



**Minutes of the Plaistow and Ifold Parish Council's Planning & Open Spaces Committee
Meeting held on Tuesday 13th May 2025 at 19.30 Kelsey Hall, Ifold**

Attendance: Parish Councillors: Sophie Capsey (Chair); Paul Jordan; Doug Brown; Andrew Woolf.

No members of the public.

Jane Bromley, Parish Council Clerk.

P/25/35 Apologies for absence: Apologies received and accepted from Tree Warden David Lugton.

Non-attendance: Parish Councillor Sarah Denyer and Ifold Estates Representative Jon Pearce.

P/25/36 Disclosure of Interests: Parish Councillor Sophie Capsey declared an interest in 25/00914/DOM as the applicant was a friend.

P/25/37 Minutes: RESOLVED as approved the draft Minutes of the Planning & Open Spaces Committee meeting held on [9th April 2025](#) and the Chair was authorised to sign them by Secured Signing in accordance with Standing Order 12(g).

P/25/38 Public participation. No speakers.

P/25/39 Planning Applications
Tree applications:

[APPENDIX A PS/25/00802/TPA](#) - Wellington House, Rickmans Lane, Plaistow, RH14 0NT

Reduce widths by up to 2.5m (all round), crown lift by up to 5m (above ground level) and crown thin the upper crown by 10% on 1 no. English Oak tree (T1) subject to PS/02/00836/TPO.

The Plaistow and Ifold Parish Council Planning Committee following receiving advice from the Parish Tree Warden comments on the proposals:

The CDC Tree Officer has asked for reductions in percentages rather than in actual metres and awaited the tree surgeons reply and then a full response can be made.

In the interim, the Committee makes no objection to the crown lift as the lower branches would impede larger vehicles.

The application mentions lightly thinning the top but CDC in their heading say 10 % which seems appropriate.

On the pruning of the sides, from the road, the right hand side which is thought to be the Southeast side, will need slightly more removed than the other side. The proposal mentions up to 2.5 Metres, this would be excessive on the left side.

SDNP applications:

COMMENTS SUBMITTED ONLINE: [SDNP/25/01442/HOUS](#) Foundry Farm, Shillinglee Road, Shillinglee, GU8 4SY
Erection of a 3-bay garage with dormer in roof.

The Parish Council Planning Committee considers if the SDNP is minded to approve this application a condition should be imposed that the proposal remains of ancillary purpose to the enjoyment of the main property Foundry Farm, as a garage.

Building applications:

[APPENDIX B PS/25/00914/DOM](#) - 1 Valentines Cottages Plaistow
Demolition of existing outbuilding, construction of ancillary accommodation, garden store and associated landscape works.

The Parish Council Planning Committee considers if CDC are minded to approve this application that the proposed building retains its ancillary purpose. That it does not become an independent residential dwelling and/or turned into a holiday let/business. Namely, that the proposed detached building remains ancillary to the enjoyment of the main dwelling house, known as 1 Valentines Cottages, Dungate Road, Plaistow, RH14 0PJ in perpetuity.

[APPENDIX C PS/25/00979/FUL](#) - Land North West Of Nell Ball Farm, Dunsfold Road, Plaistow, , RH14 0PQ
Section S73a - retention of agricultural access track. 7th May 2025

Objection The applicant has submitted a Design and Access statement for the withdrawn application 25/00234/FUL which states the applicant has owned the land in 2023.

“As a family, they are very passionate about conservation. They have owned the land since 2023 and have already installed owl boxes on site, spent time clearing weeds and ivy and managing the land which had previously been left unattended.”

During the summer of 2024 an enforcement procedure was imposed on the construction of the access track reference 24/00180/OPEDV during which process trees were cleared and hardcore laid to create the track. The Parish Council Planning Committee therefore queries whether a S73a application is appropriate and considers a retrospective Full Planning application should be submitted.

The Planning Committee considers the track is excessive and unnecessary for the small rural operations in this area.

[APPENDIX D PS/25/00973/FUL](#) Land At The Mount Billingshurst 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.

Objection. The Parish Council Planning Committee support CDC original removal of permitted development rights and would **Object** to the removal of this condition.

P/25/40 Planning, Appeals and Enforcement decisions.

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

Land at ZEKA House, Ifold

Appeal reference: APP/L3815/W/25/3363857. Comments due by 4th June 2025.

The Plaistow and Ifold Parish Council Planning Committee support the refusal by CDC of this application. The Committee refer the Inspectorate to the dismissed appeal for a similar application Appeal Ref: APP/L3815/W/23/3332139 Shamba, The Ride, Ifold, RH14 0TQ. The

location of the proposal at a junction of The Drive and Wildacre Close in a rural area contributes to the visual impact of the proposal which should be dismissed as overdevelopment.

P/25/41 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: None.

2. Enforcements Reported:

PS/25/00111/OPEDV -Crouchlands Farm Rickmans Lane
Plaistow RH14 0LE

Your enquiry has been assessed as a MEDIUM priority matter.
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.

The CDC Planning Officer has advised:

This area is within Kirdford and is the subject of a planning application

KD/[24/02060/PA6ABE](#) Where prior approval was not required.

