



**Notice of the Plaistow and Ifold Parish Council's Planning & Open Spaces Committee
Meeting Tuesday 4th March 2026 at 19.30 Winterton Hall, Plaistow.**

Members of the Parish Council's Planning and Open Spaces Committee are summoned to a meeting on **Tuesday 4th March 2026**. Members of the Press and Public are welcome to attend in person.

Dated 26th 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 202, 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 10th February 2026](#) 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 4th March 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/[26/00230/TPA](#) - 7 The Close, Ifold, Loxwood, RH14 OTP

Reduce height by 3m and reduce widths by 2m (all round) on 1 no.

Common Oak tree (T3). Reduce height by 3m, reduce south sector by 1m (back to previous points), reduce north and west sectors by up to 2.5m and reduce east sector by 1m on 1 no Common Oak tree (T5). Reduce height by 3m and reduce widths by 2m (all round) on 1 no. Common Oak tree (T6).

All subject to PS/89/00786/TPO.

PS/[26/00356/TPA](#) - 4 Oak Way, Ifold, Loxwood, RH14 ORU

Fell 1 no. Oak tree (T14). Tree within Woodland (W1), subject to

PS/97/00812/TPO.

SDNP applications:

None.

Building applications:

PS/[26/00342/FUL](#) - Oak Meadow The Lane Ifold Loxwood

Demolition of existing mobile home and outbuilding, replaced with 1 no. dwellinghouse, 1 no. detached four bay carport/store, installation of air source heat pump and associated landscaping.

PS/[26/00239/PNO](#) - Mountwood Farm The Street Plaistow Billingshurst

Erection of 2 No. general purpose agricultural buildings and associated hard standing

PS/[26/00197/FUL](#) - Winterton Hall, Loxwood Road, Plaistow, RH14 OPX

Replacement of 2 no. external doors on east elevation and 1 no. door on west elevation.

PS/[26/00342/FUL](#) Oak Meadow , The Lane, Ifold, Loxwood, RH14 OUL

Demolition of existing mobile home and outbuilding, replaced with 1 no. dwellinghouse, 1 no. detached four bay carport/store, installation of air source heat pump and associated landscaping.

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:

None.

2. Appeal against Enforcement:

None.

3. Enforcements Reported and Issued:

None.

8 Changes in the Planning System with the NPPF 2026 and increased housing requirement from summer 2026. Discussion

9 Date next meeting:

- Planning & Open Spaces Committee meeting 14th April 2026, **7.30pm** Kelsey Hall, Ifold.

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

PS/25/02520/TPA 4 Oak Way Ifold Loxwood RH14 ORU

Remove lowest southern limb, reduce south sector by 1.5m and crown thin by 15% on 1 no. Oak tree (T17). Remove lowest 3 no. branches (clearance of garage) on 1 no. Oak tree (T18). Crown lift by up to 7m (above ground level), reduce west and south sectors by 3m and remove lowest western limb (clearance of garage) on 1 no. Oak tree (T19). Crown lift by up to 9-10m (above ground level up to crown break), reduce height by 3m, and reduce south-west sector by 3m (to clear from adjacent garage) and reduce remaining widths by 2.5m on 1 no. Oak tree (T20). Fell 1 no. Hawthorn tree (T22). All 5 no. trees are within Woodland W subject to PS/97/00812/TPO.

PERMIT

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.

WITHDRAWN

PS/25/03004/PA3Q Land East Of Foxbridge Farm Foxbridge Lane RH14 OLB

Change of use and extension to disused agricultural building to create 1 no. dwellinghouse (Class C3).

PRIOR APPROVAL REQUIRED HEREBY PERMITTED

PS/26/00011/TCA Little Common Loxwood Road Plaistow RH14 ONX

Notification of intention to fell 1 no. Ash tree.

NOT TO PREPARE A TREE PRESERVATION ORDER

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').

PERMIT

PS/26/00239/PNO Mountwood Farm The Street Plaistow RH14 0PZ

Erection of 2 No. general purpose agricultural buildings and associated hard standing
PRIOR APPROVAL REQUIRED HEREBY PERMITTED

SDNP/25/03992/HOUS Shilstone , Shillinglee Road, Plaistow, West Sussex, GU8 4SY

Replacement front porch to north east elevation, installation of garden hardstanding, replacement of 1 no. roof light with new dormer to south east elevation and centralisation of the clock tower on garage/studio roof.

APPROVED.

APP/L3815/C/25/3372104 Land North of Manor Copse Farm, Oak Lane, Shillinglee, GU8 4SQ

The appeal is made against an enforcement notice issued by Chichester District Council.

- The enforcement notice, numbered PS/75, was issued on 31 July 2025.
- The breach of planning control as alleged in the notice is, without planning permission, the material change of use of Land to a camping site.
- The requirements of the notice are: i) Cease the use of the Land as camping site. ii) Remove the following from the land: bell tents, the horse box sauna, hot tub, camp kitchen with BBQ, Hob and pizza oven, wooden storage shed, compost toilet, toilet and shower block, picnic benches, marquees and other tents.
- The period for compliance with the requirements is two months.

DISMISSED

APP/L3815/X/25/3358727 Manor Copse Farm, Oak Lane, Shillinglee, Plaistow, GU8 4SQ

The development for which a certificate of lawful use or development is sought is described as the use of 15 tents and a portable compost toilet for the purposes of glamping for a maximum of 60 stipulated stays per annum and maximum of 60 people at any one time. Previously operated under the 28 day rule prior to July 2024.

DISMISSED

APP/L3815/W/25/3368755 The Coach House, Oak Lane, Shillinglee, Plaistow, GU8 4SQ

The application for which planning permission is sought is described as a Glamping site for seasonal use between 1st April and 30th September for a maximum of 60 days; 15 x 4.5 meter bell tents; 1 x 6m x 6m freestanding Marquee; 1 x sectional built free standing compost toilet and 1 x sectional free standing timber shed measuring 3.5m x 1.8m(retrospective).

DISMISSED

L3815/X/25/3371010 The Forge, Oak Lane, Shillinglee, Plaistow, GU8 4SQ

The appeal is made under section 195 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991 against a refusal to grant a certificate of lawful use or development (LDC).

- The appeal is made by Mr Paul Hayward against the decision of Chichester District Council.
- The application Ref PS/25/00052/ELD, dated 10 January 2025, was refused by notice dated 5 March 2025.
- The application was made under section 192(1)(a) of the Town and Country Planning Act 1990 as amended.

- The development for which a certificate of lawful use or development is sought is described as the siting and use of (storage and business) of an outbuilding/shed for more than 10 years.

DISMISSED

APP/L3815/X/23/3334659 The Coach House, Oak Lane, Shillinglee, GU8 4SQ

- The appeal is made under section 195 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991 against a refusal to grant a certificate of lawful use or development (LDC).
- The appeal is made by Mr Paul Hayward against the decision of Chichester District Council.
- The application Ref PS/22/02194/ELD, dated 25 August 2022, was refused by notice dated 22 November 2023.
- The application was made under section 191(1)(a) of the Town and Country Planning Act 1990 as amended.
- The development for which a certificate of lawful use or development is sought is described as a mixed use of business activities and private amenity land (Sui Generis).

DISMISSED

