



Minutes of the Loxwood Parish Council's Planning Committee Meeting Held on Tuesday 6th January 2026 7.00pm Main Hall North Hall

Attendance: Parish Councillors: Charles Todhunter (Chair); Jamie Lynch (arrived during item P/4/26); Valerie Woods; Yvonne Rees; Annette Gardner (arrived during item P/4/26). 10 members of the public. Jane Bromley Parish Council Clerk.

P/1/2026 Apologies: CDC Gareth Evans and Parish Councillor Rick Kelsey. Cllrs Lynch and Gardner apologised they would be late.

P/2/2026 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/3/2026 Public Participation:

A resident spoke regarding the application 25/02352/FUL from Beech Farm. The resident advised there were many objection representations from the local community regarding this application which effectively increased the number of households in the immediate area by 42%. The application contains within the site boundary shown elements of land owned by Beech Farm House and not Beech Farm. The same Policy requirements as the last application have not been met.

Cllrs Gardner and Lynch arrived during item P/4/26 and declared no interests.

P/4/2026 Planning Applications.

LX/25/02352/FUL - Beech Farm Roundstreet Common Wisborough Green Use of land for the stationing of 6 no. caravans for residential purposes, construction of utility buildings and associated landscape works.

Objection (4 object one abstention).

This application is a relocation of an earlier application 25/01507/FUL where the decision to refuse had been on the grounds that the site lies outside the designated settlement boundary and may therefore be considered contrary to CDC Local Plan Policies S2 and NE11. Traveller and Gypsy residential sites outside of strategic locations and intensification of existing sites are allocated according to Policy H13 this application, does not meet all of the requirements of Policy H13. The site is remote from public transport and safe walking or cycling routes to services. The lack of a drainage strategy means the site situated on clay subsoil is vulnerable to flooding, infiltration of surface water cannot be relied upon. The new position of the site causes additional harm to the locality and particular the amenity of Beech Farm House and Holmbushes being situated closer to these properties than the previous application, the application is contrary to Policy P2 and P6 of the CDC Local Plan. No specific need for pitch provision has been demonstrated for this application.

The application is contrary to Policies 9,10 and 12 of the Loxwood Neighbourhood Plan.

LX/25/02998/ADV - Beech Farm, Roundstreet Common, Wisborough Green, RH14 0AN
Proposal: 1 no. non-illuminated hanging sign (retrospective).

Objection.(2 object 3 abstentions).

The application is contrary to Policies P2 , P6 and NE11 of the CDC Local Plan.

LX/25/03033/DOM Rogues Roost Guildford Rd Loxwood RH14 0SF
Single storey rear extension

No comment.

P/5/2026 Planning Appeals:

None.

P/6/2026 Planning Decisions:

LX/21/02093/REM Land South Of Loxwood Farm Place High Street Loxwood Application for the approval of reserved matters (Appearance, Layout, Scale and Landscaping) pursuant to outline planning permission LX/20/01617/OUT - for the erection of 24 no. residential dwellings (including 7 no. affordable homes) with associated parking, hardstanding areas and landscaping.

PERMIT WITH S106

LX/25/02573/PA3Q Beldhamland Farm Skiff Lane Loxwood RH14 0AJ

Change of use of agricultural building to 2 no. dwellings.

WITHDRAWN

LX/25/02751/PLD Hazelwood Guildford Road Loxwood RH14 0SE

Single storey outbuilding for use as gym, study and cinema room. PERMIT

P/7/2026 CDC Planning Committee: Update on applications being considered by the Committee.

P/8/2026 Neighbourhood Plan Update: Report to be circulated.

See attached report.

P/10/2026 Date of next meeting: Tuesday 3rd February 2026 7pm. Cllr Todhunter gave his apologies for this meeting.