



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

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

P/26/10 Apologies for absence: Apologies received and accepted from Parish Councillor Paul Jordan.

P/26/11 Disclosure of interests: None.

P/26/12 Minutes: RESOLVED as approved the [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).

P/26/13 Public participation. None.

P/26/14 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.

No comment.

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.

The Plaistow and Ifold Planning Committee comments that the Parish Tree Warden has no objection to the felling.

SDNP applications:

None.

Building applications:

PS/[26/00239/PNO](#) - Mountwood Farm The Street Plaistow Billingshurst
Erection of 2 No. general purpose agricultural buildings and associated
hard standing

The Plaistow and Ifold Planning Committee notes that this application has
already been determined.

PS/[26/00197/FUL](#) - Winterton Hall, Loxwood Road, Plaistow, RH14 0PX
Replacement of 2 no. external doors on east elevation and 1 no. door on
west elevation.

No comment as the Plaistow and Ifold Parish Council are involved with
this application.

PS/[26/00342/FUL](#) Oak Meadow , The Lane, Ifold, Loxwood, RH14 0UL
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.

No objection, however, a condition should be imposed to ensure the
boundary hedging and trees are retained. The entrance gate should
remain as a traditional style rural bar gate.

P/26/15 Planning, Appeals and Enforcement decisions.

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

P/26/16 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.

Appeals Listed:

None.

Appeal against Enforcement:

None.

Enforcements Reported and Issued:

None.

**P/26/17 Changes in the Planning System with the NPPF 2026 and increased housing
requirement for the District from summer 2026.** Summary of discussion set out
below:

The strategic planning authority - Mayor will delaminate areas to concentrate development but the process of planning applications will still be dealt with by the Unitary.

THE NPPF 26 is fundamentally different from existing and past NPPFs in that it will contain policies on national matters, and these policies will play a huge part in considering planning applications. There will, it is envisaged, be many judicial challenges as to whether the NPPF policies are relevant over an issue or whether an the issue is for the Unitary Local Plan. We are all going to have to know our way around the NPPF 26 when considering planning applications.

NNPF 26 will become relevant from early summer26 and override both Local Plan and NP Policies if the matter is covered under a national policy.

5-year land supplies will make all the difference with control. Otherwise NPPF policies on allocating sites for development will override allocations. Any site within a settlement boundary will be considered sustainable. Outside a settlement boundary also if within walking distance of a railway station.

Proposals strongly challenged by NGOs that developers pay to a Nature restoration fund rather than making on site mitigations for biodiversity/ habitat restoration etc. The NRF will be used by Natural England to plan and pay for mitigation projects not necessarily in the same area. consider.

Unitary Planning Committees will be reduced in size max. 11 members all trained. Gov considers decisions made at Committee most often turned over at appeal trying to reduce this.

Part 1 appeals by written representation no new information to be allowed they will be considered on info already submitted and decision by Unitary. Appellant will not be able to respond to the Unitary's comments for refusal. Part 2 new info will be allowed. Part 1 most common.

If AI used it will need to be stated and originator will need to own and understand the AI dialogue. If AI used for proof reading and formatting only no declaration needed.

No real measures to insist on development approved- Gov not sure how to do this.

NP- Local issues only. For instance, individual projects for biodiversity can be iterated but a general biodiversity strategy already in NPPF 26. Active Travel general policy already covered but a specific local network design possible. Sites can still be allocated.

Time frame for local plans 30 months review every 5 years. NPs will need to coincide but should be made easier.

P/26/18 Date next meeting:

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

The meeting closed at 8.15pm

APPENDIX: P/26/15 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 OPZ

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

