

**Minutes of the Plaistow and Ifold Parish Council's Planning & Open Spaces Committee  
Meeting held on Wednesday 8<sup>th</sup> January 2025 at 19.30 Kelsey Hall, Ifold.**

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

**Apologies for absence:** Received and reason accepted from Parish Councillor Paul Jordan.

P/25/01

**P/25/02** **Disclosure of interests:** None.

**P/25/03** **Minutes:** The Planning Committee **RESOLVED** to approve the draft Minutes of the Planning & Open Spaces Committee meeting held on [10<sup>th</sup> December 2024](#) and to sign them by Secured Signing in accordance with Standing Order 12(g).

**P/25/04** **Public participation.** No speakers.

**P/25/05** **To consider new Planning Applications**  
**South Down National Park Applications:**

None.

**Tree Applications:**

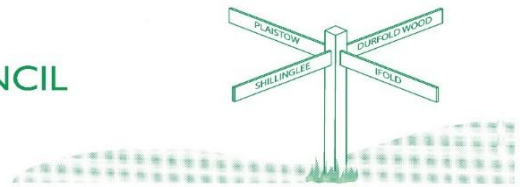
[APPENDIX A PS/24/02339/TPA](#) - Sylvania Copse, Plaistow Road, Ifold, RH14 0TU  
Remove 1 no. branch on south sector and 1 no. branch on east sector 1 no. Oak tree (quoted as T1), remove 2 no. branches on south sector on 1 no. Oak tree (quoted as T2), remove 1 no. branch on north-east sector on 1 no. Oak tree (quoted as T3), crown lift (all round) by 3.5-4m (above ground level) on 1 no. Hornbeam tree (quoted as T4), reduce height by 3m and reduce all sectors by 1.5 2m on 1 no. Hawthorn tree (quoted as T5), height reduce by 2-3m on 1 no. Oak tree (quoted as T11), fell 1 no. Ash tree (quoted as T12) and reduce height by 3m and reduce sectors (all round) by 2m on 1 no. Liquid Amber reduce tree (quoted as T13), all trees within Area, A1 subject to PS/03/00837/TPO.

No Comment. The Parish Council Planning committee would like to see a replacement planted for the felled Ash tree.

**Building Applications:**

[APPENDIX B PS/24/02765/FUL](#) - Gatliff House, Loxwood Road, Plaistow, RH14 0NY  
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).

The previously stated conditions as set for 23/01409/FUL to remain.



[APPENDIX C PS/24/02279/FUL](#) The Coach House, Oak Lane, Shillinglee, GU8 4S  
Glamping Site: Seasonal use between 1st April and 30th September Maximum 60 days use between this period. 15 x 4.5-meter diameter Bell Tents 1 x 6m x 6m freestanding Marquee 1 x sectional built free standing compost toilet 1 x sectional free standing timber shed 3.5m x 1.8m Tents to be taken down during the winter and stored in the timber shed.

Object. The previous comments on application 24/022480/PLD remain plus lack of public transport and effect of glamping on rural area.

- P/25/06**      **Planning, Appeals and Enforcement decisions.**  
Recommendation: - To receive list of recent Planning decisions, ([appended below](#)), None to review.
- P/25/07**      **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.
1. Appeals Listed: None
  2. Enforcements Reported: None.
- P/25/08**      **Consultations & Correspondence**  
Recommendation: - To consider any consultation(s) and correspondence and add to a future agenda where necessary.  
None to review.
- P/25/09**      **Date next meeting:**
- Planning & Open Spaces Committee meeting 28<sup>th</sup> January 2025, **7.30pm** Kelsey Hall, Ifold.
  - Planning & Open Spaces Committee meeting 11<sup>th</sup> February 2025, **7.30pm** Winterton Hall, Plaistow.
- The meeting closed at 20.15**

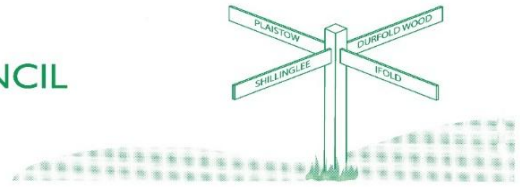
## APPENDIX:

P/25/05 To consider new Planning Applications.

### APPENDIX A

#### Submitted online:

The Parish Council would like to see a replacement planted if the Ash tree is felled.



**APPENDIX B**

Freya Divey  
Planning Officer  
Chichester District Council

9<sup>th</sup> January 2025

Dear Freya Divey,

PS/24/02765/FUL - Gatliff House, Loxwood Road, Plaistow, RH14 0NY

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).

