



**Minutes of the Plaistow and Ifold Parish Council's Planning & Open Spaces Committee
Meeting Held on Wednesday 8th October 2025 at 19.30 Kelsey Hall, Ifold.**

Attendance: Parish Councillors: Sophie Capsey (Chair); Doug Brown; Sarah Denyer; Andrew Woolf. Jon Pierce (Ifold Estates Representative, arrived during P/25/84 but after the application in which he has an interest 25/02093/TPA); David Lugton (Tree Warden). No members of the public. Jane Bromley Parish Council Clerk.

P/25/80 Apologies for absence: Apologies received and accepted from Parish Councillor Paul Jordan.

P/25/81 Disclosure of interests: None.

P/25/82 Minutes RESOLVED To approve the draft Minutes of the Planning & Open Spaces Committee meeting held on [3rd September 2025](#) and resolve to sign them by Secured Signing in accordance with Standing Order 12(g).

P/25/83 Public participation. None.

P/25/84 Planning Applications

Tree applications:

[APPENDIX A](#) PS/25/02093/TPA Barnwood Paddocks, Hogwood Road, Ifold.

Reduce east sector by 2-3m (overhanging neighbouring property) back to suitable secondary growth points on 1 no. Oak tree (T20) subject to PS/97/00810/TPO.

-See comments from D Lugton attached.

Support the Tree Warden's observations.

SDNP applications:

None.

Building applications:

[APPENDIX B](#) PS/[25/01445/OUT](#) - Land At Little Springfield Farm, Plaistow Road, Ifold
Outline Planning some matters reserved accept Access, Layout and Scale - for demolition of existing B2 and B8 floorspace. Erection of flexible use floorspace use classes: E(g) - E(g)(i) Offices E(g)(ii) Research and development of products or

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processes, E(g)(iii) Industrial processes, B2 (restricted to only take place inside buildings) and B8 Storage or Distribution and change of use of existing building to office building and B8 building to fuel store.

-See comments from Planning Officer and S Tilbury attached.

The previous comments on this application remain valid and are to be repeated.

[APPENDIX C PS/25/02042/FUL](#) Tucepi, The Drive, Ifold.

Demolition of existing dwelling and garage. Erection of a replacement dwelling and associated works.

No objection, however previous comments on boundary and gate remain and are to be repeated.

[APPENDIX D PS/25/02225/DOM](#) Ifold Cottage, Loxwood Road, Plaistow, RH14 OPE

Demolish existing single-storey extension and replace with two-storey extension on north elevation.

No objection. The property is being considered in the emerging Neighbourhood Plan as a Non-Designated Heritage Assets for the Parish. However, these proposals seem in keeping with the original historic design of the property which date back to 1800s and was connected to the Ifold Manor House as gatehouse to the estate.

Additional Application

[PS/25/01872/PLD](#) Shamrear The Ride Ifold Loxwood RH14 OTF
Single storey rear extension.

No comment.

P/25/85 Planning, Appeals and Enforcement decisions.

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

P/25/86 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: [25/00053/ELD](#)

DCLG Ref No: APP/L3815/X/25/3371010

The Forge, Oak Lane, Shillinglee, Plaistow

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Existing lawful development certificate for the siting and use (storage and business) of an outbuilding/shed for more than 10 years.

Representations by 8th October 25. The Parish Council has submitted support for CDC's refusal of this application.

2. Appeal against Enforcement:

DCLG Ref No: APP/L3815/C/25/3372104

Enforcement reference: PS/24/00241/CONCOU

PS/24/00241/CONCOU 29th September 2025

The Coach House, Oak Lane, Shillinglee, Plaistow Appeal Subject: Appeal against PS/75

Start Date: 25.09.2025

Representations by 6th November 25.

The Parish Council's support for CDC's refusal to be submitted.

3. Enforcements Reported and Issued: None.

P/25/87 Consultations & Correspondence

None.

P/25/88 Date next meeting:

- Planning & Open Spaces Committee meeting 12th November 2025, **7pm**
Winterton Hall, Ifold ahead of the Full Council meeting.

The meeting closed at 8pm

P/25/84. Planning Applications:

APPENDIX A

Henry Whitby
Planning Officer
Chichester District Council

9th October 2025

Dear Henry Whitby

PS/25/02093/TPA Barnwood Paddocks, Hogwood Road, Ifold.

