

**Minutes of the Plaistow and Ifold Parish Council's Planning & Open Spaces Committee  
Meeting Held On Wednesday 9<sup>th</sup> April 2025 at 19.30 Winterton Hall, Plaistow**

**Attendees Parish Councillors:** Paul Jordan (Acting Chair); Sarah Denyer; Doug Brown; Andrew Woolf.

Tree Warden David Lugton. Jon Pearce Ifold estates representative.

One member of the public.

Jane Bromley Parish Council Clerk.

**P/25/28 Apologies for absence:** Apologies received and accepted from Parish Councillor Sophie Capsey.

**P/25/29 Disclosure of interests:** None.

**P/25/30 Minutes: RESOLVED** to approve the Minutes of the Planning & Open Spaces Committee meeting held on [11<sup>th</sup> March 2025](#) and resolved to sign them by Secured Signing in accordance with Standing Order 12(g).

**P/25/31 Public participation.** None.

**P/25/32 Planning Applications**

**Tree applications:**

None

**SDNP applications:**

None

**Building applications:**

PS/[25/00457/DOM](#) - Magnolia Lodge, Durfold Wood, Plaistow

Single storey front and rear extension, internal alterations and double garage.

No comment.

**APPENDIX A 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 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.

PS/[25/00547/DOM](#) - Hawkesfield, Rickmans Lane, Plaistow  
First floor and ground floor extensions.

No comment.

**APPENDIX B** PS/[25/00218/DOM](#) - 2 Wildacre Close, Ifold.  
Proposed rear conservatory.

The following comments apply should the officer be minded to approve the proposal. The trees subject to TPOs in proximity to the proposal should receive the appropriate protections. The light spill from the conservatory should be mitigated by using appropriate lighting.

**APPENDIX C** PS/[25/00643/ELD](#) - Manor Copse Farm, Oak Lane, Shillinglee, Plaistow,  
Existing lawful development certificate for the erection of a building.

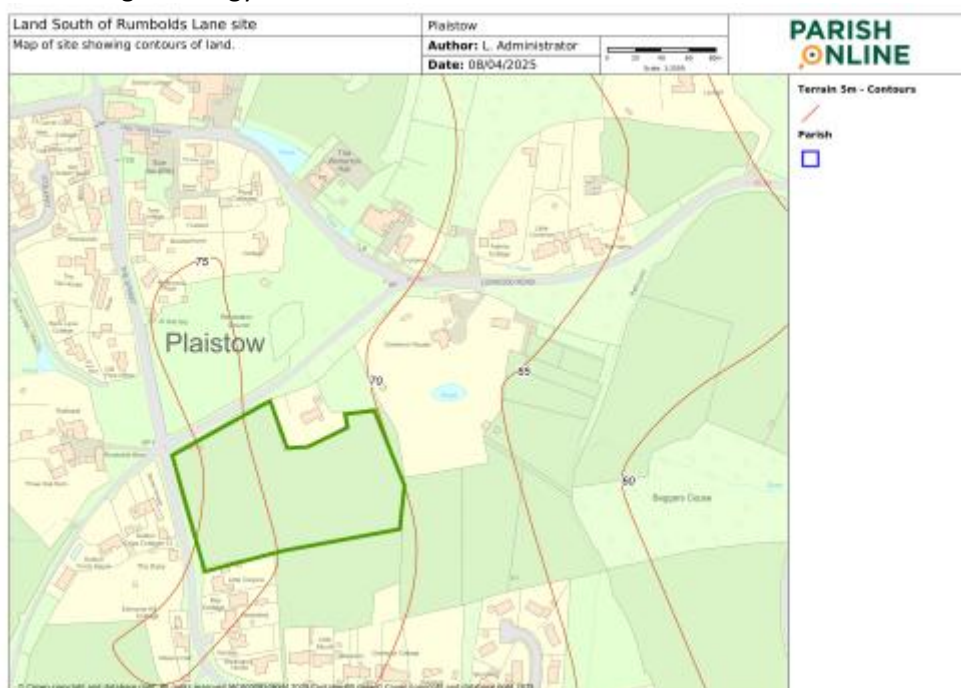
**Object.** This appears to be a duplication of previous applications currently the subject of appeal hearings and a site visit planned for 29<sup>th</sup> April 2025 or taken place earlier and awaiting a decision and the recent refused application 25/00053/ELD.

**APPENDIX D** PS/[25/00443/FUL](#) - Land South Of Rumbolds Lane, Plaistow.  
15 no. dwellings and associated works. Land South Of Rumbolds Lane.

