



Minutes of the Plaistow and Ifold Parish Council's Planning & Open Spaces Committee Meeting held on Tuesday 9th December 2025 at 19.30 Kelsey Hall- Small Hall, Ifold.

Attendees: Parish Councillors: Sophie Capsey (Chair); Andrew Woolf; Doug Brown, Paul Jordan; Sarah Denyer (arrived during P/25/102). Tree Warden David Lugton. No members of the public. Jane Bromley Parish Council Clerk.

P/25/98 Apologies for absence: None.

P/25/99 Disclosure of interests: None.

P/25/100 Minutes: RESOLVED to approve the draft [Minutes of the Planning & Open Spaces Committee meeting held on 12th November 2025](#) and resolved to sign them by Secured Signing in accordance with Standing Order 12(g).

P/25/101 Public participation. None.

P/25/102 Planning Applications

Tree applications:

PS/[25/02519/TPA](#) - 4 Oak Way, Ifold, RH14 0RU

Crown lift by up to 7m (above ground level), removal of 1 no. small low limb (at 1m from main stem) on retained lowest limb at 7m (above ground level), reduce height by up to 4m and reduce widths by 1.5m (all round) on 1 no. Oak tree (T1). Crown lift by up to 12m (above ground level) on 10 no. Oak trees (T2-T11). Reduce heights by 33% and reduce south sectors by up to 1.5m on 4 no. Conifer trees (G1). Crown lift by up to 12m (above ground level), reduce south sector by up to 2m on 1 no. Oak tree (T15). Crown lift by removing approx. 10 no. lowest branches by up to 10m (above ground level) and remove lowest branch and reduce lowest branch (touching the corner of the house) by 3.5m, reduce above branches on south sector by 3.5m (over the house) on 1 no. Oak tree (T16). All within Woodland W subject to PS/97/00812/TPO

The Plaistow and Ifold Parish Tree Warden comments:

T1 I have no objection to what is proposed. The lower branches hang down and do need to be removed for safety reasons. A case could be made for limiting the reduction in the height by only 3 meters, but it is marginal.

T2 -T11. On initial consideration it would appear raising the crown by 12 metres is excessive. However, on visiting the site the majority of trees have very spindly

growth at lower levels, with dead wood and it would enable more light to the garden.

For tree T2 it has a couple of more substantial branches lower down but they overhang the neighbours garden and that is why it is proposed raising it to 12 metres. I would prefer if that tree was restricted to say 6 metres but the metres, proposed is meant to help the neighbour.

On trees T4, T5 and T8 there is Ivy growing up into the canopy and I would prefer if that was removed when the tree work is carried out.

T3 .12 meters may be excessive with 6-8 more appropriate.

On T4,T5,T6,T8 and T9 I have no problem with raising the crown to 12 meters due to spindly nature of lower growth.

RE T10 and T11 There is mainly growth over hanging neighbours, rather than in the applicant's garden.6-8 metres again maybe more appropriate for lifting the crown.

T15 and T16 are in very close proximity to the House. In fact two substantial branches of T16 are already touching the roof. Again, crown lifting T 15 to 12 metres appears excessive with 6-8 more appropriate.

T16 The work proposed is required.

Comments submitted online.

PS/[25/02520/TPA](#) -4 Oak Way, Ifold, RH14 0RU

Crown lift by removing lowest 10 no. limbs (including limbs growing towards south-west corner of the property) on 1 no. Oak tree (T17). Remove 2 no. branches up to main branch at 7m on west sector, reduce lower main branch at 7m on west sector by removing the lower part of branch and reducing rest of limb by up to 2.5m and removing epicormic growth from the branch on 1 no. Oak tree (T18). Remove up to 7 no. small branches up to 12m (above ground level), reducing lowest western main branch at 7m by removing lower part of branch by 4.5m back to main branch and reducing the rest of the limb by up to 2.5m on 1 no. Oak tree (T19). Crown lift by up to 12m (above ground level) up to crown break on 1 no. Oak tree (T20). Crown reduce by up to 4m (height and widths) (as one crown) on 2 no. Oak trees (T19 and T20) 1 no. Oak tree (T20). Remove 4 no. lower branches and epicormic growth back to the stem on 1 no. Oak tree (T21). Fell 1 no. Hawthorn tree (T22). All trees within Woodland W subject to PS/97/00812/TPO.

