



Loxwood Parish Council

Minutes of the VIRTUAL Extra Ordinary Meeting of the Parish Council
for Planning Matters
held at 7.30pm on Monday 27th July 2020

P49/2020 Attendance: Parish Councillors: Tony Colling (Chair); Chris Agar; Rick Kelsey; and Simon Bates. CDC Gareth Evans. CDC and WSCC Janet Duncton (arrived during item P51/2020) Jane Bromley, Clerk. 10 members of the public. K Tipper ECE Planning (left after item P51/2020) and Andrew Farquhar Antler Homes Ltd.

Apologies for Absence – None.

Non- attendance: Chris Kershaw; Annette Gardner; Roger Newman.

P50/2020 Declaration of Member's Interest – None.

P51/2020 Public Participation –

Andrew Farquhar Antler Homes Ltd (AF) – Proposal for the commercial site at Nursery Green.

AF advised Antler Homes Ltd have now agreed terms of purchase from Marda Homes Ltd of the commercial site area of Nursery Green. This will enable Antler to access the rear of Blackhall. AF stated that this would enable a reversion to a scheme more in line with what was proposed under the outline planning application which was approved previously and will be a resolution to an application which was unsatisfactory to many.

AF shared plans with the Parish Council for a smaller shop with residential to incorporate land behind at Blackhall. The shop had been designed in conjunction with proposed operator who wishes to purchase the store and flats. Building 2200 sq. ft. Store 300 to 400 sq. ft. Total sq. ft 2500 to 2600 sq. ft. 4 affordable flats above, 1 ½ stories. Possible NISA store.. Operating hours in keeping with a rural area. Submission expected within next week to 10 days and planning possibly achieved Sept to Oct. AF stated shop would be delivered by late summer next year. 21 open market residential units behind in Blackhall with 9 affordable units giving a total of 30 units in all. 4 affordable units will be above the shop and 4 in a separate 2 storey block. Affordable units would be a combination of affordable rent and shared ownership. Brin Jones Housing Enabling Officer at CDC agreed 6 x 1 bed 2x 2 bed 1x 3 bed properties. Registered provider has not been found and as such homes could offered with shared ownership or at 80% market value. Otherwise Antler could provide a financial contribution off site rather than on site affordable homes. A private provider is interested in shared ownership and could be offered all 9 affordable units but would need CDC agreement. In addition, the shop operator would like to purchase flats above for rent, this would need to be agreed with CDC. There had been a positive response from CDC Housing Enabling Officer. Discussions will take place throughout the process.

Heads of Terms signed with proposed store operator. Store to be built out first.

Car Parking provision, Transport Consultant has been appointed and consultation had been carried out with WSCC Highways and the scheme was in line WSCC updated Highways Guidance June 2020. Scheme not yet finalised.

TC queried residential access to the shop, and whether the building works be allowed to go on with an open shop? AF confirmed they would with safety measures.

Sewerage to be pumped to main sewerage system or a separate attenuation system on site if necessary, Antler is in consultation with Southern Water.

AF advised the restrictive covenants associated with the site will not be breached by proposals and two nearby residents spoke up in support of the scheme.

CA contended proposals are significant deviant from previous proposals and therefore would breach the covenants.

AF asked that if there were any areas the Parish Council or community feel changes would improve the development then Antler are willing to listen. Drawings to be circulated when finalised.



P52/2020 To Consider new Planning Applications:

LX/20/01753/PA3Q - Prior Approvals Trenchmore Farm, Drungewick Lane, Loxwood, Billingshurst, West Sussex, RH14 0RS

Prior notification for the change of use from an agricultural building to dwelling.

OBJECT- Application does not appear to be compliant with CDC Local Plan Policies 45 (para 2) as building used for Llamas is being utilised & 46 (para 2 & 3) as no evidence that alternative economic uses are not viable has been provided . Not compliant with Loxwood Neighbourhood Plan Policies 12.

P53/2020 To receive a list of recent decisions from Chichester District Council:

LX/20/01072/DOM Loxwood Chase Guildford Road Loxwood, Billingshurst West Sussex RH14 0QW Proposed single storey extension. PERMIT

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 2.65m. PRIOR APPROVAL NOT REQUIRED

P54/2020 Any other matters.

- **Discussion regarding Antler Homes Ltd proposals for the commercial site at Nursery Green.**

No further discussions held at this time, a formal planning application is awaited. CDC G Evans to discuss with CDC as to discussions regarding pre application and their view. **ACTION GE**

- **Pallingshurst Woods, Clay Pits Proposal.** Cllr Kelsey discussed with CDC Officer Whitby lodging TPO with regard to trees on the Clay Pits site. Officer Whitby felt TPO may be over turned in favour of a minerals extraction order as it doesn't give a lot of protection. The scoping report has been sent to Officer Whitby and he will liaise with WSCC.
TC felt there was nothing to lose applying for TPOs on the mature oaks on the land. Area TPO to be applied for by the Parish Council **ACTION RK/Clerk**. Woodlands Trust have a means to report a threat to trees because of planning and this will be pursued.

P55/2020 Date for next meeting: MONDAY 7th September 2020

The meeting closed at 9.10pm