



## Minutes of the Loxwood Parish Council's Planning Committee Meeting Held On Tuesday 2<sup>nd</sup> December 2025 7.00pm Main Hall North Hall

Attendance: Parish Councillors: Charles Todhunter (Chair); Jamie Lynch; Roger Newman; Valerie Woods; Annette Gardner; Rick Kelsey. 6 members of the public. Jane Bromley Parish Council Clerk

P/98/25 Apologies: Parish Councillor Yvonne Rees

**P/99/25** Declaration of Member's Interest: Cllr Todhunter declared an interest as both Chair of the Loxwood Planning committee and also Chair of Chichester District Planning Committee. To avoid a conflict of interest, he presented the facts of each application to the Loxwood Planning Committee, offered no opinion and abstained on any decision voting regarding each application.

### **P/100/25** Public Participation:

- A representative of a resident from Drungewick Lane read out a statement from the resident alerting the Planning Authorities to the danger the crossing place opposite the entrance to Ansell Farm presented to vehicles entering and exiting the Farm. The resident had lodged a strong objection to Chichester District Council under planning application 25/0068/FUL

*Parish Cllr Charles Todhunter withdrew from the meeting room during the discussion between the Parish Council and Black Onyx so as not to prejudice his position on the CDC Planning Committee should a further application be submitted.*

*Cllr Jamie Lynch being Vice Parish Council Planning Chair took over as Acting Chair for this period of discussion.*

- A representative from Black Onyx David Ardley discussed the Hawthorne Cottage site with the Committee- Refused application LX/24/01316/FUL Pre-Application Discussion Policy applies.

The site owner presented a new layout plan discussed the reasons for refusal of the recent application for 18 units. Loss of bat habitat had now been addressed by a northern corridor provision for the bats. Affordable housing had been independently verified as not economically viable for the site however a contribution to offset part of this loss would be offered. With regard to sewerage Southern Water had confirmed capacity for connection to the mains. A copy of this correspondence would be sent to the Clerk.

The site owner didn't anticipate that contributions above the CIL contributions would be made towards Traffic Calming.

Air source heat pumps would be used as an energy source and these would be located on the sides of buildings.

A management committee would be formed to maintain any communal areas and the gap between the hedge buffers would be allowed to rewild.

The site owner anticipated if the new plans were approved an 18-to-20-month construction phase with all construction vehicles being housed on site.

*Cllr Todhunter returned to the meeting and took over as Chair for the remainder of the meeting.*

### **P/101/25 Planning Applications.**

LX/25/02751/PLD - Hazelwood, Guildford Road, Loxwood, RH14 0SE  
Proposal: Single storey outbuilding for use as gym, study and cinema room.

No comment

LX/25/02115/DOM - Headfoldswood Cottage, Plaistow Road, Loxwood, RH14 0SX

Proposal: Retrospective (section 73a) application for blocking-up front door opening, external alterations to rear extension and reconfiguration of internal layout (alternative to approved application 09/02717/LBC), and proposed removal of side porch and replacement of 6 no. windows on front elevation and 4 no. windows on rear elevation.

No comment

UPDATE

LX/25/02579/DOC - Byjou, Roundstreet Common, Wisborough Green, RH14 0AN  
Discharge of Conditions 5 (Solar panel details), 6 (Ecological enhancements), 7 (Cycle parking), 10 (Soft landscaping), 11 (Hard landscaping) and 18 (External lighting) of Planning Permission LX/24/00926/FUL.

No comment

LX/25/02728/FUL - Byjou, Roundstreet Common, Wisborough Green, RH14 0AN  
Replacement single storey 3-bedroom dwelling and garage (re-positioned), and demolition of outbuilding - (Variation of Condition 2 (Approved plans) of Planning Permission LX/24/00926/FUL for alterations to front porch and omission of rear porches).

No comment

**P/102/25** Planning Appeals:

None.

**P/103/25** Planning Decisions:

LX/25/01602/DOM Froggats Cottage Oakhurst Lane Loxwood GU6 8EY  
Demolition of existing barn and erection of replacement barn to provide ancillary facilities.  
PERMIT

LX/24/01316/FUL Hawthorne Cottage Guildford Road Loxwood RH14 0SF  
Demolition of 1 no. existing bungalow, garage and outbuilding and redevelopment of the site to provide 19 no. dwellings, associated access and landscaping.  
REFUSE

LX/25/02130/FUL Trenchmore Farm Drungewick Lane Loxwood RH14 0RS  
Construction of new access on to highway.  
PERMIT

LX/25/02427/PNO Westland Copse Oakhurst Farm Oakhurst Lane Loxwood  
Proposed grain, machinery and fertiliser store  
Planning Permission Required

LX/25/01271/FUL Little Holmbushes Roundstreet Common Wisborough Green RH14 0AL  
Erection of a single storey garage along with an access driveway, enclosed by brick boundary wall with timber fence and sliding gate.  
WITHDRAWN

LX/25/02116/LBC Headfoldswood Cottage Plaistow Road Loxwood RH14 0SX  
Blocking-up front door opening, external alterations to rear extension and reconfiguration of internal layout (alternative to approved application 09/02717/LBC), and proposed removal of side porch and replacement of 6 no. windows on front elevation and 4 no. windows on rear elevation.  
PERMIT

**P/104/25** CDC Planning Committee: Update on applications being considered by the Committee.

25/00658/FUL- Wisborough Solar Farm

The statement to be read out at CDC Committee as previously circulated to the Parish Council was **RESOLVED** as approved.

**P/105/25** Neighbourhood Plan Update: See attached report.

**P/106/25** Date of next meeting: Tuesday 6<sup>th</sup> January 2026 7pm.