



Loxwood Parish Council

Minutes of the Meeting of the Parish Council for Planning Matters held at 7.30pm on Monday 7th March 2022 held in the main hall at North Hall

P15/2022 Attendance: Parish Councillors: Tony Colling (Chair); Rick Kelsey; Charles Todhunter; Roger Newman; Simon Bates; Annette Gardiner. CDC Gareth Evans.

Three members of the public

Jane Bromley Clerk

Apologies for Absence – Parish Councillors: Chris Agar; and Hannah Carey.

P16/2022 Declaration of Member's Interest – Cllrs Colling and Todhunter a non pecuniary interest in LX/21/02849/FUL due to being a near neighbours.

P17/2022 Public Participation – No speakers.

LX/21/02849/FUL - Minor Dev - Dwellings Land South West Of Willets Way, Willetts Way, Loxwood, West Sussex,

Five no. residential dwellings, vehicular and pedestrian access and hard and soft landscaping.

Object. Not an allocated site in the "Made" Loxwood NP which now has authority given that CDC has a 5.3 year housing supply. The site is also not an allocated site in the Revised Neighbourhood Plan which has been through a reg 14 and allocates a further 125 houses and thus has material weight.

The use of the IPS is contrary to para S38(6) of the Planning and Compulsory Purchase Act 2004. There is no Habitat Regulation Assessment AA submitted and the Water Neutrality Statement does not solve the offsetting problem to reach zero water consumption. It would be nice to see a Biodiversity Net Gain Statement.

The subdivision of the site suggests an intention to develop the second part of the site in the future. The history of the site being:

- a. The land for the proposed development belonged to and formed the paddock for, the property known as 'Mellow, High Street, Loxwood'.
- b. The owner of Mellow has entered into an agreement with the Applicant to develop the land outlined in the application.
- c. In August 2021, a fence was erected, dividing the paddock into two separate areas.
- d. Enquiries with HM Land Registry show that, as of February 2022, Mellow and the entirety of the paddock still remain under the same title.
- e. Mellow has recently been sold, subject to contract. During the sale process, prospective buyers were informed by the Estate Agent that the paddock land would not be included as part of the sale, and that the owner's intention was to develop a single property on the remainder of the land not covered by this planning application.
- f. We must assume that the details provided by the Estate Agent to prospective buyers is the truth, as to provide false information during a purchase would be contrary to the Consumer Protection from Unfair Trading Regulations 2008.
- g. We can therefore conclude that it is the intention of the land owner to develop the remainder of the paddock in future and that the plot has been artificially sub-divided.



Loxwood Parish Council

LX/22/00424/LBC - Brewhurst House, Brewhurst Lane, Loxwood, Billingshurst, West Sussex, RH14 0RJ

Removal of chimney stack, form opening and install bifold doors, convert existing window opening and install new door. Install clear glazing to bay window.

No objection.

LX/22/00293/PLD - Other Dev - Certs of Lawful Development Oaktree House, Spy Lane, Loxwood, West Sussex, RH14 0SS

Proposed lawful development - single storey conservatory extension to rear.

No objection.

P18/2022 To receive a list of recent decisions from Chichester District Council.

LX/21/03377/DOM Brewhurst House Brewhurst Lane Loxwood Billingshurst West Sussex RH14 0RJ Removal of chimney stack, form opening and install bifold doors, convert existing window opening and install new door.

PERMIT

P19/2022 Matters for next month's agenda. None

P20/2022 Date of next Meeting 4th April 2022