



**Minutes of the Plaistow and Ifold Parish Council's Planning & Open Spaces Committee  
Meeting Tuesday 9<sup>th</sup> June 2026 at 19.30 Kesley Hall, Ifold**

**Attendance** Parish Councillors: Sophie Capsey (Chair); Andrew Woolf; Sarah Denyer; Paul Jordan. David Lugton Tree Warden. No members of the public. Jane Bromley, Parish Council Clerk.

**PC/26/35 Apologies for absence:** Parish Councillor Doug Brown

**PC/26/36 Disclosure of interests:** Cllr Jordan declared an interest in 26/01105/DOM being a near neighbour of Redlands.

**PC/26/37 Minutes - RESOLVED** as approved the Minutes of the [Planning & Open Spaces Committee meeting held on 6<sup>th</sup> May 2026](#) and for the Chair to sign them by Secured Signing in accordance with Standing Order 12(g).

**PC/26/38 Public participation.** None.

**PC/26/39 Planning Applications**

**Tree applications:**

[PS/26/00989/TPA](#) Hedge End, 4 Pannells Ash, Hogwood Road, Ifold, RH14 0UP.

Fell 1 no. Oak tree (T1) and 10 no. Hornbeam trees (T9-T13, T15-T19) and 1 no. Silver Birch tree (T23). Crown reduce by 2.5m (to suitable growth points) on 7 no. Oak trees (T2-T8). Crown lift to 4.5m (above ground level) on 1 no. Hornbeam tree (T14). Remove major deadwood on 1 no. Hornbeam tree (T21). Reduce height to 1m (above ground level) and reduce all sectors by 0.5m on 5 no. Holly shrubs (G1 G5 & G7) and 1 no. Portuguese laurel and holly shrubs (G6). Reduce height and south sector (garden side) removing only new growth on 1 no. Conifer hedge (G8). All trees/shrubs & hedge within Woodland, W1 subject to [PS/87/00783/TPO](#) and [PS/99/00821/TPO](#).

**No comment**

**SDNP applications:**

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

Removal of single story extension (north) construction and replace with a two-storey extension.

**No comment**

**Land and building applications:**

[PS/26/01105/DOM](#) - Redlands Farm, Rickmans Lane, Plaistow. RH14 0LD

Single storey extension to north-west elevation of dwelling and renovation of existing pool house.

**No comment**

[PS/26/00936/FUL](#) - Waters Edge, The Drive, Ifold, RH14 0TD

Retrospective section 73a application for change of use of adjacent land to residential garden use in associated with 'Waters Edge, The Drive' including retention of outbuildings for ancillary domestic purposes (workshop/domestic storage/stables).

**Objection.** The area proposed is outside the settlement boundary for Ifold and therefore constitutes development in the countryside. The reasons for refusal (1) of application 24/000847/FUL apply equally to this application, albeit not a dwelling but incongruous structures.

*“The proposed development, by virtue of its expansive footprint would be out of keeping with the other residential dwellings in the area and conflict with the visual amenity of the streetscene, causing it to neither respect nor enhance the character of the surrounding area. The proposed dwelling would therefore be contrary to Policy 33 of the Chichester Local Plan 2014-2029, Policies P1 and P2 of the Chichester Emerging Local Plan 2021-2039 and section 12 of the NPPF 2023.”*

[PS/26/01140/DOM](#) - Woodstream, 10 Ifoldhurst, Ifold, Loxwood, RH14 0TX

Single story side and rear extensions with alterations to fenestration and associated roof works.

**No comment**

[PS/26/01216/DOM](#) - Boundarylands Cottage, Durfold Wood, Plaistow, Billingshurst, West Sussex, RH14 0PN Construction of detached greenhouse.

**No objection** however if the Office is minded to approve the application the Parish Council would recommend that a condition be imposed such that the construction remains ancillary to the Boundarylands Cottage.

[PS/26/01003/FUL](#) – The Old Forge, Shillinglee Road, Shillinglee. GU8 4SY

Change of use of barn to single dwelling and amendments to existing annexe.

