



**Minutes of the Plaistow and Ifold Parish Council's Planning & Open Spaces Committee  
Meeting Held on Tuesday 10<sup>th</sup> February 2026 at 19.30 Kelsey Hall, Ifold.**

**ATTENDANCE Parish Councillors:** Paul Jordan (Acting Chair); Andrew Woolf; Doug Brown; Sarah Denyer. Tree Warden David Lugton. No members of the public. Jane Bromley Parish Council, Clerk.

**P/26/01 Apologies for absence:** Apologies received and accepted from Sophie Capsey.

**P/26/02 Disclosure of interests:** None.

**P/26/03 Minutes**

**RESOLVED** to approve the draft [Minutes of the Planning & Open Spaces Committee meeting held on 9<sup>th</sup> December 2025](#) and resolve to sign them by Secured Signing in accordance with Standing Order 12(g).

**P/26/04 Public participation.** None.

**P/26/05 Planning Applications**

**Tree applications:**

[PS/26/00108/TPA](#) 4 Oak Way, Ifold, RH14 0RU.

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

**The Parish Tree Warden comments** the tree is spindly and between two more substantial trees and he has no objection to the felling.

[PS/25/02711/TPA](#) Silver Birches, The Ride, Ifold, RH14 0TQ

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.

**The Parish Tree Warden agrees** with the CDC Tree Officer that the crown should not be raised on trees by more than 7m.

[PS/26/00011/TCA](#) Little Common, Loxwood Road, Plaistow, RH14 0NX

Fell 1 no. Ash tree.

**The Parish Tree Warden comments** that the tree has ash die back disease and should be felled but requests the tree is replaced by an indigenous tree.

[PS/25/02712/TPA](#) - 4 Oak Way, Ifold, Loxwood, RH14 0RU

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.

**The Parish Tree Warden comments** that the crown should not be raised by more than 7m.

[PS/25/02646/TPA](#) - 28 Ifoldhurst, Ifold, Loxwood, RH14 0TX

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.

**The Parish Tree Warden comments:**

T1 is in close proximity to the back of the garage and the house with some branches overhanging both. It also has epicormic growth at low levels and would benefit from a crown lift, although it is not proposed.

T2 is in close proximity to the boundary. It has amounts of deadwood in the canopy and ivy growing up the tree. The tree would benefit from this ivy being removed at the higher levels. No problem with what is proposed.

T3 is a good specimen tree at the rear of the garden and I have no problem with what is proposed.

The plan with the applications is confusing as the garage is not shown with the proximity of T 1 to it.

**SDNP applications:**

None.

**Building applications:**

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

**No comment.**

### **Additional Application**

PS/[25/03047/FUL](#) - Sparrwood Farm, Dunsfold Road, Plaistow, RH14 0Q

Demolition of an existing agricultural barn and erection of 1 no. residential dwelling, with associated access, parking and landscaping.

**Objection.** The Parish Council Planning Committee considers this application conflicts with Policy NE11 of the Chichester District Local Plan 2021-2039. This Policy seeks to avoid development of isolated homes in rural areas unless special circumstances apply.

Proposing demolition and replacement. the application is no longer re using an existing agricultural building. Planning permission was previously granted 24/00464/PA3Q for the conversion of the agricultural building on the basis that the structure was structurally able to support such a conversion. The proposal no longer aligning with the Local Plan's objective of conserving rural buildings, falls outside the scope of Policy NE11 and now represents unjustified new residential development in the countryside.

The replacement building by reason of scale, form, domestic appearance and permanence would be more visually intrusive than the conversion previously approved, and cause harm to the character and appearance of the rural area. In conflict with Local Plan Policy NE11.

The proposal is also contrary to the intent of the National Planning Policy which seeks to focus development on sustainable locations and avoid unnecessary new housing in the countryside.

### **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."

**RESOLVED** as approved.

### **P/26/06 Planning, Appeals and Enforcement decisions.**

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

**P/26/07 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:

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

DCLG Ref No: 6002136

Little Fitchings, Rickmans Lane, Plaistow, Billingshurst West Sussex RH14 ONT

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

Comments by 17<sup>th</sup> February 2026.

2. Appeal against Enforcement:

None.

3. Enforcements Reported and Issued:

None.

**P/26/08 Consultations & Correspondence**

None.

**P/26/09 Date next meeting:**

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

**The meeting closed at 7.50pm**

**APPENDIX: P/26/06. 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 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 19 from planning permission PS/24/02765/FUL - To remove the restriction on permitted development permissible under Class E (outbuildings)). |

**WITHDRAWN**

DRAFT