There are documents within the submission which have failed to open:

- Bio Net Gain Metric
- Proposed site/roof plan

The Lighting Assessment (page 9) refers to a slight slope on the site North to South ascertained by a walkover survey. I set out below the contour plan of the site from which it can be ascertained the slope is more than slight. The Flood Risk Assessment and Drainage Strategy document submitted also refers.



The Landscape and Visual appraisal is dated April 2020 and is in relation to a 9-unit site proposal albeit the current 15-unit proposal appears on a substituted map. The appraisal should be carried out again for the correct proposal to make a realistic assessment.

The Statement of Consultation letter to residents refers to this site as allocated in the Neighbourhood Plan 2014 -2029. The Neighbourhood Plan was withdrawn due to an HRA and as such the letter was misleading as the site was never tested at referendum. The situation and proposal has changed and the Planning Committee consider the site should be tested against other sites to arise through the CDC Local Development Scheme process as set out in the Emerging Local Plan.

The Parish Council Planning Committee is unable to consider the application properly until all documents are available and drafted according to the proposal, they ask that the documents be updated, and a re-consultation undergone given the short time until the expiry of the original consultation period, or else an extension of the consultation period to allow this full evaluation.

**Application in Loxwood Parish:**

**APPENDIX E** LX/[25/00631/PIP](#) - Permission in Principle Land East Of Peacocks, Plaistow Road, Loxwood.  
One detached two storey dwelling.

Object. The proposal is outside the settlement and constitutes development in the open countryside which is contrary to Policy 45 of the CDC Local Plan.

**P/25/33 Planning, Appeals and Enforcement decisions.**

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

**P/25/34 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: [24/02480/PLD](#) DCLG Ref No: APP/L3815/X/25/3358727

Land North Of Manor Copse Farm, Oak Lane, Shillinglee,

Proposed Development: Proposed lawful development certificate for use of 15 no. tents and portable compost toilet for purposes of glamping for maximum of 60 stipulated days per annum and maximum of 60 people at any one time. Previously operated under the 28 day rule prior to July 2024

Start Date: 24.02.2025

An appeal has been lodged against the Refusal of Planning Permission or Prior Approval, details shown above. It has been agreed by the Ministry for Housing, Communities and Local Government Planning Inspectorate that the appeal will be dealt with by way of the Written Representation procedure. This means that the

appeal will be decided on written statements of the parties concerned and that no public local inquiry will be held.

Last date for representations 7<sup>th</sup> April 2025.

Representation submitted 12<sup>th</sup> March 2025.

*"The Parish Council supports the Chichester District Council's planning refusal."*

Application No: 24/01574/ELD DCLG Ref No: APP/L3815/X/25/3358707

The Forge - Manor Copse Farm, Oak Lane, Shillinglee,

Proposed Development: Existing lawful development - 1 no. building/shed.

An appeal has been lodged against the Refusal of Planning Permission or Prior Approval, details shown above. It has been agreed by the Ministry for Housing, Communities and Local Government Planning Inspectorate that the appeal will be dealt with by way of the Written Representation procedure. This means that the appeal will be decided on written statements of the parties concerned and that no public local inquiry will be held.

Last date for representations 7<sup>th</sup> April 2025.

Representation submitted 12<sup>th</sup> March 2025:

*"This application has been the subject of many previous similar applications all of which have either*

*Been refused at appeal or are being considered by this appeal or in the case of 25/00053/ELD is subsequent to this appeal listing.*

*The history being:*

*05/03228/ELD-Refused*

*09/02874/FUL-Refused*

*22/00208/ELD*

*22/01630/FUL-Both dismissed at appeal.*

*23/02682/ELD-Refused*

*23/02691/ELD-Refused*

*23/02738/PLD-Refused*

*23/02743/FUL-Refused*

*23/02745/FUL-Refused*

*24/00305/EDL-Refused*

*24/00321/ELD-Refused-Subject to a recent PINs site visit*

*24/01574/ELD-Refused APP/L3815/X/25/3358707*

*25/00053/ELD-Refused"*

## 2. Enforcements Reported:

Enquiry reported 12<sup>th</sup> February 25: Residential occupation of a horsebox Land North West Of Nell Ball Farm Dunsfold Road Plaistow West Sussex 12th February 2025

Response: I refer to your recent enquiry concerning the above matter and write to advise you that an investigation file has been opened for which the case officer will be Sue Payne. In a MEDIUM priority case we aim to carry out a site visit within 10 working days and notify you of our proposed action within 20 working days.

No report.

Report from Enforcement 12<sup>th</sup> February 2025 re 24/00270 - North of Sparrwood Hanger Dunsfold Road

At this stage I have been attempting to liaise with site owner who not locals. However, I am due to visit the site by the end of this week (14/02/25), once done I should have some form of update for you.

