



**Minutes of the Plaistow and Ifold Parish Council's Planning & Open Spaces Committee  
Meeting Wednesday 3<sup>rd</sup> September 2025 at 19.30 Winterton Hall, Plaistow.**

**Attendance Parish Councillors:** Sophie Capsey (Chair); Andrew Woolf; Doug Brown; Sarah Denyer. David Lugton Tree Warden. 5 members of the public. Jane Bromley, Clerk.

**P/25/71      Apologies for absence:** Recommendation: - Jon Pearce representation of Ifold Estates Ltd. Parish Councillor Paul Jordan.

**P/25/72      Disclosure of interests:** Councillor Woolf declared a non-pecuniary interest in the application 25/01460/DOM - Clovers End, the applicant being a near neighbour. Councillor Capsey declared a non- pecuniary interest in the application 25/01770/FUL Annexe and Adjacent Land North of Canada Farm.

**P/25/73      Minutes RESOLVED** to approve the draft Minutes of the Planning & Open Spaces Committee meeting held on [6<sup>th</sup> August 2025](#) and to authorise the Chair to sign them by Secured Signing in accordance with Standing Order 12(g).

**P/25/74      Public participation.**

Three residents attended and spoke concerning their comments on the informal consultation on the draft Neighbourhood Plan over the summer. They questioned the Council as to when they would receive a reply to their objections on a Local Green Space designation and whether this would be ahead of the public meeting on 9<sup>th</sup> September.

After much discussion and attempt to explain the situation by Councillors and the Clerk as to decisions being made in Parish Council meetings on the Neighbourhood Plan although the Working Group progressed the work on this document, the residents left unsatisfied.

Two residents attended as applicants for 25/01739/FUL Applejack Farm. They explained they were applying for permission for an agricultural barn to machinery and polytunnel. They described what was on site currently which included a polytunnel frame currently covered in tarpaulin as well as a storage container which would no longer be required if the barn received permission. The barn was not for the animals which were hardy species chosen specifically to live outside.

**P/25/75      Planning Applications  
Tree applications:**

[APPENDIX A PS/25/01927/TPA](#) - Costa Porche, The Drive, Ifold, Loxwood, RH14 OTD

Crown reduce by 2m (height and widths) and crown lift by up to 5m (above ground level) on 1 no. Oak tree (T9) subject to PS/97/00809/TPO.

**No objection** The Oak tree is a good specimen but has significant number of low hanging branches over both their drive and the neighbouring property. Any larger vehicles would hit the lower branches when coming down their drive. The work suggested in terms of width and crown lift is appropriate and sensible

[APPENDIX B PS/25/01697/TPA](#) 2 Pannells Ash, Hogwood Road, Ifold, RH14 OUP  
Fell 8 no. Oak trees (marked T1 - T8) within Woodland, W, subject to 99/00821/TPO.

**No objection** There is an error in the summary in that no of the trees are in Barnwood. All the trees are in the rear garden of the house. In fact the property does not even back onto Barnwood.

A number are in an exceedingly poor state with cracked trunks, disease and extensive die back. The picture of the one tree with a cracked trunk is replicated on other trees.

Of the eight trees requested for felling, 6 need to be felled. The other two have significant die back, are poor spindly specimens and are in close proximity to other trees. Felling them would benefit the other trees.

Raising the crowns on the 5 trees will benefit them and other trees to allow more light and air to the ground around the trees.

[APPENDIX C PS/25/01833/TPA](#) - Owlers, Hogwood Road, Ifold, RH14 OUG  
Reduce height by 2-3m, reduce north, east and south sectors by 1.5m, and remove co dominant stem (due to union failure) on 1 no. Oak tree (T26). Reduce height by 2-3m, reduce east and north sectors by 1.5m and crown lift to 7m (above ground level) on 1 no. Oak tree (T30). Both Oak trees subject to PS/97/00810/TPO.

The tree T30 has extensive die back in the higher canopy and is in poor condition. It would benefit from the height reduction to remove this die back.

