



## Loxwood Parish Council

### Minutes of the VIRTUAL Meeting of the Parish Council for Planning Matters

P70/2020 Attendance: Parish Councillors: Tony Colling (Chair); Chris Agar; Rick Kelsey; Roger Newman. CDC Gareth Evans. Jane Bromley Clerk. 7 members of the public.

Apologies for Absence – Parish Councillors: Simon Bates and Annette Gardner

P71/3030 Declaration of Member's Interest – Cllr Newman, declared a non-pecuniary in the applications from Pear Tree Cottage and Dounhurst Farm as they were near neighbours.

P72/2020 Public Participation Attendance and Apologies for Absence – No speakers.

P73/2020 To Consider new Planning Applications:

**LX/20/01977/FUL** Land West of Guildford Road Loxwood West Sussex  
27 no. residential dwellings comprising 19 market units and 8 affordable residential units; a single retail unit, on-site parking and turning, hard and soft landscaping together with sustainable drainage system and alterations to a public right of way.

The amended plans had reduced density by three houses and included very small green spaces. This was an allocated site in the emerging revised Neighbourhood Plan (NP). The Committee has previously commented the density was too high and the amended density was still high at 25 houses/hectare. The average density over the last 10 years for this area is 18.5/hectare. The Made NP Policy 9 states "density should reflect character of the surrounding area" and reflect a rural setting. This Policy still holds weight.

The Committee previously commented that car parking was inadequate for retail and residential purposes. WSCC have responded to the revised plans and calculated what they require. According to WSCC, allocated residential parking is 13 spaces short and retail 9 spaces short. Total short of 22 spaces overall. WSCC are asking CDC to require the applicant to resubmit revised plans.

The CDC Affordable Housing Delivery Team responded to the application as unable to support application until a registered housing provider has been identified an issue for Antler to resolve.

No detail on sewerage disposal. Southern Water have responded in standard format not taking into account the issues in Loxwood.

The site proposers report covers surface water and a SUDs is proposed. The report mentions a drainage ditch towards the northern boundary of the site. It is not really a drainage ditch that could accommodate the flows that would come off the site. There is a better maintained ditch nearby but would require a culvert under the green lane in the vicinity. This is an issue that needs some resolving.

WSCC has recognised the Loxwood NP Traffic Calming Policy and have suggested £15K be condition to allow for another VAS. This might be over kill on VASs along the B2135.

The application fulfils the requirement for a new village shop.

The Committee discussed the issues.

***The meeting was adjourned to allow the site proposer to speak by majority vote (the Chair used his casting vote 3:2).***



The site proposer confirmed the drainage ditch to the rear has been surveyed and the volume of run off will be no greater than the current green field. It will flow at a slower rate. Antler has a good relationship with land owner to enable a culvert if required as suggested by the Committee. The Hawthorn Cottage proposal is a higher density proposal and has succeeded at Pre application discussions. An Affordable Housing Provider is set up of which CDC were supportive. A point of contention is the parking which will be resolved.

***The meeting was reconvened.***

Cllr Colling proposed a letter of support in principle for development of the site but have concerns with this application due to the sewerage, drainage, car parking and density issues. Issues to be reported in more detail in the letter. The retail outlet was supported on the site. 3 Councillors supported this approach and one was against the proposal in its entirety.

**LX/20/02554/DOM** Pear Tree Cottage, Skiff Lane, Loxwood, RH14 0AQ  
Proposal: Conversion of existing roof space to habitable room with new dormer window.

No objection. Policy 13 of the Loxwood Neighbourhood Plan applies.

**LX/20/02555/LBC** Pear Tree Cottage, Skiff Lane, Loxwood, RH14 0AQ  
Conversion of existing roof space to habitable room with new dormer window.

No objection. Policy 13 of the Loxwood Neighbourhood Plan applies.

**LX/20/02460/PA3Q** Dounhurst Farm, Skiff Lane, Loxwood, Billingshurst, West Sussex, RH140AB  
Notification for Prior Approval for change of use of Agricultural Buildings to Dwelling houses (Class C3). Installation of doors and windows and the replacement of cladding to walls.

No objection. Policy 10 of the Loxwood Neighborhood Plan applies. Fulfils change of use criteria for a permitted development order. The site of the Barn is not within Loxwood Parish but in Wisborough Green.

**LX/20/02123/TPA** Little Timbers, Spy Lane, Loxwood, RH14 0SQ  
Fell 2 no. Ash trees (T1 & T2) within Area, A1 subject to TPO 78/00650/TPO.

No objection.

P74/2020 To receive a list of recent decisions from Chichester District Council.  
**LX/20/00796/DOM** Hollies Pigbush Lane Loxwood RH14 0QY  
First floor extension above garage. PERMIT

**LX/20/01617/OUT** Castle Properties Land South Of Loxwood Farm Place High Street Loxwood West Sussex  
Outline application with all matters reserved, except for Access (excluding internal estate roads) for the erection of up to 24 no. residential dwellings.  
PERMIT WITH S106



LX/20/01891/PA3R Trenchmore Farm Drungewick Lane Loxwood Billingshurst West Sussex RH14 0RS Notification for prior approval for the proposed change of use of a building and any land within its curtilage from a use as an agricultural building to a flexible use falling within Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes), Class B1 (business), Class B8 (storage or distribution), Class C1 (hotels) or Class D2 (assembly and leisure) of the Schedule to the Use Classes Order. WITHDRAWN

P75/2020 Any other matters. Development appears to have started at the back of Loxwood Chase where garages appear to be under construction. Believed not to have planning permission and will be reported to CDC.

The latest HELAA is now on the CDC website with a new site proposal with capacity for 1000 homes to the west of Nursery Green on 57 hectares. CDC Evans was asked to investigate the process of this within CDC. **ACTION GE**

P76/2020 Date for next meeting: MONDAY 7<sup>th</sup> December 2020