



Loxwood Parish Council

Minutes of the Meeting of the Parish Council for Planning Matters
held in the Mursell Room, North Hall, Loxwood 2.00pm on Monday 10th
September

Attendance: Parish Councillors: Tony Colling (Chair); Chris Agar; Rick Kelsey; Simon Bates.
Jane Bromley, Clerk to the Council

Three members of the public.

18/P59 Apologies for Absence – Parish Councillors: Martin Loxton; Annette Gardner; Roger Newman.

18/P60 Declaration of Member's Interest – None.

18/P61 Public Participation – The members of the Public spoke following item 18/P62
Resident 1- (An Ifold Resident) Was interested in the commercial development as Ifold has no
shop. The resident asked whether there was a decision on the Post Office being incorporated in the
proposed new Co Op shop?

Cllr Colling advised that the Co Op proposed was Co Op run and not a franchise shop which had
certain benefit with regard to pricing of the goods. With regard to the Post Office the Co Op were
currently in talks with the Post Office regarding the arrangement in their stores which currently holds
little benefit financially for the Co Op. The situation as to whether a Post office will be available in the
new shop is therefore uncertain at this stage.

The resident asked if there would be a cash machine?

Cllr Colling confirmed in all possibility there would be.

The resident asked if the 28 spaces allocated for parking included or excluded resident parking for the
flats above the shop?

Cllr Colling confirmed it included resident parking and that during the planning process it would have
to be agreed how the spaces could be reserved for tenants/ shoppers. It might be the spaces are
named.

The resident asked what was the sewerage problem referred to by the Councillors in their discussion?
Cllr Colling explained that the Loxwood foul water system was currently at capacity and developers
had to agree arrangements alternative to the direct connection to the sewerage system with Southern
Water regarding foul water disposal which added costs to the build.

Resident 2- Was a prospective purchaser of a property at the Nursery Site. He confirmed he did not
know that the site had not currently met all its conditions to obtain the planning permission for the site
and was unaware of the foul water situation in Loxwood. He asked therefore whether the commercial
site would be able to go ahead unless this was addressed and Cllr Colling confirmed it could not.

Resident 3- A new resident of the Nursery Site. The resident confirmed that 9 houses were now
occupied. She was concerned that the planning conditions had not be satisfied and would speak to
her solicitor.

18/P62 Commercial Nursery Site- Informal proposal by Marda Developments and Marcel Hoad for 2
1/2 stories above retail outlet to accommodate 9 units (1 & 2 beds). The Parish Council to discuss
this proposal and consider supporting a planning application along these lines.

Cllr Colling explained that Marda Homes the owner of the commercial site at the nursery site had
requested pre application advice from Chichester District Council. They had proposed a 3 storey
building but CDC had recommended a 2 storey building to fit the vernacular of the surrounding area.
In addition in CDC's advice areas of concern were highlighted such as parking and the foul water
connection problem. The agent for Marda Homes had come to the previous Planning Meeting and

advised the Parish Council that subsequent to his written advice that CDC may be inclined to accept 2.5 stories so long as the Parish Council were in agreement with this and asked that the Parish Council consider the proposal for 2.5 stories and if they were happy with the proposal to advise CDC of this to facilitate their obtaining Planning Permission. The agent had confirmed the reason for the request for 2.5 stories was to accommodate 9/10 units to help the viability issue of the arrangement.

The Council discussed the proposal and viewed the document provided by the agent. The 2.5 stories being a two storey development with dormers. 9/10 units for rent one and two beds.

The Parish Council were mindful of the issues with sewerage and that the building should fit with the vernacular and that these issues would need to be addressed during the planning process. It was noted that CDC had stated in the pre app advice that the LNP restricts the height of a new development to 2 storeys. In actual fact LNP policy 10 C states that where possible, house height should be restricted to 2 storeys. They also felt the arrangement offered the opportunity for off road parking. Discussion with the current shop owner confirmed that that shop would shortly be closing and along with it the post Office. The butcher did not feel that there would be competition with what he supplied and the Co Op. The Parish Council noted from discussions with the agent that at least 9 units were necessary to ensure the arrangement with the Co Op was a viable arrangement for the site owner.

Cllr Agar proposed that the 2.5 storey development be supported in principle subject to full details becoming available when a planning application was submitted, as it was in the best interests of the Parish to have a Village grocery shop. Seconded by Cllr Kelsey and all were in favour.

[Post meeting note: Follow up e mail exchange by the clerk with CDC established that there had been no follow up discussion between CDC and Marda or their architect. The CDC position was still that they preferred a 2 storey building.]

1. To Consider new Planning Applications: None
2. To receive a list of recent decisions from Chichester District Council: None
3. Any other matters. None.
4. Date of the Next Meeting Monday 1st October 2018