



**Minutes of the Plaistow and Ifold Parish Council's Planning & Open Spaces Committee
Meeting Held on Tuesday 11th March 2025 at 19.30 Kelsey Hall, Ifold.**

Attendance Parish Councillors: Sophie Capsey (Chair); Doug Brown; Sarah Denyer.
Two members of the public. Jane Bromley Clerk.

P/25/19 **Apologies for absence:** Parish Councillors: Andrew Woolf and Paul Jordan

2P/25/20 **Disclosure of interests:** None.

3P/25/21 **Minutes: RESOLVED** to approve the draft Minutes of the Planning & Open Spaces Committee meeting held on [11th February 2025](#) and resolve to sign them by Secured Signing in accordance with Standing Order 12(g).

P/25/22 **Public participation.** The applicant for 25/00234/FU 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. This application was objected to by the Planning Committee at their February 2025 meeting.

The applicant spoke to describe their activities on the site which involved the raising and breeding of rare historic breeds of chickens, goats and pigs and the planting of old species of apple trees. Charcoal burning in an environmentally friendly way was carried out on the site. Horseboxes were currently on site to store animal feed and produce but a barn is needed for the storage of equipment and to replace the storage currently provided by the horseboxes.

A CDC Officer had visited the site and the applicant advised the Officer had been supportive but advised as the Parish Council had objected to the proposals a CDC Planning Committee meeting would be held to decide on the application.

The applicant had come to the Planning Committee meeting to ask if the Parish would remove their objection to the proposals.

Councillor Capsey advised the Planning Committee would reconsider the application and their response, if updated plans were submitted and CDC chose to reconsult.

P/25/23 **Planning Applications**

Tree applications:

None

SDNP applications:

None

Building applications:

[APPENDIX A 25/00379/PA3Q](#) Land South East Of Mountwood Farm The Street Plaistow Billingshurst West Sussex RH14 0PZ
Conversion of 1 no. field barn to form 2 no. dwellings.

The CDC Officer to be referred to the original application 17/01338/FUL
Erection of livestock building (retrospective) and conditions imposed
when the application for a field barn was permitted in particular
condition 4

“4) If the use of this building for agricultural purposes ceases the building shall be demolished and all resultant materials removed from the site within three months of the use ceasing. Reason: To accord with policy since buildings of this size are only permitted in the countryside if they are essential to meet the needs of agriculture.”

[APPENDIX B 25/00221/DOM](#) Roseglen The Lane Ifold Billingshurst West Sussex RH14 0UL
Proposed detached garage (alternative design as approved under PS23/02906/DOM).

The proposal if approved should have a condition imposed such that the building must remain ancillary to the main property perpetually.

[APPENDIX C 24/02858/DOM](#) Springfields Chalk Road Ifold Loxwood Billingshurst West Sussex RH14 0UD
Replacement of existing conservatory with single-storey rear extension. Single-storey front extension to store/utility outbuilding to link with main dwelling, with alterations to fenestration.

No comment.

[APPENDIX D PS/25/00476/DOM](#) - 3 The Olde Garden, The Lane, Ifold
Single-storey side extension, 1 no. additional window to south elevation and 1 no. bay window to north elevation.

Refer to conditions imposed via permitted application 14/02986/OUT

[APPENDIX E PS/25/00291/FUL](#) - Roseglen, The Lane, Ifold
16 no. solar panel array at rear of paddock and associated works.

Structures present along the cable run are not portrayed on the block plan unless they have recently been demolished.

[APPENDIX F PS/25/00231/DOM](#) - Poundfield, Poundfield Lane, Ifold
Erection of a single-storey two-bay garage.

The proposal if approved should have a condition imposed such that the building must remain ancillary to the main property perpetually.

P/25/24 Planning, Appeals and Enforcement decisions.

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

Resolved as noted.

P/25/25 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: [24/02480/PLD](#) DCLG Ref No: APP/L3815/X/25/3358727

Land North Of Manor Copse Farm, Oak Lane, Shillinglee,

Proposed Development: 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
Start Date: 24.02.2025

An appeal has been lodged against the Refusal of Planning Permission or Prior Approval, details shown above. It has been agreed by the Ministry for Housing, Communities and Local Government Planning Inspectorate that the appeal will be dealt with by way of the Written Representation procedure. This means that the appeal will be decided on written statements of the parties concerned and that no public local inquiry will be held.

Last date for representations 7th April 2025.

RESOLVED to support the CDC refusal of the application.

Application No: [24/01574/ELD](#) DCLG Ref No: APP/L3815/X/25/3358707

The Forge - Manor Copse Farm, Oak Lane, Shillinglee,

Proposed Development: Existing lawful development - 1 no. building/shed.

An appeal has been lodged against the Refusal of Planning Permission or Prior Approval, details shown above. It has been agreed by the Ministry for Housing, Communities and Local Government Planning Inspectorate that the appeal will be dealt with by way of the Written Representation procedure. This means that the appeal will be decided on written statements of the parties concerned and that no public local inquiry will be held.

Last date for representations 7th April 2025.

RESOLVED to remind the Inspectorate of the previous refused applications for this proposal.

05/03228/ELD- Refused

09/02874/FUL- Refused

22/00208/ELD

22/01630/FUL

-Both dismissed at appeal.

23/02682/ELD- Refused
23/02691/ELD- Refused
23/02738/PLD- Refused
23/02743/FUL- Refused
23/02745/FUL- Refused
24/00305/EDL- Refused
24/00321/ELD- Refused
- Subject of a recent PINs site visit
24/01574/ ELD- Refused APP/L3815/X/25/3358707
25/00053/ELD- Refused

2. Enforcements Reported:

Enquiry reported 12th February 25: Siting of a shipping container and the construction of a track and hard standing area Land North West Of Nell Ball Farm, Dunsfold Road, Plaistow, West Sussex,
Response: I refer to your enquiry about the above matter. A planning application (25/00234/FUL) is now pending consideration. Until determination of this application, enforcement action is in abeyance.