Update 4<sup>th</sup> March 25: The site has been visited and the land owner has been served with a Planning Contravention Notice in order to establish further facts. Once that has been received a decision will be made as to the next course of action.

Response from CDC 31<sup>st</sup> March 2025:

*“Upon the Planning Contravention Notice being received and the replies assessed. A retrospective planning application has been invited to retain the wooden barn. A time period of two months has been applied in order to submit the application. Once it is submitted the parish would be informed as part of the consultation process.”*

**RESOLVED** as noted.

**P/25/35      Consultations & Correspondence**

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

None.

**P/25/36      Date next meeting:**

- Planning & Open Spaces Committee meeting 13<sup>th</sup> May 2025, **7.30pm** Kelsey Hall, Ifold.

**The meeting closed at 20.06.**

## APPENDIX A

Eleanor Midlane Ward  
Planning Officer,  
Chichester District Council

12<sup>th</sup> April 2025

Dear Eleanor Midlane Ward

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.

Yours sincerely

## APPENDIX B

Miruna Turland  
Planning Officer,  
Chichester District Council

12<sup>th</sup> April 2025

Dear Miruna Turland

PS/[25/00218/DOM](#) - 2 Wildacre Close, Ifold.

Proposed rear conservatory.

The following comments from the Plaistow and Ifold Planning Committee apply should the officer be minded to approve the proposal. The trees subject to TPOs in proximity to the proposal should receive the appropriate protections. The light spill from the conservatory should be mitigated by using appropriate lighting

Yours sincerely

## APPENDIX C

Sascha Haigh  
Planning Officer,  
Chichester District Council

12<sup>th</sup> April 2025

Dear Sascha Haigh

PS/[25/00643/ELD](#) - Manor Copse Farm, Oak Lane, Shillinglee, Plaistow, Existing lawful development certificate for the erection of a building.

**Object.** The Parish Council Planning Committee considers this the application is the identical location of several other applications including some under appeal, most recently 25/00053/ELD which was Refused 5<sup>th</sup> April 2025.

Yours sincerely

## APPENDIX D

Michael Drake  
Planning Officer,  
Chichester District Council

12<sup>th</sup> April 2025

Dear Michael Drake

[PS/25/00443/FUL](#) - Land South Of Rumbolds Lane, Plaistow.

15 no. dwellings and associated works. Land South Of Rumbolds Lane.

The Parish Council Planning Committee points out that there are documents within the submission which have failed to open online:

Bio Net Gain Metric

Proposed site/roof plan

In addition, the Lighting Assessment (page 9) refers to a slight slope on the site North to South ascertained by a walkover survey. I set out below the contour plan of the site from which it can be ascertained the slope is more than slight. The Flood Risk Assessment and Drainage Strategy document submitted also refers.



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The Parish Council Planning Committee considers it is unable to consider the application properly until all documents are available and drafted according to the proposal, they ask that the documents be updated, and a re-consultation undergone given the short time until the expiry of the original consultation period, or else an extension of the consultation period to allow this full evaluation.

Yours sincerely

**APPENDIX E**

Martin Mew  
Planning Officer,  
Chichester District Council

12<sup>th</sup> April 2025

Dear Martin Mew

LX/[25/00631/PIP](#) - Permission in Principle Land East Of Peacocks, Plaistow Road, Loxwood.  
One detached two storey dwelling.

**Object.** The Parish Council Planning Committee consider that the proposal is outside the settlement and constitutes development in the open countryside which is contrary to Policy 45 of the CDC Local Plan

Yours sincerely

**P/25/33 Planning Decisions, Appeals and Enforcement from the Local Planning Authority – SDNP & CDC Planning Decisions:**

PS/[24/02864/TPA](#) 6 Wildacre Close Ifold Loxwood Billingshurst West Sussex RH14 0TL  
Reduce height by up to 3m, reduce 1 no. lower branch on south sector by 4m and crown lift by up to 5m (above ground level) on 1 no. Oak tree (T33). Reduce south sectors by 3m on 1 no. Birch tree (T28), 1 no. Beech tree (T30), 1 no. Ash tree (T31) and 1 no. Hawthorn tree (T32) subject to PS/90/00788/TPO.  
PERMIT

PS/[25/00053/ELD](#) The Forge Oak Lane Shillinglee Plaistow Godalming West Sussex GU8 4SQ  
Existing lawful development certificate for the siting and use (storage and business) of an outbuilding/shed for more than 10 years.  
REFUSE

PS/24/02279/FUL The Coach House Oak Lane Shillinglee Plaistow  
Change of use of land to seasonal glamping site between 1st April and 30th September each year, and erection of timber shed and compost toilet.  
REFUSE

PS/25/00178/DOM Tanglewood The Ride Ifold Loxwood  
Front porch extension.  
PERMIT



