PLAISTOW AND IFOLD PARISH COUNCIL

Minutes of the Plaistow and Ifold Parish Council's Planning & Open Spaces Committee Meeting 13th October 2026 at 19.30 Kelsey Hall, Ifold.

Attendance: Parish Councillors: Sophie Capsey (Chair), Doug Brown, Sarah Denyer, Paul Jordan. 6 members of the public. Jane Bromley Parish Council Clerk.

PC/26/67 **Apologies for absence:** Parish Councillor Andrew Woolf and David Lugton Tree Warden.

PC/26/68 **Disclosure of interests:** None.

PC/26/69 **Minutes: RESOLVED** as approved the Minutes of the Planning & Open Spaces Committee meeting held on 8th September 2026 and resolved to sign them by Secured Signing in accordance with Standing Order 12(g).

PC/26/70 **Public participation.** Three residents spoke concerning application PS/26/01743/FUL - Land Rear Of Berberis, Loxwood Road, RH14 0PE. Erection of 1 no. dwelling.

The first resident read out a list of objections covering the points:
Over development; out of character for the area; proximity to boundary; cumulative effect with the extension to Berberis already impacting neighbours from this narrow plot; surface flooding in the area will be exacerbated; loss of mature garden and planting.
The second resident agreed with all of the above factors for objection and particularly the flooding. as a neighbour here garden was now regularly flooded in the winter and further development would only increase this.
The third resident felt the proximity to the boundary of the proposal affected considerably the character of the area where open plot were a particular feature.

PC/26/71 **Planning Applications**

Tree applications:

PS/26/02068/TPA Jasmine Cottage, 1 Thistledown Vale, Ifold, RH14 0TN

Reduce height and spread by 30% on 13 no. Cypress trees (within Group, G1) and 1 no. Eucalyptus tree (T14). All trees subject to PS/97/00808/TPO.

No comment. The tree warden comments,
" The application makes reference to 20% reduction but the note from the council says 30 %. I am aware of previous applications in previous years for similar work at 20% which were approved. I am happy with what is proposed on the application. I would be concerned with 30 % on the eucalyptus. It would be of lesser concern on the cypresses as they are very tall."

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PS/26/01993/TPA 2 Wildacre Close, Ifold, RH14 0TL
Crown reduce by up to 3m (back to previous pruning points) 1 no. Oak tree (quoted as T1). Subject to PS/90/00788/TPO.

No comment. The tree warden comments

"Work was performed on this tree previously.It would benefit from the proposed pruning back."

SDNP applications:

None.

Land and building applications:

PS/26/01961/PA3R - Crouchlands Farm, Rickmans Lane, Plaistow, RH14 0LE
Prior approval - change of use of an existing agricultural building and associated land from agricultural use to a flexible commercial use within Class B8 (storage and distribution).

Previously the Parish Council strongly objected to this proposal. No documents have been published under this application reference online and therefore there is no means by which the Parish Council may re-evaluate it comments, as such the **objection stands**. The Parish Council would be concerned should the application be determined without the Council having a chance to view any documents that might have been submitted to support the reconsult.

PS/26/01743/FUL - Land Rear Of Berberis, Loxwood Road, Plaistow, RH14 0PE
Erection of 1 no. dwelling.

Strong Objection. This property sits of the very fringe of the Ifold settlement boundary and area where open countryside blends with the Ifold settlement area. The proximity to countryside is to be respected and the nature of the two areas should be blended and not meet abruptly. Adding to the density of development in this area significantly reduces the Sylvan feel of driving through countryside lane along Plaistow Road. This Sylvan feel is prized and respected in the published [1.] Plaistow and Ifold Design Guidelines and Codes produced to support the emerging Neighbourhood Plan. The Character of Ifold is described on page 26 of the Guidelines " The density of housing remains low with the village being characterised by its rural quality with a high degree of vegetation, hedges and trees, both native and ornamental in large gardens. In more recent times and since the introduction of the Settlement Boundary by the District Council there has been increased development pressure with subsequent erosion of the established character of the settlement, resulting in pressure on open green spaces, loss of trees and vegetation, a degree of suburbanisation in places and loss of recreational space for public events." The site is typical of this description as are neighbouring properties. The proposal would introduce a substantial dwelling behind an existing frontage property, served by a shared access, and would intensify the use of the existing residential

1. Plaistow and Ifold Design Guidelines and Codes

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plot. The issue is therefore not simply whether an additional dwelling would contribute to housing supply. It is whether this particular form, scale and location of development would respect the established character of the area, provide an acceptable relationship with neighbouring properties and maintain a satisfactory residential environment.

