



Loxwood Parish Council

Minutes of the Meeting of the Parish Council for Planning Matters
held in the Mursell Room, North Hall, Loxwood at 7.30pm on Monday 3rd
February 2020

P8/2020 Attendance: Parish Councillors: Tony Colling (Chair); Simon Bates; Rick Kelsey; Annette Gardner; Simon Laker; Chris Kershaw; John Lewis.
Jane Bromley, Clerk. Three members of the public.
Apologies for Absence – Parish Councillors: Roger Newman; Chris Agar; Simon Laker

P9/2020 Declaration of Member's Interest – None

P10/2020 Public Participation – Two residents spoke regarding the planning application for the retail site on the Nursery Green which has yet to be decided by CDC,

The site proposers had recently submitted substituted plans and documents for the site proposal. The residents of Nursery Green had put together a rebuttal of the claims made in the resubmission which appeared to them to be disingenuous. The viability report which had been submitted to CDC was obtained via a Freedom of Information request although this was now on the website. The residents did not consider it to be independent as it was produced by ECE Planning who had produced other documents for the site proposers. Cllr Colling clarified that the viability report would be assessed by an independent consultant appointed by CDC. The resident drew the PCs attention to the masterplan that had been submitted under the "Call for Sites" recently carried out by the NP Working Group. The Masterplan put forward an alternative arrangement for the retail outlet as well as accommodating more housing around the Nursery Green. (This was to be considered under the revision to the Neighbourhood Plan).

P11/2020 To Consider new Planning Applications:

LX/19/03016/FUL Trenchmore Farm, Drungewick Lane, Loxwood, RH14 0RS
Proposed addition of cladding and cart shed doors to create a fully enclosed secure barn.

No Objection

(Previous comment: - There is a disparity between the roof plans shown in the Design and Access statement and the elevation plans. The Parish Council were unable to determine what pitch of roof was to be used and therefore could not comment on the application.

Agent confirms roof pitch will remain the same and the drawing in the D& A Statement is just indicative of internal structure).

LX/20/00044/TPA - Badgers, 9 Pond Close, Loxwood, RH14 0SH
Re-pollard 4 no. Lime trees to pollard to previous points (marked on the plan as 1-4), within Areas, A1 subject to LX/65/00645/TPO.

No objection

LX/20/00072/FUL Walcot, Guildford Road, Loxwood, RH14 0SB

Demolition of existing bungalow and construction of 2 no. semi-detached two storey dwellings.

No objection, although the Parish Council notes the comments from WSCC Highways who had requested 5 car park spaces and that the trees be cut back to improve visibility for the exit. Policies 8,10,15,16 & 18 of the Loxwood Neighbourhood Plan apply.

P12/2020 To receive a list of recent decisions from Chichester District Council:

LX/19/02902/DOM Elsmere Spy Lane Loxwood RH14 0SQ Proposed single storey extension.

PERMIT

P13/2020 Any other matters.

Retail Planning Application – Nursery Green

Cllr Colling spoke regarding the resubmission of plans and documents for the Retail outlet planning application on Nursery Green. He asked the PC as to whether they considered any further comments were required following the revisions and the residents' comments? The PC discussed the revised plans and fact that CDC would take into account the PC's previous 2 sets comments with respect to the 2 previous submissions..

The PC were unanimously of the opinion that the original comments should stand and no further comments were necessary.

Cllr Colling stated that he did not think that CDC would be ready to take the application to the March Planning Committee meeting

19/02781/OUT Land South of Loxwood Farm Place.

This application had been objected to by the PC. The applicant had written to the PC asking them to reconsider as the applicant was willing to provide Traffic calming under a S106 agreement.

The PC unanimously considered that this was now within the remit of the NP Working Group's site assessing and the application as it stood was contrary to the current Neighbourhood Plan Policies with or without traffic calming. The Clerk was asked to advise the applicant. **ACTION Clerk**

P14/2020 Date for next meeting MONDAY 2nd March 2020