Reduce east sector by 2-3m (overhanging neighbouring property) back to suitable secondary growth points on 1 no. Oak tree (T20) subject to PS/97/00810/TPO.

The Parish Council Planning Committee support the Parish Tree Warden's comments who has I have no problem with what is proposed, which is reasonable.

Yours sincerely

J Bromley

Sophie Capsey

APPENDIX B

Michael Drake
Planning Officer
Chichester District Council

9th October 2025

Dear Michael Drake

[25/01445/OUT](#) - Land At Little Springfield Farm, Plaistow Road, Ifold,
Outline Planning some matters reserved accept Access, Layout and Scale - for
demolition of existing B2 and B8 floorspace. Erection of flexible use floorspace use
classes: E(g) - E(g)(i) Offices E(g)(ii) Research and development of products or
processes, E(g)(iii) Industrial processes, B2 (restricted to only take place inside
buildings) and B8 Storage or Distribution and change of use of existing building to
office building and B8 building to fuel store.

The Plaistow and Ifold Parish Council Planning Committee reiterate its **objection**
to this proposal and the updated information submitted by the proposer. The new
scheme appears fundamentally unchanged from PS/23/01968/FUL. Similar
concerns relating to the overall size, traffic, lighting and ecology remain and
accordingly weight should be given to the previous refusal.

The Parish Council Planning Committee notes that the scale of the proposed
redevelopment is more proportionate to the extent of the existing buildings and
now sits within the boundaries of the previously developed area. However, the
Planning Committee raises a number of continuing concerns and as a result
objects to this application.

No Landscape Visual Assessment or photomontages are provided and without any
such supporting information regarding the visual impacts it is difficult to make any
meaningful assessment of whether the visual appearance of the scheme would
have an adverse effect on the countryside setting.

The approach to water neutrality continues to be flawed since it still relies on
combining the water savings/usage from the proposed commercial development
with the separate proposal for a replacement dwelling house on the adjacent site.
This requires them to be treated as if they are a single development, which CDC
have previously advised they are not. Therefore, unless the applicant were to
agree to such linkage formally tying the dwellinghouse to the commercial estate
they must be treated separately. In the absence of such linkage then it is for each
development to demonstrate that it can satisfy water neutrality requirements on
a standalone basis.

For the sake of clarity it is confirmed that the Planning Committee has no
objection to such formal linkage. In the event that formal linkage tying the
dwelling house to the commercial estate can be agreed then the Parish Council
would request a condition be imposed that the replacement residential dwelling
house remains ancillary to the commercial estate in perpetuity.

As noted in the email chain from Plaistow and Ifold PC to Alicia Snook of CDC
ending 04 August 2023 the Parish Council would see linkage as a positive step. By
formally tying the dwelling house to the commercial estate this would help ensure

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that the owner/occupier both lives and works on site and is therefore mindful of the impact the commercial activity has on the site's neighbours / wider community of Ifold – as it also impacts their own enjoyable domestic occupation of the land.

It should be noted that the application Masterplan Lighting Layout (revision 3 dated 10.07.25) differs from the information presented in the Alan Tulla Lighting Design document dated 2 July 2024. In the absence of a cohesive set of Lighting documents and a Lighting Impact Assessment the Planning Committee is unable to make comment but remains very concerned at the potential for light pollution and adverse impact on the occupants of nearby residential properties, the appearance of the site in the landscape and on its ecology.

Planning policy seeks to discourage HGV's from using unsuitable roads. The application site is in a rural residential area and will result in an increase in the volume of HGV, commercial and other vehicle movements in a residential area without pavements with resulting pedestrian safety concerns.

If the District Council is minded to approve the application, the Planning Committee would request that conditions be imposed to protect the local residential amenity, landscape, environment and highway safety. The Planning Committee would seek the following conditions: - A restriction on operating hours from 07.30 am to 18.00 hours Monday to Friday and 08.00 am to 13.00 hours on Saturday with no working on Sundays and Bank Holidays.

In the interests of Highways Safety and residential amenity the Planning Committee would seek a limitation as to the size of vehicles permitted to access the site in relation to business use with a maximum weight of no greater than 7.5 tonnes. (similar to that imposed with permission on an adjacent site reference 10/02558/FUL) Limitation be placed on the number of vehicle movements which we would request reflect the rural residential location and restricted site access.