It has one branch growing upwards which has extensive die back. I am concerned at the proposal to crown lift by 7 metres. Whilst agreeing they could be pruned back as per width reduction, I could not support crown lift to 7metres as it would imply removal.

T26 the main stem has split in two and one is in a poor state due to the stated union split. The other work proposed in terms of height and width reduction is appropriate. This tree would benefit from a crown lift but this is not proposed, and I wonder if the above proposal for a 7 metre lift should be for this tree rather than T 30.

[APPENDIX D PS/25/02031/TPA](#) - Roundwood, Chalk Road, Ifold

Crown thin by 20% on 1 no. Oak tree (T5) and fell 1 no. Oak tree (T6). Both trees subject to PS/96/00807/TPO

No objection, the felled tree should be replaced.

**SDNP applications:**

None.

**Building applications:**

[APPENDIX E PS/25/01739/FUL](#) - Applejack Farm Land North West Of Nell Ball

Farm Dunsfold Road Plaistow

Erection of agricultural barn and polytunnel. Construction of associated access track.

No objection, however, if the application is permitted a condition should be imposed to ensure the barn and poly tunnel are removed if no longer needed for agricultural use. Permitted rights should also be removed to ensure the filed remains for long term agricultural use.

[APPENDIX F PS/25/01712/FUL](#) - Oak Meadow, The Lane, Ifold, 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.

[APPENDIX G PS/25/01797/FUL](#) - Land East Of Valtony, Loxwood Road, Plaistow.

Installation of hazel hurdle fence set within a new hornbeam and beech hedgerow.

No objection, however, a condition should be imposed that the hedge is planted in front of the fence i.e. on the road side.

[APPENDIX H](#) PS [25/01862/DOC](#) Poundfield, Poundfield Lane Ifold Loxwood  
Billingshurst West Sussex RH14 0PG  
Discharge of condition 3 from planning permission 25/00231/DOM.

No comment.

[APPENDIX I](#) PS/[25/01460/DOM](#) - Clovers End, The Lane, Ifold, RH14 0UH  
Single storey rear extension.

No comment.

### **OUT OF PARISH**

[APPENDIX J](#) LX/[25/01686/OUT](#) - Land At Loxwood Farm Place, High Street,  
Loxwood. Outline planning application (with all matters reserved except for  
access) for a mixed-use site accommodating 223 new homes, Class E uses and  
supporting infrastructure.

Objection due to policy infringement and the concern of encroaching on the  
natural landscape gap between Ifold and Loxwood.

The following sets out a summary of Policies infringement.

#### **Settlement Boundary Conflict**

Site lies **outside any defined settlement boundary**.

Not allocated in the current or emerging Loxwood Neighbourhood Plan.

Violates Policies **S1, S2, H1** of the Chichester Local Plan.

#### **Inappropriate Countryside Development**

Located in **open countryside**, risking agricultural viability and settlement integrity.

Breaches Policy **NE11**.

#### **Wastewater Infrastructure Deficiency**

Loxwood WwTW has capacity for only ~100 homes.

Frequent **storm overflows** and pollution risks.

No confirmed infrastructure upgrades until **2030–2032**.

Violates Policy **NE16**.

#### **Infrastructure & Density Concerns**

223 homes exceed local infrastructure capacity.

Policy **P3** requires infrastructure alignment, which is lacking.

#### **Employment Uses Outside Boundary**

Class E uses welcomed but **not permitted outside settlement boundary** under  
Policy **E2**.

#### **Transport & Accessibility Issues**

Fails to promote **sustainable transport**.

Community bus service limited to development residents.

Breaches Policy **T1**.

**Conflict with Policy A15 (Loxwood-Specific)**

Exceeds housing requirement (223 vs. 188).

Lacks inclusive transport and phasing aligned with wastewater capacity.

**Loxwood Neighbourhood Plan Violations**

Outside settlement boundary (Policy 2).

Insufficient sewage capacity (Policy 8).

No traffic calming contributions (Policy 16).

