

Land and building applications:

PS/[26/01327/DOM](#) 4 Oak Way, Ifold, Loxwood, RH14 0RU

Two storey rear and single storey side extensions, and associated works. (Variation of condition 2 of permission 25/00714/DOM - alterations to external porch). Variation of conditions 3 (Groundworks Affecting Trees), 4 (Tree Protection), 6 (Obscure Glass) and 10 (Green Roof Detail) from planning permission LX/26/00760/DOM - Variation to conditions to be sought for a phased approach to development which can be introduced at the build out stage.

No comment.

PS/[26/01218/PLD](#) Applejack Farm, Land Northwest of Nell Ball Farm, Dunsfold Road, Plaistow, RH14 0PQ

Temporary siting of a caravan required solely in connection with the implementation, management and completion of the development approved under planning permission PS/25/01739/FUL, for a period of three years.

Objection. The need for a residential caravan on site was not mentioned during the application process for the construction permitted under PS/25/01739/FUL There is no proven operational need for a caravan on site during construction and the applicant's home address, previously disclosed, is a short distance away making regular travel to the site quite possible. This represents unjustified development in the countryside and is contrary to Local Plan Policy S1.

PS/[26/01309/ELD](#) - Burgau Barn, Plaistow Road, Ifold, Loxwood, RH14 0TZ

Existing lawful development certification for the use of existing building as a single dwellinghouse at Burgau Barn, in excess for more than 4 years.

No comment.

PS/[26/01329/PA3R](#) - Crouchlands Farm, Rickmans Lane, Plaistow, RH14 0LE

Prior approval for change of use of an existing agricultural building and associated land from agricultural use to a flexible commercial use within Class B8 (Storage and Distribution).

Object. The absence of detailed information on traffic generation and highway impacts indicates that these matters have not been adequately assessed. The flexible Class B8 use applied for is extremely broad, with widely varying implications for vehicle movements, noise, and general activity. Further detail is required, including an assessment of the cumulative impact alongside existing agricultural vehicle movements on the local driveway which is also a Public Right of Way and then further feeding onto a very rural Rickmans Lane and connecting rural lanes. Agricultural traffic is highly seasonal and intermittent, whereas B8-related traffic can be continuous during normal operating hours and throughout the year. The two cannot be treated as comparable in impact terms.

The proposal is seeking approval in connection with associated land as well as the agricultural building. This associated land is not defined but if included there will inevitably be outdoor operations as well as indoor if only to load and unload vehicles these are not described or assessed for impact. Opening up the loading bays may involve the rolling up of shutters, banging of doors and revving of vehicle engines at an early time of the morning, occurring day in day out and not just during harvest time as might occur with agricultural vehicles. This will affect local amenity and affect the rural character of the area Local Plan Policy P6.

The construction of 33 car parking spaces represents operational development and the Planning Officer should satisfy themselves as to whether or not a separate planning application is therefore required. The proposed level of parking suggests:

numerous employees;

regular visitors;

significant commercial activity.

Yet the Planning Statement simultaneously describes the use as "modest" and "low intensity".

These two propositions are difficult to reconcile.

There is insufficient information to assess the impact on the residential amenity of the nearest property, Moores Green Cottage. Depending on the nature and intensity of the proposed Class B8 use, the effects could be significant. In addition, the potential impact on the amenity and setting of the Grade II listed Crouchlands Farm must be clearly identified and capable of objective assessment.

The proposal for 7am to 7pm operations on a Saturday would not be acceptable and should be restricted to standard working hours, 8am to 1pm, particularly if operations have a noise factor.

There seems to be a great reliance on private vehicles with no near public transport and no cycle parking provision.

In conclusion the Parish Council **OBJECTS** to this application on the basis that:-

The applicant has failed to provide sufficient evidence to enable the Council to discharge its statutory duties under paragraph R.3(1)(b) of the General Permitted Development Order 2015.

In particular:

- the transport assessment consists of unsupported assertions rather than evidence;
- no quantified traffic generation has been provided;
- no highway capacity or safety assessment has been undertaken;
- the proposed provision of 33 parking spaces is inconsistent with the description of a "low-intensity" use;
- the intended B8 operation is insufficiently defined to allow the Council to assess transport and noise impacts;
- no technical noise assessment has been submitted;
- the extent and use of the "associated land" is inadequately described.

PS/[26/00883/FUL](#) - Annexe And Adjacent Land North Of, Canada Farm, Shillinglee Road, Shillinglee, GU8 4SZ

Erection of a self-build dwelling and associated works; partial demolition of existing dwelling.

The new application is located on a different footprint from that previously approved 23/02029/ELD and therefore outside of the boundary of the original curtilage within which residential development was permitted. If the Officer is minded to permit a condition should be imposed to restrict residential usage to that as a single property.

PC/26/48 Planning, Appeals and Enforcement decisions.

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

PS/[26/00698/PNC60](#) Appeal reference number: 6010221

Anam Cara Healing Centre, Land to the north of The Coach House, Oak Lane, Shillinglee, GU8 4SQ.

60 day camping notice for weekend use between 1st May and 30th September 2026.

The Parish Council to support Chichester District Council's Refusal of this application and also to point out that the address used for this land in previous applications has changed multiple times and that it would be easy to lose sight of all of the refused applications because of this.

PC/26/49 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.

Appeals Listed: None

Appeal against Enforcement: None.

Enforcements Reported and Issued:

- PS/76 Woodpeckers, Chalk Road, Ifold.

Without planning permission erection of black pillars and black metal framed timber gates on Clak Road.

Dismantle and remove within 2 months.

Noted.

- Oxencroft, Ifold.

The Clerk was asked to report the new gate structure at Oxencroft, Ifold which seems contrary to any approved planning.

PC/26/50 Date next meeting:

- Planning & Open Spaces Committee meeting 5th August 2026, 7.30pm Winterton Hall, Plaistow and 25th August 2026 7.30pm Winterton hall (If required).

The meeting closed at 8.40pm

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

PS/[25/02709/DOM](#) Rumbolds Barn The Street Plaistow RH14 0PY

Replacement window on rear (west) elevation. Installation of a wood burning stove within ground floor sitting room, with external flue.

PERMIT

PS/[25/02710/LBC](#) Rumbolds Barn The Street Plaistow RH14 0PY

Replacement window on rear (west) elevation. Installation of a wood burning stove within ground floor sitting room, with external flue.

PERMIT

PS/[26/00455/DOM](#) Lavender Cottage The Ride Ifold Loxwood RH14 0TF

Proposed single-storey rear extension; alterations to the existing roof to form gable ends; installation of two rear dormer windows; extension of the existing front porch and formation of new gated access with associated boundary fencing

PERMIT

PS/[25/02697/DOM](#) Woodland Cottage Durfold Wood Plaistow RH14 0PL

Porch on front elevation. Dormer extension to existing dormers on front and rear elevations

PERMIT

PS/[26/01105/DOM](#) Redlands Farm Rickmans Lane Plaistow RH14 0LD

Single storey extension to north-west elevation of dwelling and renovation of existing pool house.

PERMIT

SDNP/[25/04227/HOUS](#) Lakeside, Shillinglee Road, Shillinglee, GU8 4SX

Construction of a two-storey extension and single storey rear extension

PERMIT

DRAFT