**Objection.** This scheme is essentially the same as that refused under 25/00927/FUL where the officer stated in his delegated report that the application did not meet the requirements of development in the countryside as the property proposed did not specifically require a countryside location or meet an essential local rural need. The barn is located outside of any settlement boundary and immediately adjacent to the South Downs National Park boundary. These requirements are now contained with Local Plan Policy NE11. None of the conditions of Policy Local Plan

Policy NE 11 are met by this proposal. The application does not meet the requirements of the NNPF 24 para 84.

A condition imposed when the existing building was approved restricted the building to a use ancillary to the main dwelling.

Condition 6 to the permitted application 13/00519/FUL in this case the barn was referred to as Deer Barn Farm.

*“6) The stables hereby permitted shall not be used other than in association with the use of The Old Forge; as a dwelling and shall not be let out or used for commercial purposes or in connection with any form of riding school.”*

The recent refusal of a local application 25/01104/FUL at appeal sets out in the CDC decision report point 1) reasons for refusal which are applicable in this case.

*“The LPA are not satisfied that the proposal adequately demonstrates that economic uses are unviable by reason of the internal layout of the building which could be altered without grant of planning permission. In the absence of such adequate information, the proposal has not provided sufficient evidence to satisfy the requirements of Policy 46 of the Chichester Local Plan or NE10 of the Emerging Local Plan. Therefore it is considered that the proposal would result new dwelling in the countryside and would be contrary to the spatial hierarchy and requirements of policies 2, 45, 46 of the Chichester Local Plan and S1, S2 and NE10 of the Emerging Local Plan.”*

If the officer is minded to approve the application the Parish Council request conditions are put in place to mitigate light pollution to dark skies as highlighted in the applicants own supporting documentation.

**PC/26/40 Planning, Appeals and Enforcement decisions.**

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

**PC/26/41 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:

[25/01614/PLD](#) 4 Oak Way Ifold Loxwood RH14 0RU  
Installation of front entrance gates.

[26/00698/PNC60](#) Land To The North Of The Coach House, Oak Lane, Shillinglee, Plaistow Godalming West Sussex Proposed Development: 60 day camping notice for weekend use between 1st May and 30th September 2026.  
DCLG Ref No: 6010221 Start Date: 09.06.2026

Support CDC's robust decision to refuse this application. In respect this location has been the subject of numerous dismissed appeals to be noted by the Inspector.

### Planning Applications (37)

- Change of use from agricultural to educational and club facilities.  
Ref. No: 02/00815/COU | Status: Refuse
- Existing prefabricated building and adjoining brick structure currently used for frequent overnight stay, permission required for full residential use.  
Ref. No: 96/02405/COU | Status: Refuse
- Existing prefabricated building and adjoining brick structure, currently used for frequent overnight stay, permission required for full residential.  
Ref. No: 97/01204/FUL | Status: Refuse
- Prefabricated building with attached lean-to and adjoining steel frame structure, having existed in excess of four years.  
Ref. No: 98/00253/ELD | Status: Refuse
- Sale of goods not made/produced on the farm to include agric. ancillaries & assoc. rural goods. Educational use of extng farm facilities, to include that of educating people, especially children, in the ways of agriculture country pursuits.  
Ref. No: 99/00656/COU | Status: Refuse
- Retention of agricultural barn - previously approved through prior notification procedure.  
Ref. No: 99/02691/FUL | Status: Refuse
- Multiple uses for multiple dwellings, dog breeding, pet shop, car dealing, engineering, boat dealing/building corporate activity centre, shooting school, photographic studio, office premises, storage. Mixed use has been continuous and ongoing (since 1992).  
Ref. No: 05/00981/ELD | Status: Refuse
- Residential use of existing single storey building.  
Ref. No: 05/00982/ELD | Status: Refuse
- Residential use of existing building.  
Ref. No: 05/00983/ELD | Status: Refuse
- Residential use of existing single storey building.  
Ref. No: 05/03093/ELD | Status: Refuse
- Residential use of existing building (continuous for more than four years and current at time of this application).  
Ref. No: 05/03096/ELD | Status: Refuse
- Retention of existing building for private garaging/workshop/storage with removal of adjoining pre-fabricated building.  
Ref. No: 05/02271/FUL | Status: Refuse
- Continue residential use of permanent timber structure.  
Ref. No: 05/03228/ELD | Status: Refuse
- Removal of condition no. 10 on planning permission PS/05/03139/FUL.  
Ref. No: 06/00827/FUL | Status: Refuse
- Change of use from existing residential garden and private amenity/sports to club use for yoga, meditation and fitness training.  
Ref. No: 14/01723/COU | Status: Refuse
- Change of use from existing residential garden and private amenity/sports to club use for yoga, meditation and fitness.  
Ref. No: 15/00922/COU | Status: Refuse
- Remove 2no. single garage doors, install 1no. double door, decrease the opening and increase bricks flanks to each side of the door.  
Ref. No: 19/00932/DOM | Status: Refuse