The proposal identifies neighbouring properties, including Holmea, Green Averns, Wild Rose and Foxgloves, as predominantly single-storey dwellings which contribute to the area's low-rise, spacious and informal character. The applicant relies on this description in arguing that the proposed dwelling would be acceptable.

The PC notes that the proposal would introduce a substantial additional building into a part of the plot that presently contributes to the area's spacious and landscaped character. The cumulative effect of the building, access drive, parking, turning space would erode that character and create an uncharacteristically intensive form of residential development.

The PC is of the opinion that the proposed site cannot accommodate an additional dwelling without changing the established relationship between buildings, gardens, access arrangements and landscaped space that gives this part of Ifold its character.

The development would cause:

- unacceptable overlooking or loss of privacy
- an overbearing and intrusive relationship with neighbouring gardens

The new dwelling cannot be considered in isolation if the relevant approved or reasonably foreseeable built form of Berberis materially affects the overall scale, layout, access and residential relationships on the plot. The relationship between buildings should be considered and are material to the assessment of this application.

Attention should be given to the comments from the dismissed appeal for 2 detached dwellings on the site of the property Shamba 22/02314/FUL. Demolition of existing bungalow and redevelopment of 2 no. residential units. The property is situated nearby at the junction of Chalk Road and The Drive within Ifold. The Inspectorate states:
“The appeal site is situated within a mostly residential area within the settlement boundary of Ifold on the roughly east corner where The Ride meets Chalk Road. The site includes a detached bungalow, which would make way for the proposal. There are several trees within the site, including 2 sizable oak trees towards the northwest boundary. The locality is mainly characterised by spaciously sited detached dwellings set back from the verge lined roads in good-sized landscaped plots. The variety in the appearance of the dwellings and the leafiness and greenery within the gardens, including the trees within the site by the junction of the 2 roads, contribute positively to the local semirural character, and to the sense of place.

Ifold is not a high-density estate it is unique in character and should remain so and the Parish Council ask that the application be refused.

PS/26/01777/DOM - The Dairy, The Street, Plaistow, RH14 0NS
Proposed two storey rear extension and single storey side extension.

Application withdrawn.

PC/26/72 **Planning, Appeals and Enforcement decisions**.
Recommendation: - To receive list of recent Planning decisions, (appended below),

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PC/26/73 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: None.
2. Appeal against Enforcement: None.
3. Enforcements Reported and Issued: None.

PC/26/74 Date next meeting:

Planning & Open Spaces Committee meeting 10th November 2026 7.30pm Winterton Hall, Plaistow.

The meeting closed at 8pm

APPENDIX: PC/26/72 To receive list of recent Planning Decisions, Appeals and Enforcement from the Local Planning Authority – SDNP & CDC Planning Decisions:

PS/26/01523/DOM Cottage On The Green Loxwood Road Plaistow RH14 0PX
Two storey and single storey rear extension, side orangery extension (replacing existing potting shed) and replacement front porch, and associated works.
PERMIT

PS/26/01607/DOM Clovers End The Lane Ifold Billingshurst RH14 0UH
Single storey rear extension with flat roof.
PERMIT

PS/26/01515/DOM Berberis Loxwood Road Plaistow Billingshurst RH14 0PE
Proposed additional storey and loft room to the existing dwelling, including extension of the first-floor accommodation over the existing rear conservatory footprint, associated roof alterations, rooflights, roof-mounted solar panels, changes to fenestration and first-floor external materials, and addition of a front porch.
PERMIT

PS/26/01693/DOM Stillmeadow Hogwood Road Ifold Loxwood RH14 0UG
Conversion of existing garage to kitchen with addition of new bay window & roof over to front facade. Rear window replaced with sliding screen door.
PERMIT

PS/22/02346/OUT Foxbridge Golf Club Foxbridge Lane Plaistow RH14 0LB
Outline application for a wellbeing and leisure development comprising up to 121 holiday units; the construction of a spa with accommodation of up to 50 bedrooms; the conversion of the former clubhouse into a restaurant and farm shop; the formation of a new vehicular access from Foxbridge Lane, new internal roads, footpaths, cycle routes and car parking areas; the construction of a concierge building and new hard and soft landscaping, including the formation of new ponds. All matters reserved except for means of access.
PERMIT

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