



Minutes of the Plaistow and Ifold Parish Council's Planning & Open Spaces Committee
Meeting held on Wednesday 9th July 2025 at 19.30 Winterton Hall, Plaistow

Attendance **Parish Councillors:** Sophie Capsey (Chair); Paul Jordan; Doug Brown; Sarah Denyer (arrived during P/25/56), One member of the public. Jane Bromley Parish Council Clerk.

P/25/53 **Apologies for absence:** Received and accepted from Tree Warden David Lugton.

P/25/54 **Disclosure of interests:** None.

P/25/55 **Minutes**

RESOLVED: To approve the Minutes of the Planning & Open Spaces Committee meeting held on [10th June 2025](#) and resolved to authorise the Chair to sign them by Secured Signing in accordance with Standing Order 12(g).

P/25/56 **Public participation.** The agent for the application in relation to Land North of Sparrwood Hanger 25/01298/FUL spoke to explain that the current application was smaller than the previous refused application, it used no concrete was open fronted and could be used for both hay storage and for animals. The applicant had farmed the land for many years and was in great need of this building for her farming activities.

P/25/57 **Planning Applications**

Tree applications:

[APPENDIX A PS/25/01393/TCA](#) - Adams Cottage, Loxwood Road, Plaistow, Billingshurst, West Sussex, RH14 0NX

Notification of intention to fell 2 no. Ash trees (T5 & T6) and 1 no. Willow tree (T7), in front of property/driveway. Fell 1 no. Apple tree (T1), 1 no. Silver Birch tree (T2), 1 no. Bay tree (T3), 7 no. Ash trees (T8-T14). Crown lift and removal epicormic growth to 3m (above ground level) on 1 no. Oak tree (T4), all in rear/back garden.

The Planning Committee submit the following comments from the Plaistow and Ifold Tree Warden

No objection to the planned works. The trees are not subject to TPOs but they are in the conservation area. The Ash trees show extensive die back and should be felled. The large Ash tree has hardly any leaves.

I could not see the apple or bay tree easily to make a judgement but if the Apple is leaning then it makes sense to fell before it falls over.

The property has a copse as part of the property with a number of mature trees. I think despite the number of existing trees it would not be unreasonable to ask for some replacements to be planted to replace those being felled.

[APPENDIX B PS/25/01345/TPA](#) - Hickory Hollow, Durfold Wood, Plaistow, RH14 OPL Remove 1 no. limb on west sector of the north trunk at approx. 3m height, remove 1 no. limb on north sector of the north trunk at approx. 6m height, lift the south sector of the south trunk to approximately 6.5m (above ground level), reduce crown by 3m and crown thin by 15% on 1 no. Oak tree (T1). Reduce crown by 3m on 1 no. Oak tree (T6), both trees subject to PS/96/00805/TPO. Reduce crown by 2m and remove of epicormic growth on 1 no. Oak tree (quoted as A1) and fell 1 no. Beech tree (quoted as A6) within Area, A1 subject to PS/96/00805/TPO.

The Planning Committee submit the following comments from the Plaistow and Ifold Tree Warden

No objections to any of the planned work. I could see the dead beech, which is shown in the accompanying photographs.

One of the Oaks T 6, at the front, is overhanging the neighbour's property and is almost touching their roof

My only concern is the power lines that run through both Oak trees at the front as well as telephone lines. I would have thought the relevant electricity company may want to be consulted and ensure the work is carried out without danger to the electricity supply.

SDNP applications:

None.

Building applications:

[APPENDIX C PS/25/01298/FUL](#) - Land North Of Sparrwood Hanger, Dunsfold Road, Plaistow, West Sussex, RH14 0QF
S73a retrospective - erection of 1 no. agricultural barn.

No objection and if the officer is minded to approve the application, conditions on use should be imposed such that the construction remains for

agricultural use only and if it is no longer needed for this purpose it is removed. The barn should be conditioned to remain open fronted. The permitted development rights should be removed and there should be no attachment to the existing stables (on skids).

[APPENDIX D PS/25/01234/DOM](#) - Honeysuckle, The Ride, Ifold, Loxwood.

Detached double garage.

No objection. The previous approved application for a garage 24/02256/DOM should be replaced by this application if approved, and not be in addition to this application as the two buildings would represent over development.

