



Loxwood Parish Council

Minutes of the Meeting of the Parish Council for Planning Matters held in the Mursell Room, North Hall, Loxwood 7.00pm on Monday 7th January 2019

Attendance: Parish Councillors: Tony Colling (Chair); Chris Agar; Roger Newman; Martin Loxton (arrived during 19/P04); Simon Bates; Annette Gardner; Simon Laker (arrived during 19/P04); Rick Kelsey.

Jane Bromley, Parish Council Clerk.

6 members of the public.

19/P01 Apologies for Absence: Parish Councillor David O'Brien..

19/P02 Declaration of Member's Interest: None declared.

19/P03 Public Participation – 3 residents spoke concerning application LX/18/03277/FUL
The first resident confirmed he would be objecting to the application as he felt the application proposals were not in keeping with the surrounding built up area. He was concerned of the additional traffic to be generated and that there had been an accident which had ended up in the front area of the proposed site off the main road recently. Additionally, he was concerned that the sewerage system was overloaded already.

Resident 2 was to object on the urbanising effect that an additional property squeezed into a small site would have on the area. He too was concern that the surface water flooding and sewerage system problems would be exacerbated with an additional property. He felt that the site frontage would not be sufficient to allow vehicle to turn on the site and would require exiting vehicles to reverse out onto the main road.

The third resident supported the concern for exiting the site and alerted the Parish Council to the three major traffic accidents which had occurred in that area in the last 10 years.

19/P04 To Consider new Planning Applications:

LX/18/03277/FUL Moores Cottage, Loxwood Road, Alfold Bars, Loxwood, Billingshurst, West Sussex, RH14 0QS

Proposed 3 bedroom dwelling on existing land adjacent to Moores Cottage. Split of existing site into 2 to allow for new dwelling. Demolition of existing garage.

OBJECTION

Loxwood Neighbourhood Plan Policy 12 which confirms development in the rural area outside of the settlement boundary will be in accordance with the NPPF and CDC Local Plan.

The relevant Policies within the Local Plan being 45 & in particular 33 para 6 "*The proposal respects and where possible enhances the character of the surrounding area and site, its setting in terms of its proportion, form, massing, siting, layout, density, height, size, scale, neighbouring and public amenity and detailed design*".

The Parish Council believe that squeezing a three bed detached house between two semi-detached houses with one metre separation does not meet the intent of policy 33 (6) as defined above. The Parish Council do not feel this application is in accord with these policies.

In addition entering and exiting the narrow site is likely to involve reversing either off of or onto main road as the site width is insufficient to allow a turning space if more than one car is parked on site.

Finally, the Plans presented in the application are a misrepresentation as they do not reflect the permitted planning application for an extension of Mores Cottage LX?18/02586/DOM which further urbanises and congests the area.

17/02370/FUL- Revision of Plans- Farm Close.

OBJECTION

See separate letter.

19/P05 Notification of Appeal:

18/00706/FUL (APP/L3815/W/18/3207327)

Loxwood Meadow , Roundstreet Common, Loxwood, RH14 0AL

Proposed Development: Extension to an existing barn of a toilet, shower and rest area for agricultural workers.

19/P06 To receive a list of recent decisions from Chichester District Council:

LX/18/02510/DOM Brookside, Guildford Road Loxwood RH14 0SF- New two bay Oak Frame car port/garage.

PERMIT

LX/18/02586/DOM Moores Cottage Loxwood Road Alfold Bars Loxwood Billingshurst West Sussex RH14 0QS

Two story side extension, single storey rear extension, new front porch and associated works
PERMIT

LX/18/02930/DOM Mr Anthony Walker Canal Villa High Street Loxwood RH14 0RD

Erection of single storey conservatory at the back of the property.

PERMIT

19/P07 Any other matters: None.

19/P08 Date of the Next Meeting Monday 4th February 2019