



Loxwood Parish Council

Minutes of Loxwood Parish Council's Planning Committee Meeting Tuesday 2nd April 2024 7.30pm Main Hall North Hall

P/22/2024. Attendance: Parish Councillors: Charles Todhunter (Chair); Rick Kelsey; Jamie Lynch; Sarah Dobson; Valerie Woods; Roger Newman. CDC Gareth Evans; Jane Bromley Clerk. No members of the public.

Apologies: Apologies received and accepted from Parish Councillor Annette Gardner.

P/23/2024 Declaration of Member's Interest: Cllr Todhunter declared an interest as Chair of the CDC Planning Committee.

P/24/2024 Public Participation: No speakers.

P/25/2024 To Consider new Planning Applications:

LX/24/00006/FUL - Land West Of Guildford Road, Loxwood.

Proposal: 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. (Variation of condition 2 of permission 20/01977/FUL - creation of 4 no. additional parking spaces and plots 22- 25 amended to 3 bed dwellings).

Object This would create an over-provision of 3 bed dwellings, contrary to local need.(5 object Cllr Todhunter abstained).

LX/24/00555/DOM - Hurst Cottage, Brewhurst Lane, Loxwood.

Proposal: Single storey side extension.

No objection. (Cllr Todhunter abstained).

LX/24/00558/FUL Loxwood Garage, Loxwood Road, Alfold Bars,

Erection of 5 no. dwellings following demolition of 4 no. existing buildings.

Object. This proposal does not comply with Local Plan Policies:

26 (there has been insufficient evidence supplied that the site is no longer viable as an employment site);

and 45 (development in the countryside);

nor the Chichester District Interim Position Statement.

In addition, it is not in compliance with Loxwood Neighbourhood Plan Policies:

8 (as the sewerage system has no further capacity in Loxwood);

10d (the terrace houses are of bulky appearance).

If the application is to be accepted by the Local Planning Authority then Policy 16 of the Loxwood NP will apply. (5 object and Cllr Todhunter abstained)

Application For Noting:

LX/24/00604/EIA - Land To The East Of The B2133, Wisborough Green
Request for a formal screening opinion - Proposed solar photovoltaic farm (up to 20MWac) and associated infrastructure.

Noted by the Parish Council.

P/25/2024. Notice of appeal hearings for noting:

Application No: 23/00815/FUL

DCLG Ref No: APP/L3815/W/23/3331297

Start Date: 04.03.2024 Land At Loxwood Hall West, Guildford Road, Loxwood, Billingshurst

West Sussex RH14 0QP

Proposed Development: Erection of a detached dwelling.

An appeal has been lodged against the Refusal of Planning Permission or Prior Approval, details shown above.

It has been agreed by the Ministry for Housing, Communities and Local Government Planning Inspectorate that the appeal will be dealt with by way of the **Written Representation** procedure. This means that the appeal will be decided on written statements of the parties concerned and that no public local inquiry will be held. This may be subject to review at a later date.

P/26/2024 Appeal against Enforcement for noting.

APP/L3815/C/24/3340948

Case Ref No: LX/22/00198/CONCOU

Site Location: Loxwood Farm, Brewhurst Lane, Loxwood, **Proposed Development:** Appeal against LX/23 Enforcement Notice

P/27/2024 Planning Decisions:

LX/24/00196/TPA Woodpeckers 10 Pond Close Loxwood RH14 0SH

Re-pollard (back to previous pruning points) on 6 no. Lime trees (quoted as T1-T6) within Areas, A1 subject to LX/65/00645/TPO and LX/73/00647/TPO.

PERMIT

P/28/2024. Date of next meeting: Tuesday 7th May 2024