



## 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 Tuesday 8<sup>th</sup> May 2018

Attendance: Parish Councillors: Tony Colling (Chair); Chris Agar; Simon Laker; Simon Bates; Roger Newman; Rick Kelsey. Jane Bromley Parish Council Clerk

18/P29 Apologies for Absence -. Parish Councillors: Martin Loxton; Annette Gardner and David O'Brien. Chichester District Councillor Peter Wilding.

18/P30 Declaration of Member's Interests – Parish Councillor Tony Colling declared a pecuniary interest in application LX/18/00807/PLD.

18/P31 Public Participation – None.

18/P32 To Consider new Planning Applications: -

**LX/18/00625/DOM**

Foxy Cottage , 28 Station Road, Loxwood, RH14 0SN  
Seeking permission to put a (shed/cabin) in the garden

No objection.

**LX/18/00797/DOM**

Oakdene Loxwood Road Alfold Bars Loxwood  
Two storey side extension and front porch

No objection. Policy 13 of the Loxwood Neighbourhood Plan applies.

**LX/18/00621/PLD**

19 Nicholsfield Loxwood Billingshurst West Sussex  
Construction of a single-storey rear extension to the existing property.

No objection. Policy 13 of the Loxwood Neighbourhood Plan applies.

**LX/18/00706/FUL**

Loxwood Meadow Roundstreet Common Loxwood RH14 0AL  
Extension to an existing barn of a toilet, shower and rest area for agricultural workers

No objection but the Planning Committee feel strongly that the application should if approved be approved to comply with the regulations set out for agricultural buildings.

**LX/18/01006/DOM**

7 Plaistow Road, Loxwood, RH14 0SX  
Replacement garage and carport

No objection. Policy 13 of the Loxwood Neighbourhood Plan applies.

The Vice Chair of the Planning Committee took over as Chair for the meeting for discussion surrounding this application owing to the interest declared by Councillor Colling..

**LX/18/00807/PLD**

Gilwood , 10 Farm Close, Loxwood, RH14 0SU  
Single storey mono pitch garden room extension to the rear

No objection.

18/P33 To receive a list of recent decisions from Chichester District Council.

LX/18/00180/TPA

Mr & Mrs Gutteridge

Oaktree House Spy Lane Loxwood RH14 0SS

Reduce height by 2.5m, reduce maximum crown spread to 9m and reduce branches in mid/upper crown by 1.5m on 1 no. Oak tree (T2) subject to LX/73/00646/TPO.

PERMIT

LX/18/00281/DOM

Mr & Mrs S & S Astles

Mockingbirds Spy Lane Loxwood RH14 0SS

Extending the existing attached Garage to the front of the property

PERMIT

LX/18/00222/DOM

Mr Keith McIntyre

Church Cottage Station Road Loxwood RH14 0SN

Erection of garden shed.

PERMIT

LX/18/00223/LBC

Mr Keith McIntyre

Church Cottage Station Road Loxwood RH14 0SN

Erection of garden shed measuring approximately 4.73m (length) by 2.13m (width) by 2.13m (height at the highest point) next to and largely hidden by the garage in the grounds of Church Cottage; a listed building.

WITHDRAWN

LX/18/00284/PLD

Meadowside 7 Farm Close Loxwood RH14 0UT

Erection of conservatory.

PERMIT

LX/18/00642/TPA

10 Pond Close Loxwood Billingshurst West Sussex RH14 0SH

Re-pollard (450mm below old wound points) on 6 no. Lime trees (T1-T6) within Areas, A1 subject to LX/65/00645/TPO and LX/73/00647/TPO.

PLX/18/00499/FUL

PERMIT

LX/18/00499/FUL

Land East Of Rompin Down Pigbush Lane Loxwood West Sussex

Erection of 2 no. dwellings.

PERMIT

18/P34 Any other matters.

- i) **NPPF consultation:** <https://www.gov.uk/government/consultations/draft-revised-national-planning-policy-framework>

**The Planning Committee to consider commenting on the following paragraph in the proposed revised NPPF at the request of CPRE:**

**14.** *Where a neighbourhood plan that has recently been brought into force (9) contains policies and allocations to meet its identified housing requirement, the adverse impact of allowing development that conflicts with it is likely to significantly and demonstrably outweigh the benefits where: a) paragraph 75 of this Framework applies; and b) the local planning authority has at least a three year supply of deliverable housing sites (against its five year*

*housing supply requirement), and its housing delivery was at least 45% of that required over the previous three years.*

*(9) Two years or less.*

The Planning Committee wished to comment:

- 1) The paragraph 14 was badly wording and difficult to understand and should be re-written in plainer English;
- 2) The period of time for which the paragraph 14 applies should be extended to 5 years rather than the two stated. The time effort and money involved in producing a Neighbourhood Plan should be respected and not subject to potential obscurity after two years.

ii) **Updating the Neighbourhood Plan.**

In view of the impending revision to the NPPF and possible change of methodology for housing numbers required in Districts the Planning Committee felt they should begin the process of updating the Loxwood Neighbourhood Plan (LNP). It was not certain at this stage whether an additional site or sites would be required to accommodate further housing numbers allocated to the Parish but never the less it was felt the Parish should be prepared. The Planning Committee RESOLVED proposed by Cllr Colling and seconded by Cllr Agar to have initial discussions with a Planning Consultant as to the procedure and process for an update to the LNP. The Clerk was to arrange such a meeting. **ACTION Clerk**

The Planning Committee briefly discussed the approaches from three site proposers for sites above those allocated in the Neighbourhood Plan for Loxwood. The Planning Committee recognised that until the NPPF was revised and CDC had confirmed any change to housing numbers allocation for the parishes within their Local Plan, Loxwood had no certainty that additional housing numbers would be required for thee Parish beyond that which could be achieved via Windfall. The Clerk would write to the site proposers along these lines. **ACTION Clerk**

**The following application had been listed for appeal:**

**Beech Farm, Roundstreet Common, Loxwood, RH14 0AN**

**Proposed Development: Proposed mixed use live work development - conversion of commercial equestrian buildings and barns into flexible B1 offices and light industrial workshops/B8 commercial storage uses and 9 no. residential dwellings together with re-routing of internal access and removal of outdoor menage and enclosed horsewalker.**

**Planning Application No: 17/02162/FUL**

**DCLG Ref No: APP/L3815/W/17/3192443**

**Start Date: 03.05.2018**

The Parish Council had objected to this application which had subsequently been refused by Chichester District Council. They had no further comments that had not already been made and the Clerk was to email again these comments to the Inspectorate. **ACTION Clerk**

18/P35 Date of the Next Meeting Monday 4<sup>th</sup> June 2018