



Loxwood Parish Council

Minutes of the Meeting of the Parish Council for Planning Matters

held at 7.00pm on Monday 1st November 2021 in the main hall at North Hall

P71/2021 Attendance: Parish Councillors: Tony Colling (Chair); Rick Kelsey; Roger Newman; Simon Bates; Charles Todhunter; and Annette Gardner.
10 Members of the public.

Jane Bromley, Clerk.

Apologies for Absence – Parish Councillor Hannah Carey and Chris Agar

P72/2021 Declaration of Member's Interest – Cllr Colling and Cllr Todhunter LX/21/02849/FUL by virtue of proximity to where they live.

P73/2021 Public Participation – Mike Barber and Richard Osborne from Beech Homes presented their proposals for the site south of Farm Close. The site is within the Neighbourhood Plan as suitable for development. Access through the site to the community park land. Less than half is to be developed 20 dwellings 6 affordable housing. Agreed the housing mix for these with the housing officer. Have spoken to Southern Water re a connection to foul drainage to the south of the site. Eight parking spaces within the scheme for the doctors' surgery plus additional visitors parking. S106 agreement will set provision for the community parkland for the future. Beech Homes will submit a detailed application in the spring and expect to start in 2023.

Cllr Colling asked who the affordable housing provider was. Richard Osborne (RO) advised, there was no one on board at the moment.

Cllr Colling asked if Beech Homes were aware of the water neutrality issue in Chichester District? RO confirmed they did not know and Cllr Colling explained the position. All planning applications were on hold at the moment until it could be decided how to address the problem.

Cllr Newman asked about the proximity of the footpath to the surgery. Mike Barber (MB) confirmed there would be dense planting to prevent any overlooking into the surgery.

Cllr Newman asked about parking and MB advised it was above that required by CDC.

Cllr Newman asked about the junction with the site and surgery and MB advised Highways wanted any safety measures they would be put in place.

Cllr Newman asked about a management company for the community areas and they confirmed one would be set up. The Park area was to be used by the general public so the maintenance of this would need to be finalised.

The affordable housing would be put together at the front of the site. The registered providers always one them in the same place on the site.



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P74/2021 To Consider new Planning Applications:

LX/21/02759/TPA - Loxworth Cottage Guildford Road Loxwood RH14 0SE
Crown reduce by approx. 33% (height and widths being reduced by 4-6m) on 1
no. Field Maple tree (marked on plan as T2, TPO'd nos. T1) subject to
LX/96/00657/TPO.

There was no tree surgeons report to the application and no justification given for the tree works. The Parish Council are therefore unable to comment on this application.

LX/21/02849/FUL - Land South West Of Willets Way, Willetts Way, Loxwood,
West Sussex,
5 no. residential dwellings, vehicular and pedestrian access and hard and soft
landscaping.

Object.(4 object and 2 abstain)

The application does not comply with the following Neighbourhood Plan policies.

- 1) Policy 2. The site out outside the Settlement Boundary of both the Made Neighbourhood Plan (NP) and the Revised NP which is currently lodged with CDC for Reg 16 and held because of the Water Neutrality issue. It has been with CDC since December 2020!
- 2) Policy 10 (a) and (b). The development does not match the vernacular of Farm Close and Willets Way and the plain render should be replace with tile hung elevations.
- 3) Policy 10(i). There are 8 grade two listed buildings which located on the east side of the B2133 with 5 of the buildings directly behind the development. The policy requires that any new development adjacent to a listed building be sensitively designed to conserve and ENHANCE the setting, form and character of the listed buildings. This development is cramped and the modern style of the rear elevations of plots 2/3/4 and 5 do nothing to enhance the setting and character of the development and setting of the listed buildings.

The following issues/comments are also applicable.

- 1) No attempt has been made to address the advice given by Natural England and its concerns with respect to the impact that new developments in the North Sussex Water Supply Zone will have on the Arun Valley protected sites. The applicant must be advised to carry out an HRA AA to demonstrate how Water Neutrality will be achieved within the development.
- 2) Residents have expressed concern about the effect that the development will have on their grade 2 listed properties which have no foundations and the resultant vibration caused by the building works.
- 3) The field is used for several species of bat for foraging.
- 4) Insufficient car parking has been planned for the properties.



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5) Residents to the north of the site in Willets Way are concerned about the proximity of plots 2/3 to their properties with light being blocked from their properties.

The following policies also apply.

- Policy 7 Street Lighting
- Policy 9 Housing Density
- Policy 12 Rural Area policy
- Policy 15 Telecommunications and Connectivity

LX/21/02426/FUL - Sports Pavilion, Plaistow Road, Loxwood, RH14 0SX
Overflow carpark.
No objection.

LX/21/02978/DOM - The Beeches, Vicarage Hill, Loxwood, Billingshurst, West Sussex, RH14 0RG
Erection of a two- bay timber framed detached garage to the driveway.
No objection

P75/2021 To receive a list of recent decisions from Chichester District Council.

LX/21/01922/DOM Walcot Guildford Road Loxwood RH14 0SB

Dropped kerb.

PERMIT

LX/21/01943/DOM 4 Lakers Lea Loxwood Billingshurst West Sussex RH14 0TT

Proposed single story side extension and front porch.

PERMIT

LX/21/01852/PA3Q Mill House Farm Drungewick Lane Loxwood Billingshurst
West Sussex

Proposed change of use from an agricultural building to 1 dwelling (C3 Use class).

PRIOR APPROVAL REQUIRED HEREBY REFUSED

P76/2021 Any other matters: None.

P77/2021 Date for next meeting: Monday 6th December 2021