[APPENDIX E PS/25/01219/FUL](#) - Holy Trinity Church, Loxwood Road, Plaistow, RH14 OPE

Internal and external alterations to introduce a single storey rear extension.

No comment.

[APPENDIX F PS/25/01467/DOM](#) - Boundarylands Cottage, Durfold Wood, Plaistow, RH14 OPN

1 no. detached garage on a concrete hard standing.

No comment. If the officer is minded to approve, a condition should be imposed such that the construction remains ancillary to the main property for the use of a garage.

[APPENDIX G PS/25/01200/DOM](#) - The Old Post Office House, The Street, Plaistow, RH14 OPT

Demolition of conservatory, single storey side extension and external alterations.

No comment. This property is a positive property in the Plaistow Conservation Area Appraisal (2013). The chimney construction is an important architectural feature of this property and should be retained as shown in the applicant's plans. The hedging should be retained or else replaced with native species.

Consideration of an out of Parish application:

[APPENDIX H 25/00658/FUL](#) Land To The South, Southwest And Northwest Of Malham Farm And Northwest Of Oakwood Farm Newpound Wisborough Green RH14 OAP. Ext to 25th July

Object on the grounds of access, landscape impact, agricultural land use, and ecological harm.

Additional late arrival application.

[APPENDIX I 25/00927/FUL](#) The Old Forge Shillinglee Road Shillinglee GU8 4SY
Change of use and alterations of equestrian barn to 1 no. dwelling and amendments to existing annex.

Object. The Planning Officer is reminded of 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 barn is located outside of any settlement boundary and immediately adjacent to the South Downs National Park boundary. It does not meet the requirements of Policies 45 and 46 of the CDC Local Plan. The recently refused application in the Parish 25/01104/FUL sets out in the decision report reasons for refusal which are applicable in this case.

The Planning Officer is asked to thoroughly review the structural survey to satisfy themselves that the existing structure is suitable to convert to building control standards without alterations.

The Water Neutrality report starts from a base of water usage from equestrian use when in fact the building has been unused for some time and actual use should therefore be used.

P/25/58 Planning, Appeals and Enforcement decisions.

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

P/25/59 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: Oxencroft Appeal Hearing Inquiry 25th July 25 at Chichester District Council Offices.
2. Enforcements Reported and Issued:
24/00294/OPEDDEV | Erection of a fence adjacent to the highway | Land East Of Valtony Loxwood Road Plaistow

24/00286/OPEDV Replacement fence in excess of 1 metre adjacent to a highway Pitts Gate, Loxwood Road, Plaistow, RH14 0NY

P/25/60 Consultations & Correspondence

Recommendation: - To consider any consultation(s) and correspondence and add to a future agenda where necessary.

P/25/61 Date next meeting:

- Planning & Open Spaces Committee meeting 6th August 2025, **7.30pm** Kelsey Hall, Ifold.

The meeting closed at 8.40pm

APPENDIX to P/25/57

APPENDIX A

Henry Whitby
Planning Officer
Chichester District Council

10th July 2025

Dear Henry Whitby

PS/[25/01393/TCA](#) - Adams Cottage, Loxwood Road, Plaistow, Billingshurst, West Sussex, RH14 0NX
Notification of intention to fell 2 no. Ash trees (T5 & T6) and 1 no. Willow tree (T7), in front of property/driveway. Fell 1 no. Apple tree (T1), 1 no. Silver Birch tree (T2), 1 no. Bay tree (T3), 7 no. Ash trees (T8-T14). Crown lift and removal epicormic growth to 3m (above ground level) on 1 no. Oak tree (T4), all in rear/back garden.

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The property has a copse as part of the property with a number of mature trees. I think despite the number of existing trees it would not be unreasonable to ask for some replacements to be planted to replace those being felled.

