



**Minutes of the Plaistow and Ifold Parish Council's Planning & Open Spaces Committee  
Meeting Held on Tuesday 11<sup>th</sup> February 2025 at 19.30 Winterton Hall, Plaistow.**

**Attendees** Parish Councillors: Parish Councillors: Sophie Capsey (Chair); Paul Jordan; Sarah Denyer; Doug Brown. No members of the public. Jane Bromley, Council Clerk.

**P/25/10** **Apologies for absence:** Parish Councillor Andrew Woolf. Tree Warden David Lugton.

**P/25/11** **Disclosure of interests:** None.

**P/25/12** **Minutes: RESOLVED** as approved the Minutes of the Planning & Open Spaces Committee meeting held on [8<sup>th</sup> January 2025](#) and resolve to sign them by Secured Signing in accordance with Standing Order 12(g).

**P/25/13** **Public participation.** No speakers.

**P/25/14** **To consider new Planning Applications**  
**South Down National Park Applications:**  
None.

**Tree Applications:**

**APPENDIX A:** [PS/24/02864/TPA](#) - 6 Wildacre Close, Ifold, Loxwood, RH14 OTL Reduce 1 no. lower branch (south sector) by 4m, crown lift by 5m on 1 no. Oak tree (T33). Reduce width on the southern sector by 3m (overhanging) on 2 no. Fir tree, 1 no. Birch tree, 1 no. Beech tree, 1 no. Ash tree and 1 no. Hawthorn tree. All trees subject to LX/90/00788/TPO.

The Parish Council Planning Committee defer comment to the CDC Tree Officer.

**Building Applications:**

**APPENDIX B:** [PS/25/00053/ELD](#) - The Forge, Oak Lane, Shillinglee, GU8 4SQ Existing lawful development certificate for the siting and use (storage and business) of an outbuilding/shed for more than 10 years.

**Object.** This appears to be a duplicate of applications 23/02682/ELD, 24/00306/ELD, 24/00321/ELD which have previously been refused by CDC and are now awaiting a site inspection by a PINs Inspector on 29<sup>th</sup> April 2025. The planning history at this location should be reviewed carefully.

**APPENDIX C:** [PS/24/02880/LBC](#) - Common House, Loxwood Road, Plaistow, RH14 ONX

External repairs including re-roofing and tile hanging, reduce height of chimney on west elevation and replace roof light with conservation roof light.

The Parish Council Planning Committee make no comment defer comment to listed building officer.

**APPENDIX D:** [PS/24/02279/FUL](#) - The Coach House, Oak Lane, Shillinglee, GU8 4SQ  
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. Reconsult due to incorrect plans.

See [24/02480/PLD](#)

**Object.** The Parish Council Planning Committee supports CDCs comments on Water Neutrality and Biodiversity. The Surrey/ Sussex Border path over looks this site on the northern edge.

The site has a Temporary Event License applied for is for 250 occupants over 3 days in May and the provision of bottled water for this number of people would not be sustainable.

**APPENDIX E:** [PS/25/00234/FUL](#)- Applejack Farm. Land West of Nell Ball Farm, Dunsfold Road, Plaistow. RH14 OBF

Erection of an agricultural barn. Polytunnel and construction of associated access track.

**Object.** The Parish Council Planning Committee refer the Planning Officer to a similar application 20/01448/FUL at Land North of Sparrwood Farm where the PINs Inspector dismissed the appeal APP/L3815/W/21/3267356 and commented “The main issues are whether the proposal is justified in this location and the effect on the character and appearance of the countryside.”

The site is outside a settlement area and therefore is considered as countryside for the purposes of planning.