Built environment concerns (Policy 10).

**Conclusion**

The Parish Council urges **refusal** of the application due to:

Non-compliance with strategic planning policies.

Infrastructure inadequacies.

Premature timing relative to essential upgrades.

Lack of alignment with community-led planning efforts.

**Additional Application**

**[APPENDIX K](#)**

**[25/01770/FUL](#)** Annexe And Adjacent Land North Of Canada Farm Shillinglee Road  
Shillinglee GU8 4SZ

Change of use of land for the erection of a self-build dwelling and associated works  
including partial demolition of existing annexe dwelling.

Object This is contrary to the certificate of lawfulness awarded via application  
23/02029/ELD as the site area has changed and enlarged. (3 objected Cllr Capsey  
abstained from comment).

**[APPENDIX L 25/01845/DOM](#)** - Common House, Loxwood Road, Plaistow, RH14 0NX

External repairs including re-roofing and tile hanging, reduce height of chimney on  
west elevation and stone capping to chimneys. Replace rooflight with conservation  
rooflight and Window 4 to match existing. Replace pvc gutters with cast iron and  
repaint painted brickwork with breathable paint. Lower ground level outside dining  
room.

No comment

**P/25/76 Planning, Appeals and Enforcement decisions.**

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

**P/25/77 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:

[24/02279/FUL](#)

**APP/L3815/X/25/3368755**

The Coach House, Oak Lane, Shillinglee, Plaistow Godalming West  
Sussex Proposed Development: 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.

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. All representations to be  
received by 18th September 2025

The Planning Committee to support the CDC refusal of this application.

2. Enforcements Reported and Issued:

None.

**P/25/78 Consultations & Correspondence**

None.

**P/25/79 Date next meeting:**

- Planning & Open Spaces Committee meeting 8<sup>th</sup> October 2025, **7.30pm** Kelsey Hall, Ifold.

**The meeting closed at 9.05pm**

## **APPENDIX P/25/75. Planning Application responses.**

### **APPENDIX A**

Henry Whitby

Planning Officer

Chichester District Council

PS/[25/01927/TPA](#) Costa Porche, The Drive, Ifold, Loxwood, RH14 0TD

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PS/[25/01833/TPA](#) - Owlers, Hogwood Road, Ifold, RH14 0UG

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Benjamin Marshall

Planning Officer

Chichester District Council

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Eleanor Midlane Ward

Planning Officer  
Chichester District Council

PS/[25/01712/FUL](#) - Oak Meadow, The Lane, Ifold, RH14 0UL

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Miruna Turland  
Planning Officer  
Chichester District Council

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Planning Officer  
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PS/[25/01460/DOM](#) - Clovers End, The Lane, Ifold, RH14 0UH

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Joanne Prichard  
Planning Officer

[25/01686/OUT](#) - Land At Loxwood Farm Place, High Street, Loxwood. Outline planning application (with all matters reserved except for access) for a mixed-use site accommodating 223 new homes, Class E uses and supporting infrastructure

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#### **APPENDIX L**

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Planning Officer  
Chichester District Council

[25/01845/DOM](#) - Common House, Loxwood Road, Plaistow, RH14 0NX  
External repairs including re-roofing and tile hanging, reduce height of chimney on west elevation and stone capping to chimneys. Replace rooflight with conservation rooflight and Window 4 to match existing. Replace pvc gutters with cast iron and repaint painted brickwork with breathable paint. Lower ground level outside dining room.

No comment.

#### **APPENDIX - P/25/26. To receive list of recent Planning Decisions, Appeals and Enforcement from the Local Planning Authority – SDNP & CDC Planning Decisions:**

PS/25/01467/DOM Boundarylands Cottage Durfold Wood Plaistow RH14 0PN  
1 no. detached garage on a concrete hard standing.  
PERMIT

SDNP/25/01442/HOUS Foundry Farm, Shillinglee Road, Shillinglee, Northchapel, GU8 4SY  
Erection of a 3-bay garage.  
Approved