As noted above, in the event that formal linkage tying the dwellinghouse to the commercial estate is agreed then a condition be imposed that the replacement residential dwellinghouse remains ancillary to the commercial estate in perpetuity.

The Planning Committee notes the widening of the current access utilising verges on the existing driveway. The trees (oaks) at the entrance site on the property boundary with the Plaistow Road should be retained by condition please.

Yours sincerely

J Bromley

Sophie Capsey

APPENDIX C

Eleanor Midlane Ward
Planning Officer,
Chichester District Council

9th October 2025

Dear Eleanor Midlane Ward

PS/[25/02042/FULL](#) – Tucepi, The Drive, Ifold, Loxwood, RH14 0TE
Demolition of existing dwelling and garage/ Erection of a replacement dwelling.

No Objection. However, The Parish Council Planning Committee would ask if the Planning Officer is minded to approve this application that *boundary designs* to be consistent with the *recently drafted Design Guidelines for Plaistow and Ifold, developed for and referred to in the emerging Plaistow and Ifold Neighbourhood Plan*. The existing hedging should be retained or else replaced with native hedging species. Any gate design should reflect the rural nature of the area and be of a visually open style. Muted darker materials for surfacing of the driveway would be preferred.

Yours sincerely

J Bromley

APPENIDX D

Eleanor Midlane Ward
October 2025
Planning Officer
Chichester District Council

9th

Dear Eleanore Midlane Ward

PS/[25/02225/DOM](#) Ifold Cottage, Loxwood Road, Plaistow, RH14 0PE
Demolish existing single-storey extension and replace with two-storey extension on north elevation.

No objection. The property is being considered in the emerging Neighbourhood Plan as a Non-Designated Heritage Assets (NDHA) for the Parish to be put forward for inclusion on the Chichester District NDHA formal list. However, these proposals seem in keeping with the original historic design of the property which date back to 1800s and was connected to the Ifold Manor House as gatehouse to the estate.

Yours sincerely

J Bromley

Sophie Capsey

P/25/85. To receive list of recent Planning Decisions, Appeals and Enforcement from the Local Planning Authority – SDNP & CDC Planning Decisions:

PS/[25/01219/FUL](#) Holy Trinity Church Loxwood Road Plaistow RH14 OPE
Internal and external alterations to introduce a single storey rear extension.
PERMIT

PS/[25/01437/FUL](#) Little Springfield Farm Plaistow Road Ifold RH14 OTS
Demolition and replacement dwelling, pool house, annexe, swimming pool and associated works.
REFUSE

PS/[25/01543/DOM](#) Dibbinsdale Chalk Road Ifold Loxwood RH14 OUD
Remodelling of existing dormers at first floor. Extension to first floor roof with new dormers. External store added at ground floor level to rear.
PERMIT

PS/[25/01054/DOM](#) Shamba The Ride Ifold RH14 OTQ
Demolition of conservatory and garage. Rear and side extension to dwelling, 6 no. new velux skylights and 2 no. lantern skylights and new front porch. Erection of 1 no. new outbuilding for garage and home office space. Provision of additional 1 no. parking space and associated landscaping.
WITHDRAWN

PS/[25/01614/PLD](#) 4 Oak Way Ifold Loxwood Billingshurst West Sussex RH14 ORU
Installation of front entrance gates.
REFUSE

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

PS/[25/00873/DOM](#) Trelayne Cottage Chalk Road Ifold RH14 OUD
Replacement two storey extension, heat pump, external wall insulation and all associated works.
PERMIT

PS/[25/01562/TPA](#) 2 Pannells Ash Hogwood Road Ifold RH14 OUP

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Crown lift by up to 5m (above ground level) on 5 no. Oak trees (G1-G5) within Woodland, W subject to PS/99/00821/TPO.

PERMIT

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

Reduce height by 2-3m, reduce north, east and south sectors by 1.5m, remove co-dominant stem (due to union failure) and crown lift by up to 5m (above ground level) on 1 no. Oak tree (T26). Reduce height by 2-3m, reduce east and north sectors by 1.5m and crown lift by up to 5m (above ground level) (only removing limbs of 10cm or less in diameter) on 1 no. Oak tree (T30). Both trees subject to PS/97/00810/TPO.

PERMIT

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