

# Loxwood Parish Council



## Minutes of the VIRTUAL Meeting of the Parish Council for Planning Matters held at 7.00pm on Monday 6<sup>th</sup> July 2020

P42/2020 Attendance: Parish Councillors: Tony Colling (Chair); Chris Agar; Rick Kelsey; Chris Kershaw (arrived during P45/2020); Annette Gardner; Roger Newman; and Simon Bates. CDC Gareth Evans. CDC. Jane Bromley, Clerk. 4 members of the public.

Apologies for Absence – None.

Non- attendance Parish Councillors Simon Laker and John Lewis.

P43/2020 Declaration of Member's Interest – None. Cllr Kershaw confirmed he had no interests on items on the agenda when he entered the meeting during item P45/2020.

P44/2020 Public Participation – None.

P45/2020 To Consider new Planning Applications:

In advance of considering the first two applications TC summarised the details of the meeting he and CA had attended along with the Clerk between LPC and CDC. CDC Gareth Evans and CDC Janet Duncton attended the meeting with Officers, Tony Whitty; Jo Bell and James Bushell from CDC.

The meeting had been arranged to discuss the planning appeals for the two sites South West of Guildford Rd and Land South of Loxwood Farm Place.

CDC explained that the Local Plan became out of date on 15<sup>th</sup> July and would no longer be able to demonstrate a 5- year housing supply. In this event planning applications would be decided according to Policies in the NPPF and not the Local Plan or Loxwood Neighbourhood Plan which became out of date for housing policies at the same time. In the NPPF, the presumption is in favour of sustainable development and as such it is likely the appeals for the two sites will be allowed. In the mean -time the first two applications below had been submitted to CDC both more or less a replica of the original application submitted and refused by CDC. This was an attempt by the site proposers to avoid the costs of going to appeal.

**LX/20/01481/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 (resubmission of planning application reference LX/19/01240/FUL).

Objection – **See attached letter.**

**LX/20/01617/OUT** – Land South of Loxwood Farm Place, High Street, Loxwood, West Sussex,  
Outline application with all matters reserved, except for Access (excluding internal estate roads) for the erection of up to 24 no. residential dwellings.

Objection – **see attached letter.**

**LX/20/01203/DOM** – Bluebell Cottage, Guildford Road, Loxwood, RH14 0QW  
Erection of a stable, office and garage block on land to the rear of the existing Bluebell Cottage:

No objection and Policies 10 and 13 of the Loxwood Neighbourhood Plan apply.

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**LX/20/01194/PA1A** – Oaktree House, Spy Lane, Loxwood, Billingshurst, West Sussex, RH14 0SS

Single storey extension to the rear (a) rear extension 4.90m (b) maximum height 2.65m (c) height of eaves 0.00m.

No comment as the application has already been permitted by CDC

**LX/20/01188/DOM** – Lantern House, Two Ways, Loxwood, Billingshurst, West Sussex, RH14 0SD

Demolition of garage and erection of single storey annexe.

No objection, but please be advised that flood protection measures will need to be taken as this has proved to be a surface water flood plan during 1 in 20 and 1 in 100 flood events as modelled by Water Environment Consultancy for Loxwood Parish Council. **See attached (slide 6)**. This site is also adjacent to a Grade II listed building, Old Cottage.

**LX/20/01607/LBC** – Pephurst Farm House, Station Road, Loxwood, Billingshurst, West Sussex, RH14 0RW

Garden store extension to existing garage.

No objection policy 13 d) of the Loxwood Neighbourhood Plan applies.

P46/2020 To receive a list of recent decisions from Chichester District Council:

**LX/20/01073/PLD** Mr Renny Smith Old School House Vicarage Hill Loxwood RH14 0RG Extensions and enlargements to dwelling. REFUSE

**LX/20/00072/FUL** Lapora Estates Limited Lapora Estates Limited Walcot Guildford Road Loxwood RH14 0SB Demolition of existing bungalow and construction of 2 no. semi-detached two storey dwellings. PERMIT

**LX/20/00966/DOM** Coral House Pond Close Loxwood RH14 0SH Detached double garage and home office. PERMIT

**LX/20/01154/DOM** 14 Nicholsfield Loxwood RH14 0SP Single storey rear extension and front enclosed porch extension. PERMIT

P47/2020 Any other matters. None.

P48/2020 Date for next meeting: MONDAY 7<sup>th</sup> September 2020 is the next scheduled meeting but an earlier meeting will be called if necessary, on 3<sup>rd</sup> August 2020.