



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 3rd June 2019. (The meeting commenced at 7.15pm)

19/P37 Attendance: Parish Councillors: Tony Colling (Chair); Chris Agar; Simon Bates; Annette Gardner.
Jane Bromley, Parish Council Clerk.
35 members of the public.

Apologies for Absence: Parish Councillors: Rick Kelsey; Simon Laker.
Cllr Chris Kershaw did not attend.

19/P38 Declaration of Member's Interest: None.

19/P39 Public Participation – Six residents spoke concerning application LX/19/01240/FUL.

The residents raised concerns across the following areas: inappropriate density; access difficulties with speed on traffic along B2135 and restricted width of access; lack of infrastructure including sewerage and drainage; increase surface run off contributing to flooding problems; traffic congestion along High Street; unnecessary access onto B2135 when access available via Pond Copse; damage to Local Environment.

A resident spoke about the application LX/19/01075/FUL he explained the amended application was to allow for a better design.

19/P40 To Consider new Planning Applications:

LX/19/01240/FUL - Land South West of Guildford Road, Loxwood, West Sussex. Demolition of existing dwelling and the erection of 50 dwellings to include 35 private units and 15 affordable units, creation of proposed vehicular access, internal roads and footpaths, car parking, sustainable drainage system, open space with associated landscaping and amenity space.

OBJECT STRONGLY- The application is not an allocated site in the Loxwood Neighbourhood Plan and is outside the Settlement Boundary of the parish and thus is in the countryside. The application is therefore contrary to Policies 1 & 2 of the Loxwood Neighbourhood Plan and Policies 5 & 45 of the CDC Local Plan. The Parish Council attach notes Appendix A with sub-appendix 1 2 and 3, of their recent meeting with Southern Water regarding sewerage infrastructure problems which demonstrates that the Loxwood sewerage infrastructure is completely inadequate and would not support the connection of 50 new houses being connected to the network. Mr Simon Sharp, Network Upgrade Manager (see notes of meeting) has explicitly stated that Loxwood is NOT included in the 2020 to 2025 spending round which is about to be approved by OfWat, despite the information received by Thakeham homes from Southern Waters Worthing Office. CDC is well aware of the problems with the Loxwood sewerage network and is well documented on the CDC web site with respect to planning applications 15/02012/OUT, 18/02247/DOC, 17/01144/DOC, 17/02370/FUL and 13/02025/FUL. CDC planning officer Naomi Langford is well aware of the issues.

LX/19/01231/DOM - Pancake Cottage, Station Road, Loxwood, Billingshurst, West Sussex, RH14 0SJ
Two storey side extension.

NO OBJECTION Policy 12 & 13 of Loxwood Neighbourhood Plan apply.

LX/19/01232/LBC - Pancake Cottage, Station Road, Loxwood, Billingshurst, West Sussex, RH14 0SJ
Two storey side extension.

NO OBJECTION Policy 12 & 13 of Loxwood Neighbourhood Plan apply.

LX/19/01090/TPA - Hollytree Lodge, 6 Oak Grove, Loxwood, RH14 0DN
Fell 1 no Holly tree (T1) subject to LX/78/00650/TPO.

NO OBJECTION however the Parish Council would like to see the tree replaced.

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).

NO OBJECTION

LX/19/01245/FUL - Walcot, Guildford Road, Loxwood, RH14 0SB
Demolition of existing bungalow and construction of 2 no. semi-detached two storey dwellings.:

NO OBJECTION however the Parish Council have reservations over access and parking. WSCC Highways should look closely at this application.

19/P40 To receive a list of recent decisions from Chichester District Council:

LX/19/00239/FUL Crabfields Drungewick Lane Loxwood
Proposed construction of detached annexe for occupation by an elderly resident.
Withdrawn

LX/19/00846/DOM Oakhurst Cottage, Oakhurst Lane Loxwood RH14 0QR
Erection of garage/garden store.
Permit

LX/19/ 00711/DOM 5 Nicholsfield
Erection of two storey and single storey rear extension and a porch
Permit

LX/19/00683/FUL Sports Pavilion Plaistow road RH14 0SX
New toilet facilities
Permit

19/P41 Any other matters.
Appeal Listing for 18/01578/FUL
Appeal Ref: APP/L3815/W/19/3223821
Land East of Lady Lea House, Brewhurst Lane. Demolition of storage outbuilding and erection of detached three-bedroom dwelling.
Appeal by way of written representation. Loxwood by 18th June 2019.

19/P42 Date for next meeting 1st July 2019