



Loxwood Parish Council

MINUTES of the EXTRA ORDINARY Meeting of the Parish Council for Planning Matters held in the Main Hall, North Hall, Loxwood 8.00pm on Tuesday 23rd July 2019

19/P50 Attendance: Parish Councillors: Tony Colling (Chair); Rick Kelsey (Vice Chair); Chris Agar; Chris Kershaw; Roger Newman; Simon Bates (arrived during 19/P50)

CDC Gareth Evans.

Jane Bromley, Parish Council Clerk.

Approximately 100 members of the public

Apologies for Absence: Parish Councillors: John Lewis; Simon Laker; Annette Gardner.

19/P51 Declaration of Member's Interest – Cllr Newman a non- pecuniary interest in LX/19/01694/DOM

19/ P52 Public Participation – Thirteen members of the public spoke regarding the application 19/LX/01498/FUL.

Eight spoke objecting to the proposal and the following grounds were stated:

Increase in the footprint originally proposed in the outline planning; high density dwellings constituted over development; not in keeping with the local rural setting; a harmful to the environment; height in excess of any buildings in the near area; of no particular architectural merit; would set a precedent for multiple storeys; Noise; rubbish; traffic congestion; insufficient parking; opening hours to 11pm excessive; sewerage system unable to cope at current housing density; public footpath on east side of proposal is in fact under the ownership of the adjacent property and the plans should therefore be amended; 10 flats against Policy 5 of the LNP therefore Policy 14 test cannot be satisfied i.e. viability; would not ease congestion in centre of village as the butchers and hairdressers would still generate parking problems there; Policies 2,5,8,9,10,14 & 15 of LNP contravened. Many objecting were in support of the shop but not the high density of housing proposed to accompany it.

Five spoke supporting the development proposal. Residents spoke of the very real need for a shop to support those community members who did not have independent transport; the affordable style accommodation proposed was greatly needed in the village; flats made the shop viable whereas the current village store about to close was not viable; Nursery Green site was supported by residents in the NP as a Village Green and shop were part of the proposal.

19/P53 To Consider new Planning Applications:

LX/19/01498/FUL Land at Nursery Green, Loxwood, West Sussex, RH14 0SA

Single retail unit on the ground floor and 2 floors of residential accommodation, 5 no. 2 bed and 5 no. 1 bed flats with associated parking and landscaping.

Cllr Colling presented the history of the site and the current proposal to the Councillors.

Cllr Kelsey inquired as to whether Southern Water would be upgrading the sewerage system within 24 months as they had indicated to another developer with a proposal in Loxwood. Cllr Colling confirmed there was a temporary solution currently in place at the Nursery Green and the timing of a permanent solution was not yet known.

Cllr Kershaw advised he would be supportive of the application with caveats in particular with regard to opening hours as he felt 7am to 7pm was sufficient; delivery times and days to be restricted.

Cllr Kelsey enquired whether any other retail outlet had been interested when the site was marketed by the agents. Cllr Colling advised there had not been any other serious interest.

Cllr Bates was keen to see parking restrictions along the Guildford Road to avoid parking in the shop area on the B2135.

Cllr Newman was opposed to the proposal of a shop. The Co Op had 5 years rent free for the shop space and he was concerned that after 5 years the Co Op would find the shop unviable and pull out leaving a vacant space. Cllr Newman felt it unlikely the shop would contain a Post Office as shops in general valued the space for their own products rather than allocating floor space to Post office activities. He felt the sewerage situation with a temporary solution was a great concern. He felt staff alone would take up the majority of the retail car parking at certain times of day.

Cllr Agar advised that the Parish Council had supported in principal an informal proposal in September 218 along the same lines as now formally presented. His preference was to support the proposal with caveats.

Cllr Colling proposed that No Objection be raised to the proposal but recommendations be made as caveats with regard to opening hours and delivery traffic regulation. This was seconded by Cllr Agar, five in favour and one against.

Cllr Colling proposed that should Chichester DC be minded to refuse the application the District Councillor Gavin Evans be asked to red Card the planning proposal to bring a decision before the Planning Committee, seconded by Cllr Agar and 5 in favour one abstention.

A letter was to be sent to Chichester DC along these lines to be drafted by Cllr Colling and the Clerk.(See attached)

(The planning officer has since been approached with respect to opening and delivery times as a planning condition and a response is awaited. Once guidance has been received, further representation to CDC will be made if this is deemed the best way forward.)

LX/19/01694/DOM – Walthurst Barn, Walthurst Lane, Loxwood, Billingshurst, West Sussex, RH14 0AD

Change of use of home gym to form guest bedroom with additional 1 no. window to North elevation.

NO OBJECTION

LX/19/01613/DOM - East Tythe Barn, 1 Loxwood Farm Place, Loxwood, RH14 0RF
Single storey rear extension.

NO OBJECTION Policy 13 of the Loxwood Neighbourhood Plan applies.

19/P54 To receive a list of recent decisions from Chichester District Council:
LX/19/01075/FUL Land at Oakhurst Farm Oakhurst Lane Loxwood Billingshurst West Sussex RH14 0QR

Demolition of building which has consent for conversion to a dwelling under ref LX/15/00138/FUL and erection of 1 no. dwelling to the west of the existing building (Variation of condition 2 of permission LX/18/02325/FUL- revised plans).
PERMIT.

19/P55 Any other matters. None.

19/P56 Date for next meeting MONDAY 9th September 2019