Policy 45 of the Local Plan 2014 -2029 states: that within the countryside, development will be granted where it requires a countryside location and meets the essential, small scale, and local need which cannot be met within or immediately adjacent to existing settlements. Planning permission will be granted where it can be demonstrated that: 1) the proposal is well related to an existing farmstead or group of buildings, or located close to an established settlement; and, 2) the proposal is complementary to and does not prejudice any viable agricultural operations on a farm and other existing viable uses; and 3) proposals requiring a

countryside setting ensure that their scale, siting, design and materials would have minimal impact on the landscape and rural character of the area.

This application fails the requirements of Policy 45.

The bulk and mass of the proposal is excessive for the area to be cultivated and the proposal is independent and not complimentary to any other farmstead or group of buildings

The Parish Council Planning Committee notes there is no agricultural appraisal document to support this application to enable consideration of proposals for foul sewage and animal waste.

**APPENDIX F:** [PS/25/00178/DOM](#) Tanglewood, The Ride, Ifold. RH14 OTF  
Front porch extension

No comment

**APPENDIX G:** [PS/25/00306/TCA](#) Land at Todhurst Manor, The Street, Plaistow.  
RH14 OPY  
Notification to fell 2 no. Conifer Trees.

No comment.

**P/25/15** **Planning, Appeals and Enforcement decisions.**  
Recommendation: - To receive list of recent Planning decisions, ([appended below](#)),

**P/25/16** **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: None.

**P/25/17** **Consultations & Correspondence**  
Recommendation: - To consider any consultation(s) and correspondence and add to a future agenda where necessary.  
None.

**P/25/18** **Date next meeting:**

- Planning & Open Spaces Committee meeting 11<sup>th</sup> March 2025, **7.30pm**  
Kelsey Hall, Ifold.

**Meeting closed 8.20pm**

**APPENDIX A**

Henry Whitby  
Planning Officer, Chichester District Council

12<sup>th</sup> February 2025

Dear Henry Whitby

[PS/24/02864/TPA](#) - 6 Wildacre Close, Ifold, Loxwood, RH14 OTL

Reduce 1 no. lower branch (south sector) by 4m, crown lift by 5m on 1 no. Oak tree (T33). Reduce width on the southern sector by 3m (overhanging) on 2 no. Fir tree, 1 no. Birch tree, 1 no. Beech tree, 1 no. Ash tree and 1 no. Hawthorn tree. All trees subject to LX/90/00788/TPO.

The Parish Council Planning Committee defer comment to the CDC Tree Officer.

Yours sincerely

**APPENDIX B**

Eleanor Midlane Ward  
Planning Officer, Chichester District Council

12<sup>th</sup> February 2025

Dear Eleanor Midlane Ward

[PS/25/00053/ELD](#) - The Forge, Oak Lane, Shillinglee, GU8 4SQ

Existing lawful development certificate for the siting and use (storage and business) of an outbuilding/shed for more than 10 years.

The Plaistow and Ifold Parish Council Planning Committee **Object** to this proposal.

This appears to be a duplicate of applications 23/02682/ELD, 24/00306/ELD, 24/00321/ELD which have previously been refused by CDC and are now awaiting a site inspection by a PINs Inspector on 29<sup>th</sup> April 2025. The planning history at this location should be reviewed carefully.

The site is visible from a Public Right of Way to the north of the site and an Ancient Woodland to the east.

Yours sincerely

**APPENDIX C**

Eleanor Midlane Ward  
Planning Officer, Chichester District Council

12<sup>th</sup> February 2025

Dear Eleanor Midlane Ward

[PS/24/02880/LBC](#) - Common House, Loxwood Road, Plaistow, RH14 ONX

External repairs including re-roofing and tile hanging, reduce height of chimney on west elevation and replace roof light with conservation roof light.

The Parish Council Planning Committee make no comment defer comment to listed building officer.

Yours sincerely

## APPENDIX D

Sascha Haigh  
Planning Officer, Chichester District Council

12<sup>th</sup> February 2025

Dear Sascha Haigh

PS/[24/02279/FUL](#) - The Coach House, Oak Lane, Shillinglee, GU8 4SQ 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. Reconsult due to incorrect plans.