Yours sincerely

J Bromley

Jane Bromley
Clerk & RFO: Plaistow and Ifold Parish Council

APPENDIX B

Henry Whitby
Planning Officer
Chichester District Council

10th July 2025

Dear Henry Whitby

PS/[25/01345/TPA](#) - Hickory Hollow, Durfold Wood, Plaistow, RH14 0PL Remove 1 no. limb on west sector of the north trunk at approx. 3m height, remove 1 no. limb on north sector of the north trunk at approx. 6m height, lift the south sector of the south trunk to approximately 6.5m (above ground level), reduce crown by 3m and crown thin by 15% on 1 no. Oak tree (T1). Reduce crown by 3m on 1 no. Oak tree (T6), both trees subject to PS/96/00805/TPO. Reduce crown by 2m and remove of epicormic growth on 1 no. Oak tree (quoted as A1) and fell 1 no. Beech tree (quoted as A6) within Area, A1 subject to PS/96/00805/TPO.

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One of the Oaks T 6, at the front, is overhanging the neighbour's property and is almost touching their roof

My only concern is the power lines that run through both Oak trees at the front as well as telephone lines. I would have thought the relevant electricity company may want to be consulted and ensure the work is carried out without danger to the electricity supply.

Yours sincerely

J Bromley

Jane Bromley
Clerk & RFO: Plaistow and Ifold Parish Council

APPENDIX C

Eleanor Midlane Ward
Planning Officer
Chichester District Council

10th July 2025

Dear Eleanor Midlane Ward

PS/[25/01298/FUL](#) - Land North Of Sparrwood Hanger, Dunsfold Road, Plaistow, RH14 0QF
S73a retrospective - erection of 1 no. agricultural barn.

No objection and if the officer is minded to approve the application, conditions on use should be imposed such that the construction remains for agricultural use only and if it is no longer needed for this purpose it is removed. The barn should be conditioned to remain open fronted. The permitted development rights should be removed and there should be no attachment to the existing stables (on skids).

J Bromley

Jane Bromley
Clerk & RFO: Plaistow and Ifold Parish Council

APPENDIX D

Miruna Turland
Planning Officer
Chichester District Council

10th July 2025

Dear Miruna Turland
PS/[25/01234/DOM](#) - Honeysuckle, The Ride, Ifold, Loxwood.
Detached double garage.

No objection. The previous approved application for a garage 24/02256/DOM should be replaced by this application if approved and not be in addition to this application as the two buildings would represent over development.

Yours sincerely

J Bromley

Jane Bromley
Clerk & RFO: Plaistow and Ifold Parish Council

APPENDIX E

Miruna Turland
Planning Officer
Chichester District Council

10th July 2025

Dear Miruna Turland
PS/[25/01219/FUL](#) - Holy Trinity Church, Loxwood Road, Plaistow, RH14 0PE
Internal and external alterations to introduce a single storey rear extension.

The Parish Council Planning Committee make **No comment** in relation to this application.

Yours sincerely

J Bromley

Jane Bromley
Clerk & RFO: Plaistow and Ifold Parish Council

APPENDIX F

Miruna Turland
Planning Officer
Chichester District Council

10th July 2025

Dear Miruna Turland

PS/[25/01467/DOM](#) - Boundarylands Cottage, Durfold Wood, Plaistow, RH14 0PN

1 no. detached garage on a concrete hard standing.

No comment. If the officer is minded to approve, a condition should be imposed such that the construction remains ancillary to the main property for the use of a garage.

Yours sincerely

J Bromley

Jane Bromley
Clerk & RFO: Plaistow and Ifold Parish Council

APPENDIX G

Miruna Turland
Planning Officer
Chichester District Council

10th July 2025

Dear Miruna Turland

PS/[25/01200/DOM](#) - The Old Post Office House, The Street, Plaistow, RH14 0PT

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No comment. This property is a positive property in the Plaistow Conservation Area Appraisal (2013). The chimney construction is an important architectural feature of this property and should be retained as shown in the applicant's plans. The hedging should be retained or else replaced with native species.

Yours sincerely

J Bromley

Jane Bromley
Clerk & RFO: Plaistow and Ifold Parish Council

APPENDIX H

10th July 2025

Dear Callum Thomas

25/00658/FUL Land to the South and Northwest of Malham Farm and Northwest of Oakwood Farm, Newpound, Wisborough Green RH14 0AP

Plaistow and Ifold Parish Council Planning Committee **OBJECT** to the above planning application on several grounds relating to access, landscape impact, agricultural land use, and ecological harm.

