



**Minutes of the Plaistow and Ifold Parish Council's Planning & Open Spaces Committee
Meeting Tuesday 10th June 2025 at 19.30 Kelsey Hall, Ifold**

Attendance Parish Councillors: Sophie Capsey (Chair); Paul Jordan; Doug Brown;
Two members of the public joined the meeting during P25/48. Jane Bromley Parish Council Clerk.

P/25/44 **Apologies for absence:** Apologies received and accepted from Parish Councillors Andrew Woolf and Sarah Denyer. Tree Warden David Lugton.

P/25/45 **Disclosure of interests:** None.

P/25/46 **Minutes**
RESOLVED to approve the Minutes of the Planning & Open Spaces Committee meeting held on [13th May 2025](#) and resolve to sign them by Secured Signing in accordance with Standing Order 12(g).

P/25/47 **Public participation.** The applicant and his daughter for application 25/00979/FUL spoke during P/25/48 regarding their application. They pointed out:
The neighbours had not objected to the application.
They had removed applications for a barn and polytunnel and concentrated on access.
The track was needed to access animals housed on site.
The track was not altered from that present when the land was purchased, the gate had been widened.
They would be happy to accept the imposition of conditions to protect the woodland.

P/25/48 **Planning Applications**
Tree applications:
[APPENDIX A PS/25/01144/TPA](#) - 7 Oakfield, Plaistow, RH14 0QD
Crown reduce by 33% on 1 no. Oak tree (T5) subject to PS/71/00770/TPO.

The Plaistow and Ifold Tree Warden points out that the application would be reducing the crown to the prune points from 2015 and has no objection.

SDNP applications:

None.

Building applications:

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

No comment.

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

Object A condition was imposed for application 20/03340/DOM that the garage remain ancillary to the main property to protect the amenity of the area. This condition should be respected.

The permitted new access approved under 20/03340/DOM was required to remove congestion on the single access due to the need for access to animals and this proposal if allowed would therefore congest the new access.

If the acoustic fencing as suggested is used to separate the proposed from the existing property, the amenity of the listed property will be affected. This should be referred to the Heritage Officer for comment.

If the Officer is minded to permit the application native hedging should be used to separate the properties.

The proposed additional use of the annexe as a residence should trigger consideration of water neutrality.

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

Object The Parish Council Planning Committee consider the proposal to be over development for the size of the site due to the properties bulk and mass.

The boundary designs for the new property shows a low brick wall built under the front hedge and a high solid gate across the driveway entrance. As can be seen in the photographs of neighbouring properties in the applicants' design and access statement these are not consistent with the typical street scene.

In recently drafted Design Guidelines for Plaistow and Ifold, developed for and referred to in the emerging Plaistow and Ifold Neighbourhood Plan,

the objective is for new properties to blend well with the current rural feel of surroundings. This is partly achieved through front boundaries either being hedged or of open fencing. Similarly, entrance ways when being secured should use five bar gates or a similar visually open style gate. As well as maintaining the general feel of openness in the local street scene this approach avoids hindering the movement of wildlife through boundaries.

The proposed driveway appears in the access statement image to be bright white block paving. In line with the recently drafted Design Guidelines, to ensure new properties blend well with rural surroundings and neighbouring houses, muted and darker tones for building materials are viewed as a more suitable choice.

Should the Planning Office be minded to approve the application the existing hedging should be retained or else replaced with native hedging species.

Reconsideration of application:

[APPENDIX D 25/00979/FUL](#) - Land Northwest Of Nell Ball Farm, Dunsfold Road, RH14 0PQ

Retention of agricultural access track.

The Parish Council Planning Committee withdraws its previous Objection to this application.

If the Planning Officer is minded to approve this application conditions should be imposed to protect the woodland and to restrict usage to agricultural use.

P/25/49 Planning, Appeals and Enforcement decisions.

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

P/25/50 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. Enforcements Reported:

KD/25/00111/OPEDV Thornehouse Farm, Scratching Lane, Kirdford, RH14 0JN

Your complaint has been investigated with a site visit having taken place on the 15th of May 2025 and an application has been invited, as the works taking place exceed what was permitted under application reference [24/02060/PA6ABE](#).

P/25/51 Consultations & Correspondence

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

[22/02346/OUT](#) Foxbridge Gold Club Outline application extension of time to 15th September 2025 and a CDC Planning Committee hearing is likely in October 2025.

P/25/52 Date next meeting:

- Planning & Open Spaces Committee meeting 9th July 2025, **7.30pm** Winterton Hall, Plaistow.

The meeting closed at 8.10pm

APPENDIX

APPENDIX A

Henry Whitby
Planning Officer, Chichester District Council

12th June 2025

Dear Henry Whitby

PS/[25/01144/TPA](#) - 7 Oakfield, Plaistow, RH14 0QD

Crown reduce by 33% on 1 no. Oak tree (T5) subject to PS/71/00770/TPO.

The Plaistow and Ifold Tree Warden points out that the application would be reducing the crown to the prune points from 2015 and has no objection.

Yours sincerely

APPENDIX B

Eleanor Midlane Ward
Planning Officer, Chichester District Council

12th June 2025

Dear Eleanor Midlane Ward

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

Object The Parish Council Planning Committee points out that a condition was imposed for application 20/03340/DOM that the garage remain ancillary to the main property to protect the amenity of the area. This condition should be respected. The permitted new access approved under 20/03340/DOM was required to remove congestion on the single access due to the need for access to animals and this proposal if allowed would therefore congest the new access.

If the acoustic fencing as suggested is used to separate the proposed from the existing property, the amenity of the listed property will be affected. This should be referred to the Heritage Officer for comment.

If the Officer is minded to permit the application native hedging should be used to separate the properties.

The proposed additional use of the annexe as a residence should trigger consideration of water neutrality.

Yours sincerely

APPENDIX C

Eleanor Midlane Ward
Planning Officer, Chichester District Council

12th June 2025

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Demolition and replacement dwelling.

Object The Parish Council Planning Committee consider the proposal to be over development for the size of the site due to the property's bulk and mass.

The boundary designs for the new property shows a low brick wall built under the front hedge and a high solid gate across the driveway entrance. As can be seen in the photographs of neighbouring properties in the applicants' design and access statement these are not consistent with the typical street scene.

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The proposed driveway appears in the access statement image to be bright white block paving. In line with the recently drafted Design Guidelines, to ensure new properties blend well with rural surroundings and neighbouring houses, muted and darker tones for building materials are viewed as a more suitable choice.

Should the Planning Office be minded to approve the application the existing hedging should be retained or else replaced with native hedging species.

Yours sincerely,

APPENDIX D

Benjamin Marshall
Planning Officer, Chichester District Council

12th June 2025

Dear Benjamin Marshall

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

The Parish Council Planning Committee **withdraws** its previous objection to this proposal.

If the Planning Officer is minded to approve this application, conditions should be imposed to protect the woodland and to restrict usage to agricultural use.

Yours sincerely

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

[25/00925/DOC](#) Common House Loxwood Road RH14 0NX Discharge of condition 6 (replacement window and door details) and condition 3 (rooflight) from planning permission PS/24/02880/LBC Permit

[25/00802/TPA](#) Wellington House, Rickmans Lane, Plaistow.
Reduce widths by up to 2.5m (all round), crown lift by up to 5m (above ground level) and crown thin the upper crown by 10% on 1 no. English Oak tree (T1) subject to PS/02/00836/TPO.
Permit

