



Minutes of the Plaistow and Ifold Parish Council's Planning & Open Spaces Committee
Meeting held on 25th August 2026 at 19.30 Winterton Hall, Plaistow.

Attendance: Parish Councillors: Sophie Capsey (Chair), Andrew Woolf, Paul Jordan, Doug Brown, Sarah Denyer. No members of the public. Jane Bromley, Parish Council Clerk.

PC/26/59 Apologies for absence: None.

PC/26/60 Disclosure of interests: None.

PC/26/61 Minutes: RESOLVED to approve the [Minutes of the Planning & Open Spaces Committee meeting held on 5th August 2026](#) and resolve to sign them by Secured Signing in accordance with Standing Order 12(g).

PC/26/62 Public participation: None.

PC/26/63 Planning Applications

Tree applications:

None.

SDNP applications:

None.

Land and building applications:

PS/26/00403/FUL Land South Of Common House Road Plaistow West Sussex.
15 no. dwellings and associated works.

Objection. Planning history points to the care that has historically been taken ensuring the sensitivities of this conservation area are respected. This is particularly important due to site elevations in the area of this site compared to surrounding neighbours. Conditions imposed on the permitted application 02/009384/FUL now Wellington House, Rickmans Lane, ensured that roof pitch did not exceed that of its neighbours and neighbours could expect the same to apply in the case of this application across all properties and not just the bungalow. The is now overall visualisation of street scene provided to assess the impact of the elevation on surrounding neighbours.

The Parish Council Planning Committee notes the CDC Heritage Officer has yet to comment and therefore heritage advice comes from the applicant's consultant who is a Chartered Surveyor and it is not known whether this advisor has specialist heritage or conservation expertise.

The Parish Council Planning Committee asks that if the CDC Officer is minded to approve this application, then the following conditions be imposed: -

- That the applicant works with relevant landowners to restore the ditches that the site is reliant upon.
- That ahead of any occupancy foul drainage to the main sewer network is achieved, ensuring the network has sufficient capacity for this to occur.

- That light spill is restricted to protect the environment and the amenity of neighbours.
- That given the sensitivities of this site that permitted development rights should be removed in perpetuity and in particular for the bungalow near Stone Cottage.
- That the applicant works with landowners to achieve a safe pedestrian access to the Village Stores, Plaistow School, Holy Trinity Church, Olde Sun Inn and Winterton Hall and tennis courts. The siting of the pedestrian entrance and exit from the site on the crossroads of The Street and Common House Lane appears to be an unwise choice in terms of safety of access. This should be assessed for safety and relocated if necessary.
- All boundary hedges should be retained.
- The Traffic Management Plan should take account of the Common House Lane sensitivities during school pick up and drop off times as well as during times when it is used for diversions away from the Loxwood Rd.

PC/26/64 Planning, Appeals and Enforcement decisions.

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

PC/26/65 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/26/66 Date next meeting:

Planning & Open Spaces Committee meeting 8th September 2026 7.30pm Winterton Hall, Plaistow.

The meeting closed at 8.40pm

APPENDIX: PC/26/64. To receive list of recent Planning Decisions, Appeals and Enforcement from the Local Planning Authority – SDNP & CDC Planning Decisions:

PS/26/01003/FUL The Old Forge Shillinglee Road Shillinglee Chiddingfold GU8 4SY
Change of use of barn to single dwelling and amendments to existing annexe.
REFUSE

PS/26/00197/FUL Winterton Hall Loxwood Road Plaistow Billingshurst West Sussex
RH14 OPX
Replacement of 2 no. external doors on east elevation and 1 no. door on west elevation.
PERMIT

PS/26/00197/FUL Winterton Hall Loxwood Road Plaistow Billingshurst West Sussex
RH14 OPX
Replacement of 2 no. external doors on east elevation and 1 no. door on west elevation.

PERMIT

PS/26/01309/ELD Burgau Barn Plaistow Road Ifold Loxwood Billingshurst West Sussex RH14 0TZ

Existing lawful development certification for the use of existing building as a single dwellinghouse at Burgau Barn, in excess for more than 4 years.

PERMIT

PS/26/01327/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). Variation of conditions 3 (Groundworks Affecting Trees), 4 (Tree Protection), 6 (Obscure Glass) and 10 (Green Roof Detail) from planning permission LX/26/00760/DOM - Variation to conditions to be sought for a phased approach to development which can be introduced at the build out stage.

PERMIT

PS/26/01329/PA3R Crouchlands Farm Rickmans Lane Plaistow Billingshurst West Sussex RH14 0LE

Prior approval for 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).

PRIOR APPROVAL IS REQUIRED & HEREBY REFUSED

DRAFT