1. Unsuitability of Access via Drungewick Lane

The proposal includes access to Zone 1 of the site via Drungewick Lane, a narrow, single-track rural road with limited passing places. This route is wholly unsuitable for construction traffic and ongoing maintenance vehicles associated with a development of this scale. Drungewick Lane is a linking route between a number of bridleways and footpaths and any increase in use of this road, particularly by HGV and commercial traffic would pose serious safety concerns for residents, pedestrians, cyclists, and equestrians. Moreover, it risks damage to the road's verges and hedgerows and would significantly disrupt the rural tranquillity of the area.

In contrast, access via the B2133, a more robust, wider, and more suitable road infrastructure, would better serve the needs of the development and significantly reduce the adverse impact on the local community. The failure to prioritise this more appropriate route represents poor planning and a lack of consideration for the local environment and residents.

2. Harm to the Visual Character of the Landscape

The proposed solar farm would introduce an extensive area of industrial-scale infrastructure into a predominantly rural and agricultural setting. This would cause significant and irreversible harm to the landscape character, particularly given the visibility of the site from public rights of way and surrounding higher ground. The visual impact would be especially pronounced in a countryside location prized for its natural beauty and open vistas.

3. Loss of Productive Agricultural Land

The proposed development would result in the loss of a substantial area of productive arable agricultural land. At a time when food security and sustainable land use are national priorities, removing viable farmland from production undermines local and broader efforts to maintain agricultural resilience and rural economies.

4. Potential Harm to Wildlife and Habitats

The application area includes a mix of hedgerows, trees, and open fields that currently support a variety of wildlife, including protected species. The construction and operation of a solar farm in this location could lead to the fragmentation of habitats, disturbance during key breeding or foraging times, and a general reduction in biodiversity.

Conclusion

For the reasons stated above, particularly the unsuitability of Drungewick Lane for site access but also the visual harm to the rural landscape, the unjustified loss of productive farmland, and the potential negative impact on wildlife Plaistow and Ifold Parish Council objects to this application.

Yours sincerely

Jane Bromley
Clerk & RFO: Plaistow and Ifold Parish Council

CC MP Andrew Griffiths
CDC Councillors Gareth Evans and Charles Todhunter
WSCC Councillor Janet Duncton

APPENDIX I

Benjamin Marshall
Planning Officer
Chichester District Council

10th July 2025

Dear Benjamin Marshall

[25/00927/FUL](#) The Old Forge Shillinglee Road Shillinglee GU8 4SY
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Yours sincerely

J Bromley

Jane Bromley
Clerk & RFO: Plaistow and Ifold Parish Council

APPENDIX to P/25/58 To receive list of recent Planning Decisions, Appeals and Enforcement from the Local Planning Authority – SDNP & CDC Planning Decisions:

PS/[25/00714/DOM](#) 4 Oak Way Ifold Loxwood Billingshurst West Sussex RH14 0RU

Two storey rear and single storey side extensions, and associated works.
PERMIT

PS/[25/00914/DOM](#) 1 Valentines Cottages Plaistow Billingshurst West Sussex RH14 0PJ
Demolition of existing outbuilding, construction of ancillary accommodation, garden store and associated landscape works.
PERMIT

PS/[25/00443/FUL](#) Land South Of Rumbolds Lane Plaistow Billingshurst RH14 0NS
15 no. dwellings and associated works.
REFUSE

PS/[25/00979/FUL](#) Land North West Of Nell Ball Farm Dunsfold Road Plaistow West Sussex RH14 0PQ
Section S73a - retention of agricultural access track.
PERMIT

PS/[25/01144/TPA](#) 7 Oakfield Plaistow Billingshurst West Sussex RH14 0QD
Crown reduce by 33% on 1 no. Oak tree (T5) subject to PS/71/00770/TPO.
PERMIT

PS/[25/00967/FUL](#) Tucepi The Drive Ifold Loxwood RH14 0TE
Demolition and replacement dwelling.
WITHDRAWN

PS/[25/01104/FUL](#) Little Flitchings Rickmans Lane Plaistow RH14 0NT
Occupation of existing two bedroom annexe as a single dwellinghouse.
REFUSE

PS/[25/01170/LBC](#) Nuthurst Cottage Rickmans Lane Plaistow RH14 0NT
Replacement of 11 no. windows.
PERMIT

DRAFT