The CDC Officer visited it today and is to do further research he will confirm that whether it is within the remit of the decision next week. We didn't see the application as it is in Kirdford Parish.

RESOLVED as noted.

P/25/42 Consultations & Correspondence

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

The draft response to be considered by the Parish Council at the Full Meeting on 14th May was discussed and so minor changes in relation to where to denote Parish rather than village were discussed and agreed to track change the letter for consideration by Full Council along with the draft letter as a whole.

P/25/43. Date next meeting:

- Planning & Open Spaces Committee meeting 10th June 2025, **7.30pm** Kelsey Hall, Ifold.

The meeting closed at 8.10pm

APPENDIX:

P/25/39 Planning Applications

APPENDIX A

Henry Whitby
Planning Officer
Chichester District Council

14th May 2025

Dear Henry Whitby

[PS/25/00802/TPA](#) - Wellington House, Rickmans Lane, Plaistow, RH14 0NT

Reduce widths by up to 2.5m (all round), crown lift by up to 5m (above ground level) and crown thin the upper crown by 10% on 1 no. English Oak tree (T1) subject to PS/02/00836/TPO.

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The CDC Tree Officer has asked for reductions in percentages rather than in actual metres and awaited the tree surgeons reply and then a full response can be made.

In the interim, the Committee makes no objection to the crown lift as the lower branches would impede larger vehicles.

The application mentions lightly thinning the top but CDC in their heading say 10 % which seems appropriate.

On the pruning of the sides, from the road, the right hand side which is thought to be the Southeast side, will need slightly more removed than the other side. The proposal mentions up to 2.5 Metres, this would be excessive on the left side.

Yours sincerely

J Bromley

APPENDIX B

Miruna Turland
Planning Officer,
Chichester District Council

14th May 2025

Dear Miruna Turland

[PS/25/00914/DOM](#) - 1 Valentines Cottages Plaistow

Demolition of existing outbuilding, construction of ancillary accommodation, garden store and associated landscape works.

The Parish Council Planning Committee considers if CDC are minded to approve this application that the proposed building retains its ancillary purpose, that it does not become an independent residential dwelling and/or turned into a holiday let/business. Namely, that the proposed detached building remains ancillary to the enjoyment of the main dwelling house, known as 1 Valentines Cottages, Dungate Road, Plaistow, RH14 0PJ in perpetuity.

Yours sincerely

J Bromley

APPENDIX C

Benjamin Marshall
Planning Officer,
Chichester District Council

14th May 2025

Dear Benjamin Marshall

[PS/25/00979/FUL](#) - Land North West Of Nell Ball Farm, Dunsfold Road, Plaistow RH14 0PQ
Section S73a - retention of agricultural access track. 7th May 2025

Objection The Parish Council Planning Committee considers the track is excessive and unnecessary for the small rural operations in this area.

The applicant has submitted a Design and Access statement for the withdrawn application 25/00234/FUL which states the applicant has owned the land in 2023.

"As a family, they are very passionate about conservation. They have owned the land since 2023 and have already installed owl boxes on site, spent time clearing weeds and ivy and managing the land which had previously been left unattended."

During the summer of 2024 an enforcement procedure was imposed on the construction of the access track reference 24/00180/OPEDDEV during which process trees were cleared and hardcore laid to create the track.

The Parish Council Planning Committee therefore queries whether a S73a application is appropriate and considers a retrospective Full Planning application should be submitted.

Yours sincerely

J Bromley

APPENDIX D

Eleanor Midlane Ward
Planning Officer,
Chichester District Council

14th May 2025

Dear Eleanor Midlane Ward

[PS/25/00973/FUL](#) Land At The Mount Billingshurst 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.

Objection. The Parish Council Planning Committee support CDC original removal of permitted development rights and would **Object** to the removal of this condition.

Yours sincerely

J Bromley

P/25/40 To receive list of recent Planning Decisions, Appeals and Enforcement from the Local

Planning Authority – SDNP & CDC Planning Decisions:

[PS/25/00221/DOM](#) Roseglen The Lane Ifold RH14 0UL

Proposed detached garage (alternative design as approved under PS23/02906/DOM).

PERMIT

[PS/25/00234/FUL](#) Land Northwest of Nell Ball Farm Dunsfold Road Plaistow

Erection of agricultural barn, polytunnel and construction of associated access track.

WITHDRAWN

[PS/25/00476/DOM](#) 3 The Olde Garden The Lane Ifold RH14 0UH

Single-storey side extension, 1 no. additional window to south elevation and 1 no. bay window to north elevation.

PERMIT

[PS/25/00231/DOM](#) Poundfield Poundfield Lane Ifold Loxwood RH14 0PG

Erection of a single-storey two-bay garage.

PERMIT

[PS/25/00218/DOM](#) 2 Wildacre Close Ifold Loxwood RH14 0TL

Proposed rear conservatory.

PERMIT

[PS/25/00457/DOM](#) Magnolia Lodge Durfold Wood Plaistow RH14 0PL

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

PERMIT

[PS/25/00547/DOM](#) Hawkesfield Rickmans Lane Plaistow RH14 0NT

First floor and ground floor extensions.

PERMIT