Enquiry reported 12th February 25: Residential occupation of a horsebox Land North West Of Nell Ball Farm Dunsfold Road Plaistow West Sussex
12th February 2025
Response: I refer to your recent enquiry concerning the above matter and write to advise you that an investigation file has been opened for which the case officer will be Sue Payne. In a MEDIUM priority case we aim to carry out a site visit within 10 working days and notify you of our proposed action within 20 working days.

Report from Enforcement 12th February 2025 re 24/00270 - North of Sparrwood Hanger Dunsfold Road
At this stage I have been attempting to liaise with site owner who not locals. However, I am due to visit the site by the end of this week (14/02/25), once done I should have some form of update for you.
Update 4th March 25: The site has been visited and the land owner has been served with a Planning Contravention Notice in order to establish further facts. Once that has been received a decision will be made as to the next course of action.
RESOLVED to note the enforcement action.

P/25/26 Consultations & Correspondence

Recommendation: - To consider any consultation(s) and correspondence and add to a future agenda where necessary.
None.

P/25/27 Date next meeting:

- Planning & Open Spaces Committee meeting 9th April 2025, 7.30pm Winterton Hall, Plaistow.

P/25/23- APPENDIX A

Eleanor Midlane Ward
Planning Officer,
Chichester District Council

12th March 2025

Dear Eleanor Midlane Ward

25/00379/PA3Q | Conversion of 1 no. field barn to form 2 no. dwellings. | Land South East Of Mountwood Farm The Street Plaistow Billingshurst West Sussex RH14 0PZ

The Parish Council Planning Committee refer the CDC Officer to be referred to the original application 17/01338/FUL | Proposed construction of 1 no. pole barn, 1 no. field shelter and hard standing area and conditions imposed when the application for a field barn was permitted in particular condition 4

“4) If the use of this building for agricultural purposes ceases the building shall be demolished and all resultant materials removed from the site within three months of the use ceasing. Reason: To accord with policy since buildings of this size are only permitted in the countryside if they are essential to meet the needs of agriculture.”

Yours sincerely

APPENDIX B

Miruna Turland
Planning Officer,
Chichester District Council

12th March 2025

Dear Miruna Turland

25/00221/DOM | Proposed detached garage (alternative design as approved under PS23/02906/DOM). | Roseglen The Lane Ifold Billingshurst West Sussex RH14 0UL

The Parish Council Planning Committee request that if the Planning Officer is minded to approve this application a condition should be imposed such that the garage is to remain ancillary to the main property perpetually.

Yours sincerely

APPENDIX C

Eleanor Midlane Ward
Planning Officer,
Chichester District Council

12th March 2025

Dear Eleanor Midlane Ward

24/02858/DOM | Replacement of existing conservatory with single-storey rear extension. Single-storey front extension to store/utility outbuilding to link with main dwelling, with alterations to fenestration. | Springfields Chalk Road Ifold Loxwood Billingshurst West Sussex RH14 0UD

The Parish Council Planning Committee make no comment.

Yours sincerely

APPENDIX D

Eleanor Midlane Ward
Planning Officer,
Chichester District Council
Dear Eleanor Midlane Ward

12th March 2025

PS/25/00476/DOM - 3 The Olde Garden, The Lane, Ifold Single-storey side extension, 1 no. additional window to south elevation and 1 no. bay window to north elevation.

The Parish Council Planning Committee refer the Planning officer to the conditions imposed under permitted application 14/02986/OUT.

Yours sincerely

APPENDIX E

Miruna Turland
Planning Officer,
Chichester District Council

12th March 2025

Dear Miruna Turland

[PS/25/00291/FUL](#) - Roseglen, The Lane, Ifold
16 no. solar panel array at rear of paddock and associated works.

The Parish Council Planning Committee note that structures present along the cable run are not portrayed on the block plan unless they have recently been demolished.

Yours sincerely

APPENDIX F

Eleanor Midlane Ward
Planning Officer,
Chichester District Council

12th March 2025

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PS/25/00231/DOM - Poundfield, Poundfield Lane, Ifold
Erection of a single-storey two-bay garage.

The Parish Council Planning Committee request that if the Planning Officer is minded to approve this application a condition should be imposed such that the garage is to remain ancillary to the main property perpetually.

Yours sincerely

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

[PS/24/02339/TPA](#)

Sylvania Copse Plaistow Road Ifold Loxwood Billingshurst West Sussex 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 widths by 1.5-2m on 1 no. Hawthorn tree (quoted as T5), reduce height by 2-3m and reduce east sector by 2m on 1 no. Oak tree (quoted as T11), fell 1 no. Ash tree (quoted as T12) and reduce height by 3m and reduce widths by 2m on 1 no. Liquidambar tree (quoted as T13). All trees within Area, A1 subject to PS/03/00837/TPO.

PERMIT

PS/23/02796/FULCrouchlands Farm Rickmans Lane Plaistow

Retention of 3 no. temporary Portakabin buildings including 1 no. two storey office and 2 no. single storey Portakabin buildings for a further period of 104 weeks.

REFUSE

PS/24/02880/LBC Common House Loxwood Road Plaistow

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

PERMIT

PS/25/00267/PA6ABE Land Adjacent To Shilstone Shillinglee Road Plaistow

Agricultural Barn and agricultural lean-to.

PRIOR APPROVAL NOT REQUIRED

DRAFT

DRAFT