



Loxwood Parish Council

MINUTES OF THE VIRTUAL MEETING OF THE PARISH COUNCIL FOR
PLANNING MATTERS
HELD AT 7.30PM ON MONDAY 11TH JANUARY 2021

P01/2021 Attendance: Parish Councillors: Tony Chair (Chair); Rick Kelsey; Chris Agar; Annette Gardner; Roger Newman; and Simon Bates. CDC Gareth Evans Jane Bromley, Clerk. One member of the public.
Apologies for absence: None.

P02/2021 Declaration of Member's Interest. None.

P03/2021 Public Participation –No speakers.

P04/2021 To Consider new Planning Applications:

LX/20/03155/DOM - Lunns, Roundstreet Common, Loxwood, RH14 0AN
Replacement of existing gate with a pair of solid oak gates.

No Objection Policy 13 of the Loxwood NP applies

LX/20/03055/TPA - Trehenney, Spy Lane, Loxwood, RH14 0SQ

Reduce height by up to 5m on 1 no. Oak tree and reduce height by approx. 4m and crown lift (all round) to 3m (above ground level) on 1 no. Horse Chestnut tree (T2) both within Area, A1 subject to LX/78/00650/TPO.

Unable to determine as the applicant hasn't provided a reason nor is there a tree surgeons report and therefore the Parish Council cannot make a firm determination. The Parish Council rely on the Tree Officer's professional opinion.

P05/2021 To receive a list of recent decisions from Chichester District Council.
None.

P06/2021 Any other matters. **Report on Planning Committee Hearing Held on 6th January 2021 - LX/20/01977/FUL** Land West Of Guildford Road Loxwood West Sussex

27 no. residential dwellings comprising 19 market units and 8 affordable residential units; a single retail unit, on-site parking and turning, hard and soft landscaping together with sustainable drainage system and alterations to a public right of way.

The application was discussed at the CDC Planning Committee meeting on 6th January 2021. The Application was unanimously granted consent subject to a S106 agreement. There was a long debate regarding the conditions the Planning Officer had put on the application. Cllr Colling spoke at the meeting and talked about surface water and sewerage disposal and street lighting. The Officer appeared to



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have missed the fact that the Loxwood NP had a policy on Street Lighting only to be allowed for security reasons. The Officer agreed by subsequent email correspondence to add an informative to the Planning Conditions that Street lighting only for safety provisions. Surface water -the point was made that the ditch network was not connected and the highways drain drains into the Loxwood Stream. There was no provision as to how ditch maintenance was to be carried out going forward to cope with drainage from the site. This caused a long debate and the CDC head of planning interjected to say ditch maintenance cannot be enforced by planning as it was a Riparian duty which was enforceable. Antler confirmed they would open up the ditch network to cope initially but there may be no maintenance going forward. The drainage officer at CDC was satisfied that connectivity can be established. The Planning conditions are not to be amended for the necessary maintenance. The sewerage issue was also debated. Currently, the planning condition states that Southern Water will carry out network upgrades within 24 months and no occupation until this upgrade has taken place. There is a Caveat that if the upgrades are not carried out within 24 months, an interim solution can be worked out to be agreed between Southern water and CDC. Councillor Colling requested that this caveat be removed to put pressure on Southern water to upgrade the network within the 24 months. CDC refused but agreed that when condition was to be discharged, they would be mindful of the issues and not repeat the issues of Nursery Green. A sewerage pump will be put into south west corner of site to pump up towards connection running south down the B2133. An amendment was put forward by Antler to phase the development and this has been written into the consent.

P07/2021 Date for next meeting: MONDAY 1st February 2021