



Loxwood Parish Council

Minutes of the Extra Ordinary Meeting of the Parish Council for Planning Matters

held in the Mursell Room, North Hall, Loxwood 8.00pm on Tuesday
12th November 2019

19/P78 Attendance: Parish Councillors: Tony Colling (Chair); Chris Agar; Rick Kelsey; Roger Newman (arrived during 19/P81).

CDC Gareth Evans.

Jane Bromley Parish Council Clerk.

Approximately 20 members of the public

Apologies for Absence – Parish Councillor Simon Bates.

19/P79 Declaration of Member's Interest – None.

19/P80 Public Participation – Residents who spoke were opposed to the revised proposals for LX/19/01498/FUL.

The main points made were as follows:

The changes to the original plans previously commented upon were only minor and therefore the original points made still stand;

The shop size proposed was far larger than required by the Parish and would need to draw in out of Parish trade and lead to more traffic congestion and highlight the insufficiency of the number of car parking spaces;

It was incorrect as contended by the PC that there was no interest from others for the retail outlet as evidenced by a shop owner from Ewhurst and Shamley Green writing to CDC with an Expression of Interest to set up a shop in the location;

The 2 ½ storey proposal was out of keeping as the examples provided by the PC of the same height buildings were only 2 storeys;

The outline planning obtained approved a building 50% smaller;

The proposal contravened Policy 5 & 14 of the Neighbourhood Plan.

A representative from the residential developer company Antler Homes attended the meeting and described the contractual obligations of Antler Homes towards Marda development who owned the commercial site. The contractual obligations amounted to a duty to allow the commercial site to connect to the sewerage conduit but not the sewerage storage under the green.

19/P81 To Consider A Revision to the Planning Application:

Amended Plans for 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.

Loxwood Parish Council (LPC) **SUPPORT** (3 Cllrs support and 1 abstention) this application for the following reasons:

The following comments were made in support of the original application on 24th July 2019 by the Parish Council and the recent amendments to the proposal make no material difference to these comments which therefore still apply as set out below.

Loxwood Neighbourhood Plan (LNP) policies 1, 5, 10 (a), 10 (b), 10(C), 10(d) and 14 particularly apply to this application.



1. Policy 1 addresses the number of houses to be built over Plan period and allocates a minimum of 60 houses within the Settlement Boundary. 43 houses have so far been built within the Plan period and thus a further 10 flats will be policy compliant.
2. Policy 5 addresses the Nursery Site (Nursery Green) and para. b makes provision for a retail development subject to a viability study. A viability study is no longer a material planning consideration as per the latest version of the NPPF and NPG.
3. Policy 10 (a) addresses the materials to be used in any new development which should be clay based products in red and brown hues. These colours have been used in the design of the building. Brick elevations are recommended and have been used.
4. Policy 10(b) addresses brick elevations and suggest the use of half clay tile hanging to ensure continuity of design throughout the parish. Tile hanging has been used.
5. Policy 10 (c) seeks to where possible, restrict house height to 2 storeys. The use of the word "where possible" was used in the LNP to address occasion when it was necessary to allow buildings over 2 storeys. The height of the structure is 9.55 metres. The height of the nearest houses are plots 10 and 11 of Nursery Green which are 9.7 metres high and plots 19 and 20 are 8.5 metres high.
6. Policy 10(d) seeks to addresses excessive bulk of houses by careful design of roof elevations especially on rising ground. The structure has a rising roof line South to North with the second-floor flats in the roof space and is located on the highest part of the Nursery Green development but is not the highest structure on the development.
7. Policy 14 seeks to support new retail start-ups provided they can be shown to be viable, sustainable and benefit the local economy and the wellbeing of the parish. They should be sensitive to the local setting and not have a detrimental impact on the surrounding environment.
The provision of retail properties within new developments will also be supported where economically sustainable. Such development should give broad, positive support for the development and growth of the local economy through flexible and responsive planning and encourage local economic innovation.
- The development provides 232 sq. m of retail space, 10 one- and two-bedroom flats, 13 parking spaces for residents, 3 for visitors and 14 spaces for the retail element. The new retail shop will provide more local employment and more extensive shopping opportunities and thus it will support the local economy and the wellbeing of the parish.*
- CDC Local Plan policies 2, 3 and 25 second bullet apply*
8. Policy 2 sets the hierarchy of the settlement hubs and Loxwood is defined as a Service Village. In Service Villages, provision will be made for local community facilities including village shops which will meet the identified needs within the village and make the settlement more self-sufficient. CDC recognise that in the North East Part of the district, accessibility to services is limited with local residents having to travel significant distances by car to shop etc. It seeks to maintain "Service Village Status. Loxwood is defined as a Service Village because of its local facilities and enhancing those services will be compliant with policy 2. Equally, those services need to be maintained and the owner of the Loxwood Stores and Post office has advised LPC that the shop will close before next winter. An e mail from the owner can be supplied by LPC if required. Loxwood needs a shop to support the



community, the elderly and infirm and reduce travel by car and maintain good local facilities and its status as a service village.

9. Policy 3 addresses the economy and employment provision and seeks to support a wider range of local employment opportunities especially in the rural area and bring forward new business premises on allocated sites. An expanded shop will provide local employment for up to 15 people and the development is located on an allocated site.

10. Policy 25 second bullet addresses development in the North of the Plan area and CDC will seek to conserve and enhance existing local facilities and expand the range of local facilities. The CDC local plan thus supports the concept of a replacement shop with expanded facilities.

Material Considerations

11. As of the 23 July, 142 residents had registered their support for the application and 28 residents had registered an objection to the application. It is the responsibility of parish and district councils to, where possible, listen and support the residents of a parish. The owner of the Loxwood Stores and Post Office has stated in an e mail to the Parish Council that the shop will eventually close and Loxwood would be without a shop if this or a similar application is refused. This could lead to Loxwood possibly losing its status as a Service Village and would require residents to travel by car to do even the most basic of shopping. It would severely impact the elderly and infirm of Loxwood who rely on the existing shop for essential shopping.

12. The development provides off street parking for shoppers, easing the parking congestion at the junction of Station Road and the B2133. This will thus provide safety benefits to pedestrians at this difficult junction with poor line of sight.

13. The 10 flats will provide much needed private rented accommodation within the NEP of the district and the CDC Housing Delivery Team support the 1- and 2-bedroom flats stating the delivery of smaller units is welcome.

14. The 10 flats and shop will increase the flow of sewerage into the Loxwood system although the temporary solution put in place by Antler and approved by Southern Water will mitigate this in the short term.

15. Southern Water in responding to the Thakeham Homes application for 50 houses adjacent to Pond Copse Lane have stated they will seek to upgrade the Loxwood Sewer system with 24 months of planning consent being granted.

In addition, the minor amendments to the plans do not affect the PPT presentation given to CDC by LPC on the 20 August and both the letter of the 24th July and the PPT presentation reflect the reasons that LPC is supporting the application. A copy of the PPT presentation was emailed to CDC on 22nd August 2019.

19/P82 To receive a list of recent decisions from Chichester District Council:
None.

19/P83 Any other matters. None.

19/P84 Date for next meeting MONDAY 2nd December 2019

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