



Loxwood Parish Council

Minutes of the Meeting of the Parish Council for Planning Matters

held in the Mursell Room, North Hall, Loxwood 7.30pm on Monday 1st July 2019

19/P43 Attendance: Parish Councillors: Rick Kelsey (Acting Chair); Chris Agar; Chris Kershaw; Annette Gardner; Simon Bates; John Lewis.

Jane Bromley, Parish Council Clerk

CDC Gareth Evans

25 residents.

Apologies for Absence – Parish Councillors: Roger Newman; Simon Laker and Tony Colling.

19/P44 Declaration of Member's Interest – Cllr Gardner non pecuniary interest
LX/19/01597/DOM

19/P45 Public Participation – Residents spoke concerning the very recent submission of an application for a retail outlet on the Nursery Green. The issues raised were as follows: Doesn't fit vernacular; over development; retail space increased since outline planning; storage capacity in excess of that would be required; 10 flats excessive; three stories too high; delivery tracks will not have room to turn and will need to back of main road; early morning deliveries will create noise for residents; sewerage infrastructure capacity will be further stressed; proposal out of keeping with that proposed in the Neighbourhood Plan.

19/P46 To Consider new Planning Applications:

LX/19/01400/FUL Moores Cottage, Loxwood Road, Alfold Bars, Loxwood, Billingshurst, West Sussex, RH14

Erection of a detached dwelling following demolition of free-standing 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 detached house between two semi-detached houses with one metre separation does not meet the intent of policy 33 (6) as defined above. In addition entering and exiting the narrow site is likely to involve reversing either off of or onto the main road as the site width is insufficient to allow a turning space if more than one car is parked on site.

The sewerage infrastructure in this area will not support additional development.

The application contravenes Policies 8,9 and 10 of the Loxwood Neighbourhood Plan.

LX/19/01597/DOM – Brew Cottage, Brewhurst Lane, Loxwood, Billingshurst, West Sussex, RH14 0RJ

Proposed single storey rear/side extension and alterations.

No Objection.

19/P47 To receive a list of recent decisions from Chichester District Council:

LX/19/00722/FUL Land East Of Rompin Down Pigbush Lane Loxwood West Sussex

Demolition of existing building. Erection of 2 no. dwellings and 1 no. detached garage.

PERMIT

LX/19/01053/DOM Hillcrest Vicarage Hill Loxwood RH14 0RG

Erection of single storey side extension.

PERMIT

LX/19/01090TPA Hollytree Lodge, 6 Oak Grove, Loxwood. RH14 0DN

Fell 1 no Holly Tree T1

PERMIT

19/P48 Any other matters. A property along the B2133 has erected a 2-car garage in front of the building line apparently without planning permission. The Clerk is to write to the residents asking them if they secured permission from CDC for this. **ACTION Clerk**

19/P49 Date for next meeting MONDAY 9th September 2019, although an Extra planning meeting was to be organised by the Clerk to enable observations to be made on the Nursery Green Retail site Planning application.