**Object.** The Parish Council Planning Committee supports CDCs comments on Water Neutrality and Biodiversity. The Surrey/ Sussex Border path over looks this site on the northern edge. The site has a Temporary Event License applied for is for 250 occupants over 3 days in May and the provision of bottled water for this number of people would not be sustainable.

Yours sincerely

## APPENDIX E

Benjamin Marshall  
Planning Officer, Chichester District Council

12<sup>th</sup> February 2025

Dear Benjamin Marshall

PS/[25/00234/FUL](#)- Applejack Farm. Land West of Nell Ball Farm, Dunsfold Road, Plaistow. RH14 0BF Erection of an agricultural barn. Polytunnel and construction of associated access track.

**Object.** The Parish Council Planning Committee refer the Planning Officer to a similar application 20/01448/FUL at Land North of Sparrwood Farm where the PINs Inspector dismissed the appeal APP/L3815/W/21/3267356 and commented "The main issues are whether the proposal is justified in this location and the effect on the character and appearance of the countryside."

The site is outside a settlement area and therefore is considered as countryside for the purposes of planning.

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This application fails the requirements of Policy 45.

The bulk and mass of the proposal is excessive for the area to be cultivated, and the proposal is independent and not complimentary to any other farm stead or group of buildings

The Parish Council Planning Committee notes there is no agricultural appraisal document to support this application to enable consideration of proposals for foul sewage and animal waste.

Yours sincerely

## APPENDIX F

Miruna Turland  
Planning Officer, Chichester District Council

12<sup>th</sup> February 2025

Dear Miruna Turland

[PS/25/00178/DOM](#) Tanglewood, The Ride, Ifold. RH14 OTF  
Front porch extension

The Parish Council Planning Committee make **No comment** on this application.

Yours sincerely

## APPENDIX G

Henry Whitby  
Planning Officer, Chichester District Council

12<sup>th</sup> February 2025

Dear Henry Whitby

[PS/25/00306/TCA](#) – Land at Todhurst Manor The Street Plaistow RH14 OPY  
Notification of intention to fell 2 no. conifer trees.

The Parish Council Planning Committee defer comment to the CDC Tree Officer.

Yours sincerely

## **P/25/15 list of recent Planning Decisions, Appeals and Enforcement from the Local Planning Authority – SDNP & CDC Planning Decisions:**

[PS/23/02518/FUL](#) Land At Zeka House The Drive Ifold Loxwood RH14 OTE  
1 no. additional detached two-bedroom dwelling.  
REFUSE

[PS/24/02524/DOM](#) Streeters Farm Rickmans Lane Plaistow RH14 OLD  
Conversion of existing barn into habitable living space. Demolition of 1 no. outbuilding and reduction of 1 no. existing outbuilding.  
PERMIT

[PS/24/02480/PLD](#) Land North Of Manor Copse Farm Oak Lane Shillinglee GU8 4SQ  
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  
REFUSE

[PS/24/02698/PA1A](#) 2 Wildacre Close Ifold Loxwood RH14 OTL  
Single storey extension to the rear (a) rear extension - 5m (b) maximum height - 3.70m (c) height of eaves - 2.40m.  
PLANNING PERMISSION REQUIRED

[PS/24/02346/DOM](#) Cedar Croft Hogwood Road Ifold RH14 OUG  
First floor extension and alterations to dormers. Re-cladding of the building and new 4 bay open garage.  
PERMIT

[PS/24/02765/FUL](#) Gatliff House Loxwood Road Plaistow RH14 ONY

Demolition of all existing buildings and hard standing, 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).

PERMIT

[PS/24/02661/DOM](#) North Pound Cottage Shillinglee Road Shillinglee GU8 4SZ

Single storey rear extension and replacement utility room creating link (with entrance lobby) between existing dwelling and outhouse.

PERMIT

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