- Remove 2 no. single garage doors, install 1 no. double door, decrease the opening and increase bricks flanks to each side of the door.  
Ref. No: 19/02449/DOM | Status: Refuse
- Existing lawful development certificate for use of land as dwelling house garden.  
Ref. No: 22/00208/ELD | Status: Refuse
- Existing lawful development certificate for the change of use of agricultural land to mixed use of business activities and private amenity land applicable for sui generis status.  
Ref. No: 22/02194/ELD | Status: Refuse
- Existing lawful development - use of land for private amenity, storage and business use.  
Ref. No: 23/02682/ELD | Status: Refuse
- Replacement shed.  
Ref. No: 23/02738/PLD | Status: Refuse
- Demolish 1 no. existing outbuilding and erection of 1 no. new outbuilding.  
Ref. No: 23/02743/FUL | Status: Refuse
- Demolition of 1 no. existing outbuilding and erection of 1 no. new outbuilding.  
Ref. No: 23/02745/FUL | Status: Refuse
- Existing lawful development certificate for the continued use of building as private amenity, storage and business.  
Ref. No: 24/00306/ELD | Status: Refuse
- 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.  
Ref. No: 24/02279/FUL | Status: Refuse
- 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  
Ref. No: 24/02480/PLD | Status: Refuse
- 60 day camping notice for weekend use between 1st May and 30th September 2026.  
Ref. No: 26/00698/PNC60 | Status: ADVGIV

### Planning Enforcements (3)

- Enforcement Enquiry  
Ref. No: 20/00182/CONCOU | Status: Notice Issued
- Enforcement Enquiry  
Ref. No: 24/00241/CONCOU | Status: Case Closed
- Enforcement Enquiry  
Ref. No: 26/00110/CONCOU | Status: Pending Consideration

### 2. Appeal against Enforcement:

**The Coach House**, Shillinglee GU8 4SQ

Breach of enforcement notice PS/75 (dismissed at appeal) being investigated by CDC

**Land East Of Valtony** Loxwood Road Plaistow West Sussex Appeal against PS/73

**Pitts Gate** Loxwood Road Plaistow Billingshurst West Sussex RH14 ONY Appeal against PS/74

3. Enforcements Reported and Issued:

**Applejack Farm**

Mobile home located on site. Investigation pending.

**PC/26/42**

**Date next meeting:**

- Planning & Open Spaces Committee meeting 13<sup>th</sup> July 2026, **7.30pm** Kelsey Hall, Ifold.

**The meeting closed at 8.07pm**

**APPENDIX: 6. To receive list of recent Planning Decisions, Appeals and Enforcement from the Local Planning Authority – SDNP & CDC Planning Decisions:**

[PS/26/00760/DOM](#) 4 Oak Way Ifold Loxwood Billingshurst West Sussex RH14 0RU

Two storey rear and single storey side extensions, and associated works. (Variation of condition 2 of permission 25/00714/DOM - alterations to external porch).

PERMIT

[PS/26/00342/FUL](#)

Oak Meadow The Lane Ifold Loxwood West Sussex 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.

REFUSE

[PS/26/00836/PA1AA](#)

Berberis Loxwood Road Plaistow Billingshurst West Sussex RH14 0PE

Prior Approval - No. 1 additional storey to the existing bungalow.

PRIOR APPROVAL REQUIRED HEREBY PERMITTED

[25/01104/FUL](#) Little Flichings Rickmans Lane Plaistow RH14 0NT

Occupation of existing two bedroom annexe as a single dwellinghouse.

Appeal Dismissed

