



Loxwood Parish Council

Minutes of the VIRTUAL Meeting of the Parish Council for Planning Matters held at 7.00pm on Monday 7th September 2020

P56/2020 Attendance: Parish Councillors: Chris Agar (Chair); Rick Kelsey; and Simon Bates; Chris Kershaw; Annette Gardner; Roger Newman. CDC Gareth Evans. CDC and WSCC Janet Duncton (arrived during item P51/2020) Jane Bromley, Clerk. 12 members of the public.

Apologies for Absence – Parish Councillor Tony Colling.

P57/2020 Declaration of Member's Interest – Cllr Agar declared a non-pecuniary interest in 20/01997/DOM and LX/20/02157/FUL

P58/2020 Public Participation – A Farquhar from Antler Homes Ltd (AF)- spoke concerning 20/01977/FUL to reiterate that Antler Homes Ltd were keen to work with the PC. AF understood presenters at the weekend for the NP Consultation were asking, in a round-about way, for residents to object to the Antler Homes proposal on the grounds of density. AF advised that the site when looked at as a whole to include the Nursery green area gave a density in line with surrounding densities as discussed with Chichester. THE NP presenters suggested density was a reason for refusal however Antler Homes Ltd have worked hard not to over stretch the site. AF clarified that the village shop won't come forward if the residential site proposal does not come forward as Antler Homes Ltd now own the commercial site land. AF expressed his disappointment at the PCs attitude towards the site proposal. Cllr Kershaw asked how the PC could be sure Antler Homes Ltd would bring forward a shop if permission planning permission is granted. AF advised the planning proposal confirms there would be no residential development until shop is developed.

A resident spoke to confirm she was convinced that the Antler Homes Ltd proposal was genuine and she was disappointed that the presenters for the NP were urging residents to object to the proposal by Antler Homes Ltd before the site proposal even went to Planning Committee.

Cllr Agar confirmed he made no such suggestion when he presented on Sunday 6th September, he had made it clear the proposal had not yet gone before the Planning Committee.

P59/2020 To Consider new Planning Applications:

LX/20/01977/FUL - Large Scale Maj Dev - Dwellings Land West of Guildford Road, Loxwood, West Sussex,

Proposal: 30 no. residential dwellings comprising 21 market units and 9 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.

Cllr comments and Antler responses on this proposal are set out below:

Cllr Agar felt that this proposal could not take credit for the village green included on the Nursery Green site and the density for the current proposal was 29 dwellings per hectare for the Blackhall part of the site alone. Housing density surrounding this site was only 18 per hectare. The emerging revised NP proposes 18.5 /hectare a total of 14 units on the Blackhall Land with 8 on the commercial site.

17 car park spaces should be provided based on WSCC criteria for the retail outlet, this site gives 7. Cllr Agar was not in favour of density but in favour of some development. He suggested the flats area should be car park area and car park area on residential site should be the flats. He was disappointed there was no green space on the site.



Cllr Agar advised 8 flats a shop and 14 homes on residential area has been proposed by the Neighbourhood Plan Steering Group to become one of the allocated sites within the Neighbourhood Plan density of 18.5 units/hectare.

Cllr Kelsey was pleased with the shop proposal but did not think the parking was in the right location and the provision is too low. He suggested that the density of residential area units was too high. Cllr Kelsey attended the Sunday presentations and residents were asked to make any comments they had on the proposal known to CDC they were not asked to object to the proposal.

Cllr Bates felt there was insufficient parking around the retail area which would push cars onto the B2133 or nearby residential area and feel the same about housing density being too high.

Cllr Newman felt the shop parking did not take account of shop workers also using car park spaces. He advised that parking has to be readily available to make the shop viable.

Cllr Kershaw advised nearby roads would be used for retail parking with such a low number of parking spaces. He hoped local people in village would work in shop and suggested they may walk to work.

Cllr Gardner agreed with Councillor comments but felt the shop is a positive and to be built within a year, as promised, fantastic.

AF from Antler Homes Ltd -suggested that a proposal for 14 units on Blackhall Land would be refused as this would be too low a density for that site. To provide affordable housing the density as proposed would be required. The CDC housing officer supported the mix for affordable and CDC were happy with the density. The car park layout allows for parking on the same side of the development as the shop. The sewerage will go downstream towards the connection. AF suggested that the green space of Nursery Green can balance the density of the proposed site as the whole area was owned by Antler Homes Ltd. The bulk and mass of the retail outlet was significantly reduced from that proposed by Marda Developments.

PC in support of the site being developed to include the village shop but have concerns regarding the number of car parking spaces provided for the shop and density of residential units together with the lack of green space provided on site. Loxwood NP Policies 12 and 13 apply. 2 abstain 3 in favour.

LX/20/02157/FUL Woolspinners, Guildford Road.

Residential site for 5 dwellings 3, 3 beds and 2, 2 bed semi- detached.

Object on the grounds of overdevelopment. The density should be reduced by one unit to four units. (5 object 1 abstained).

LX/20/01880/FUL – Land East Of Rompin Down, Pigbush Lane, Loxwood, RH14 0QY

Demolition of existing building. Erection of 2 no. dwellings and 1 no. detached garage -variation of conditions 4, 6, 7, 8, 9 and 10 of planning permission LX/19/00722/FUL - variation to the wording of these conditions to allow Unit 1 to be constructed and occupied before Unit 2 is constructed.

No objection.

LX/20/01997/FUL - Minor Dev - Industry/Storage/Warehousing

Land East Of Lady Lea House, Brewhurst Lane, Loxwood, West Sussex,
Proposal: Demolition of existing B8 unit. Erection of new B8 Storage and distribution unit.

No Objection. (5 agreed 1 abstained)

LX/20/00796/DOM Hollies, Pigbush Lane Loxwood

First Floor extension above garage.

No objection. (All agreed).



P60/2020 To receive a list of recent decisions from Chichester District Council:
LX/20/00948/FUL Mr R Merridew Sports Pavilion Plaistow Road Loxwood RH14 0SX
New toilet facilities for sports facility. PERMIT

LX/20/01188/DOM Lantern House Two Ways Loxwood Billingshurst West Sussex
RH14 0SD Demolition of garage and erection of single storey annexe. PERMIT

LX/20/01302/LBC Cottage High Street Loxwood Billingshurst West Sussex RH14
0RD

Installation of new electrical distribution board, replacement of cast iron bath with
walk in shower, wood burning stove and damp-proofing with silicone injection and
damp-proofing solvent. PERMIT

P61/2020 Any other matters. None.

P62/2020 Date for next meeting: MONDAY 5th October 2020