

# Minutes 20 August 2007

## LOXWOOD PARISH COUNCIL

An extraordinary meeting of Loxwood Parish Council was held at 7.30 pm on Monday 20 August 2007 in St John the Baptist Church Room, Loxwood.

**Present:** Parish Councillors Alison Sanderson (Chairman), David Townsend (Vice-Chairman), Mirus Kuszel, Jane Northam, Priscilla Phillips, Tim Spence, Scott Taylor, Howard Thomas and Charlie Whitmarsh.

**Also in attendance:** Peter Evans (Parish Clerk), 1 member of the public.

The Chairman opened the meeting and welcomed everyone.

### **108/07 APOLOGIES FOR ABSENCE**

County Councillor Chris Duncton, District Councillor Dr Paul Mackey.

### **109/07 DECLARATIONS OF INTEREST FROM MEMBERS OF THE COUNCIL**

The Chairman invited Members to declare any interests. The District Solicitor and Monitoring Officer had advised that if a councillor lived close to a development site, where development might affect the value of his/her house, the view, character of the area, traffic, noise, etc, the Standards Board would expect the councillor to declare a prejudicial interest and leave the meeting.

Howard Thomas declared a prejudicial interest in **LX/07/03537/FUL - Church Cottage, Station Road**, and **LX/07/03564/DOM - Cob Cottage, Nicholsfield**, as occupier of a property in close proximity to these sites: and Scott Taylor declared a personal interest in **LX/07/03811/FUL - Ifield Park, Loxwood Road, Alfold Bars**, as occupier of a property in the vicinity of the application site.

The Chairman reminded the meeting that the Council's Code of Conduct allowed Members with prejudicial interests to present their views at a meeting in the same way as a member of the public might do, but then leave the meeting without taking part in the discussion and vote on the matter. An interest might be declared at any stage during the meeting if it became apparent that it was necessary to do so.

### **110/07 PLANNING MATTERS**

Members considered and commented on the following **new planning applications**:

**LX/07/02537/LBC** - Drungewick Manor, Drungewick Lane - Removal of redundant boiler chimney

**Parish Council – NO OBJECTION**

**LX/07/03258/DOM & LX/07/03259/LBC (*Listed Building Consent*)** - Garton House, High Street - Single storey garden room to rear and replacement of existing rooflight with 3 no. new roof lights to rear of existing building

**Parish Council – NO OBJECTION** subject to use of materials and finishes in keeping with the existing building.

**LX/07/03496/DOM** - Old House Farm, Roundstreet Common - Two-storey side extension to provide family room and forming a bedroom and ensuite on the first floor. Two-storey rear extension to provide larger kitchen/breakfast area.

**Parish Council – NO OBJECTION**

**LX/07/03540/DOM & LX/07/03545/LBC (*Listed Building Consent*)** - Oakhurst Cottage, Oakhurst Lane – kitchen and breakfast area with bedroom above.

**By a majority the Parish Council agreed that it had NO OBJECTIONS providing the planned extensions do not exceed the application as now submitted, as the Parish Council still has some concerns about their effect on the appearance of the existing listed building and on the visual character and amenities of this rural area. Care should be taken to ensure that excavation on site, close to the listed building, does not damage the existing structure.**

**LX/07/03564/DOM** - Cob Cottage, Nicholsfield - Erection of a boundary fence.

Howard Thomas then stated his objections to the proposal and, having earlier declared a prejudicial interest, withdrew from the meeting.

**Parish Council – OBJECTIONS.** The Parish Council notes that a larger fence has been erected in the last few months to the road frontage of the property. Nicholsfield has, for the most part, open plan front gardens and both the recently erected fence, and that for which permission is now sought, are large, unattractive, and unwelcome urban features, out of keeping with the character and appearance of the semi-rural street scene. To permit this application would establish a precedent, and the planning authority would find it difficult to resist similar applications whose cumulative effect would be to change irrevocably the character and appearance of the area.

The Council understands that there are covenants on the land prohibiting the erection of such fences in Nicholsfield and would be most grateful if Chichester District Council would kindly provide details.

A similar fence has been erected at the neighbouring property, Belltrees. The Parish Council does not recall seeing an application for this fence, and would be most grateful if Chichester District Council would kindly provide details of the relevant application.

Howard Thomas then rejoined the meeting.

**LX/07/03422/DOM** - Russets and Ramblers, Spy Lane - Create new access to Ramblers, Spy Lane and remove shared access rights on Russets, Spy Lane.

**Parish Council – OBJECTIONS.** The proposed new drive is too close to the junction with Spy Lane, and has insufficient splay to provide adequate sight lines for traffic entering and leaving the site. This will create a potential hazard for traffic to and from the site, and for traffic entering Spy Lane from Station Road. The application should be referred to County Highways.

**LX/07/03537/FUL** - Church Cottage, Station Road - