



## Loxwood Parish Council

**Minutes of the Meeting of the Parish Council for Planning Matters**  
held at 7.00pm on Monday 7<sup>th</sup> November 2022 held in the main hall at  
North Hall

P 63/2022 Attendance: Tony Colling (Chair); Rick Kelsey; Roger Newman; Annette Gardner; Charles Todhunter; Hannah Carey; James Hume; Simon Bates and Jamie Lynch (arrived during P66/2022).

9 members of the public. Jane Bromley, Clerk

Apologies for Absence: Parish Councillors: None.

P 64/2022 Declaration of Member's Interest – None.

P 65/2022 Public Participation – A resident spoke concerning the recent Loxwood Hall East planning application. The application had been supported by the Parish Council but CDC have not supported the application and the officer in the opinion of the applicant had not deal with the case in a correct manner. The resident asked the Parish Council if the application could be red carded. Cllr Colling advised that the resident has the right to appeal. Red carding sends the application to the CDC planning committee for consideration and would not look into the officer's handling of the case.

Three residents spoke concerning 22/02272/FUL:

Resident One. A member of the Bee Keepers school and a field biologist spoke in support of the application. There had been objections to this application stating the unnecessary felling of trees. The resident explained coppicing was beneficial to the habitat and was not tree felling. Residents had complained about the siting of containers on the site. The containers were in a natural clearing and no trees have been cleared to facilitate their positioning. No chemicals have been left around the site there are gentle treatments applied to the inside of the hives once or twice a year and they are made from natural substances. There is no use of any other chemical. The area has become a little untidy but now the containers are there they provide storage and matters should improve.

Resident two had been a member for over 40 years. He spoke in support of the application and explained the apiary was run with the environment foremost in mind. The containers provide a secure storage area.

Resident three. The applicant spoke and had been involved with bees since 1963. The applicant had purchased the land for the bee keeping school and the tuition was all free of charge. The two containers he considered entirely necessary they are secure and are low maintenance. They are as far away from public sight as possible. The hard standing is completely necessary but plants will grow through it. The applicant urged support to support bee keeping.

P66/2022 To Consider new Planning Applications:



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LX/22/02272/ FUL Woodland Roundstreet Common Loxwood West Sussex  
Retrospective installation of hardstanding and 2 no. shipping containers for the storage of bee equipment in conjunction with the adjoining teaching Apiary.

No objection.

LX/22/02372/FUL - Old School House Vicarage Hill Loxwood West Sussex  
Demolition of the Old School House. Construction of 3 no. dwellings with car parking and alterations to vehicle access.

Objection. Does not meet Policy 45 of the CDC Local Plan.

The Old School House is listed in the Loxwood Neighbourhood Plan (LNP) as a building of Historic interest and should be preserved. See LNP policy 10 (i).

The Neighbourhood Plan seeks to restrict new builds to two stories. See LNP Policy 10 (c).

The design of the houses with only part of one elevation tile hung does not meet Policy 10 b) of the LNP and as such does not fit the local vernacular.

Three large detached four- and five-bedroom houses on such a small site result in overcrowding and thus the development does not comply with LNP policy 10 (d)

The entrance/exit visibility spays appear not to accord with speeds recorded by the local speed watch group and should be increased in length.

Owen Broadway, CDC Principal Conservation and Design Officer has recently agreed to the Old School House being listed as a non-designated Heritage Asset and thus protection under the NPPF sub section 16

In addition, an application has been made to have the building listed. The history of the property is published in the heritage trail documentation APPENDIX A.

The water neutrality statement does not include any details of "Offset" to meet the shortfall of 753 litres per day. In addition, the calculation is based on an occupancy of 10 persons for a site of two five and one three-bedroom houses which is not plausible.

The site does not provide sufficient parking spaces.

Local residents have raised concerns regarding flooding on site and run off exacerbating flooding of the adjacent ditch for near neighbours.

LX/22/02537/DOM - Beetle House Roundstreet Common Loxwood West Sussex  
General repair works and alterations to cottage and garage building, construction of link extension between main house and cottage, conversion of outbuilding from plant room to home office and associated repairs and alterations. Minor alterations to main house.

No objection.



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LX/22/02538/LBC - Beetle House Roundstreet Common Loxwood West Sussex

General repair works and alterations to cottage and garage building, construction of link extension between main house and cottage, conversion of outbuilding from plant room to home office and associated repairs and alterations. Minor alterations to main house.

No objection.

LX/22/02104/DOM - Vine Cottage 5 Station Road Loxwood West Sussex.  
Rear 2 storey extension. Conversion of existing garage into study/Wc. Relocation of porch and re purposing of internal space. Demolition and rebuild of existing 2 no. sheds. Removal of oil tank and replacement air source heat pumps (ASHP).

No objection. Policy 13 of the Loxwood Neighbourhood Plan applies.

22/02346/OUT | Foxbridge Golf Club Foxbridge Lane Plaistow West Sussex RH14 0LB

Outline application for a wellbeing and leisure development comprising up to 121 holiday units; the construction of a spa with accommodation of up to 50 bedrooms; the conversion of the former clubhouse into a restaurant and farm shop; the formation of a new vehicular access from Foxbridge Lane, new internal roads, footpaths, cycle routes and car parking areas; the construction of a concierge building and new hard and soft landscaping, including the formation of new ponds. All matters reserved except for means of access.

Objection. Three abstain two support and four object

The traffic generated will be contrary to Policy 39 of the CDC Local Plan regarding traffic movements causing harm or congestion to the environment. It is also contrary to Policy 99 of the NPPF as the sport facility has been removed. It is noted that Sport England have also objected on these grounds.

Over development of the site and in conjunction with Crouchlands of the whole area. The surrounding facilities and transport network would not be able to support such an extensive proposal.

P67 To receive a list of decisions:

LX/22/01478/FUL Mill House Farm Drungewick Lane Loxwood West Sussex RH14 0RS

Extension to 2 no. barns and addition of cart shed doors.PERMIT



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LX/22/02066/LBC Walthurst Farmhouse Walthurst Lane Loxwood West Sussex  
RH14 0AD2 storey extension and additional 1 no. domer window.  
PERMIT

LX/22/02109/ELD Beech Farm Roundstreet Common Loxwood West Sussex RH14  
0AN Existing Lawful Development to confirm the laying of a hardstanding yard area.  
REFUSE

LX/22/02286/TPA Old Oak House Station Road Loxwood  
Reduce height and eastern sector by 3m, reduce north, south and west sectors  
PERMIT

P68/2022 Matters for next month's agenda.

P69/2022 Date of next Meeting 5<sup>th</sup> December 2022