The Plaistow and Ifold Tree Warden comments:

All the trees subject to this application are in the front garden. At first sight some of the suggestions look excessive but the trees have not been touched for many years and do need work.T17 is in very close proximity to the House and T18 to the side of the garage.T17 no objection to what is planned .This will remove branches in very close proximity to the House.

T18 The branches proposed to be removed are very spindly and either intertwined with the adjoining tree T17 or overhanging a neighbour's garden.

T 21 no problem with what is proposed. However, it is a very spindly tree in close proximity to T19 and 20, growing up into the canopy of T20 and in my opinion could be felled to benefit those trees. This would though need another application. T19 and T 20 are as mentioned in close proximity. On the picture the applicant marks where he would propose lifting the crown on both trees. I did not have the requisite equipment but I think that is lower than 12 metres on T 19 .I would have thought more like 8 metres at most. On T20 I would think again 8 metres would be sufficient.

It is suggested Crown reduce by 4 metres. height and width on both T19 and T20 to, in effect, create one crown encompassing both trees. This is a good idea to create one crown. I would suggest this could be achieved by reducing the height of T20 to that of T19. Also, the width reduction would be better at 2-3 metres.

T22 is in a very poor state and should be felled. I pointed out to the owner that he has a drainage ditch alongside the garage which runs to the road but it can be seen that there is part way along a runoff to the base of T22 and this may have contributed to its' poor state. If he plants a replacement tree in the near vicinity this would need to be addressed.

Comments submitted online.

SDNP applications:

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

Removal of single story extension (north) and replace with 2 story extension.

The Plaistow and Ifold Parish Council Planning Committee make no comment.

Building applications:

Ratification of comments made:

PS/[25/02692/PA3Q](#) - Land At Foxbridge Farm, Foxbridge Lane, Kirdford, RH14 0LB
Prior approval for change of use and extension to disused agricultural building to create 1 no. dwellinghouse (class C3).

The Plaistow and Ifold Parish Council would ask that the Planning Officer investigate fully the history of use of this building before coming to a decision.

The Plaistow and Ifold Parish Council RESOLVED to approve the comments made in advance of the Planning meeting to adhere to the deadline for comment submission.

P/25/103 Planning, Appeals and Enforcement decisions.

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

P/25/104 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: 25/00973/FUL DCLG Ref No: 6000963

Land At The Mount, Billingshurst, West Sussex, 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.

All representations must be received by 12th December 2025

The Plaistow and Ifold Parish Council support Chichester District Council in their refusal of this application.

2. Appeal against Enforcement:

None.

3. Enforcements Reported and Issued:

None.

P/25/105 Consultations & Correspondence

None.

P/25/106 Date next meeting:

- Planning & Open Spaces Committee meeting 13th January 2026, **7.30pm** Winterton Hall, Plaistow.

The meeting closed at 7.55pm

APPENDIX: P/25/103 To receive list of recent Planning Decisions, Appeals and Enforcement from the Local Planning Authority – SDNP & CDC Planning Decisions:

PS/25/01872/PLD Shamrear The Ride Ifold Loxwood RH14 0TF
Single storey rear extension. PERMIT

PS/25/01770/FUL Annexe and Adjacent Land North Of Canada Farm Shillinglee Road Shillinglee GU8 4SZ
Change of use of land for the erection of a self-build dwelling and associated works including partial demolition of existing annexe dwelling.
REFUSE