Plaistow and Ifold Parish Council considered the above application at its Planning and Open Spaces Committee meeting on 9<sup>th</sup> February 2024 and makes the following comments: -

The Parish Council notes that Gatliff House was previously called Valtony, and its relevant planning history under that former name.

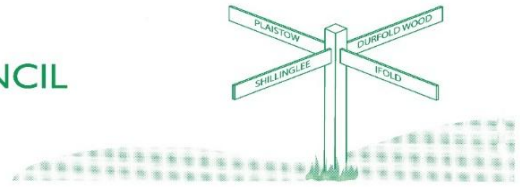
The Council respectfully requests that the Planning Officer does due diligence and satisfies themselves that the development can satisfactorily achieve the required water neutrality standards. The Council notes that the 2-bedroom annexe guest accommodation does not include any kitchen facilities, which it considers unusual given its separation within the site from the main dwelling house.

The Parish Council respectfully asks that the Planning Officer ensures that future kitchen facilities will not be added, thereby altering the current water neutrality and offsetting calculations.

If the LPA is so minded to approve the application, the Parish Council respectfully asks the Planning Officer to impose a condition that all the auxiliary accommodation and buildings on the site (annexe, pool building and pavilion) remain ancillary to the enjoyment of the main dwelling house, known as Gatliff House, Loxwood Road, Plaistow, RH14 0NY and/or Valtony, Loxwood Road, Plaistow, RH14 0NY in perpetuity; and permitted development rights are removed to prevent any of the auxiliary accommodation and buildings on the site from becoming used as separate and independent dwellings in the future.

Yours sincerely

*J Bromley*



**APPENDIX C**

Sascha Haigh  
Planning Officer,  
Chichester District Council  
East Pallant House,  
1 East Pallant  
Chichester. PO19 1TY

9<sup>th</sup> January 2025

Dear Sascha Haigh

PS/24/02279/FUL The Coach House, Oak Lane, Shillinglee, GU8 4S

Glamping Site: Seasonal use between 1st April and 30th September Maximum 60 days use between this period. 15 x 4.5-meter diameter Bell Tents 1 x 6m x 6m freestanding Marquee 1 x sectional built free standing compost toilet 1 x sectional free standing timber shed 3.5m x 1.8m Tents to be taken down during the winter and stored in the timber shed.

The Plaistow and Ifold Parish Council Planning Committee **Object** to this proposal. The Council notes the refusal of application 24/02480/PLD and reiterates its previous comments with regard to this application.

There is a Public Right of Way visible to the north of the site and an Ancient Woodland to the east. The Planning Officer will be aware of the complaint raised by the Parish Council and residents as to trespassing and noise arising from the recent summer 2024 event held in this location. The Committee is concerned as to an increase in water consumption for the area and note the proposed shed on site and query whether this is proposed as a temporary structure? The Committee query whether why a 60-day period rather than 28 day is needed?

Optional Caravan for Retreats available for cooking facilities.  
Adjacent to Public Access National Forest Land  
Space for additional vans and tents.

**Prices..**

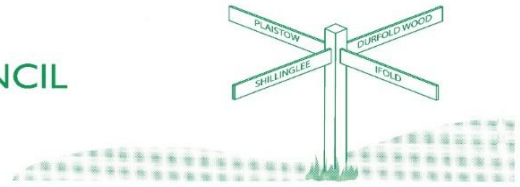
**Exclusive Use of Retreat/ Party Space** [15 Bell Tents and Marquee, for up to 30 people (facilitators included)]:

- £1500 per night
- £2000 for the weekend

**Glamping Tents available individually:** £100/night

**Camping Facilities for Tents of Camper Vans:** £20/night for up to 2 people, additional people £10 per head.

This advert was seen by residents this summer in connection with this site.



Further advertisement is available via the link below:

[Anam Cara Retreat Centre | West Sussex Countryside | Soul-Workers | Anam Cara Retreat Centre](#)

In addition, the location is not serviced by public transport and can therefore be considered unsustainable. The proposal would make changes to the immediate landscape and would be at odds with the rural character of the landscape.

Yours sincerely

*J Bromley*

P/25/06 To receive list of recent Planning Decisions, Appeals and Enforcement from the Local Planning Authority –

SDNP & CDC Planning Decisions

**PS/24/02480/PLD** Land North Of Manor Copse Farm Oak Lane Shillinglee Plaistow 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 Billingshurst West Sussex RH14 0TL

Single storey extension to the rear (a) rear extension - 5m (b) maximum height - 3.70m (c) height of eaves - 2.40m.

**Planning Permission Required**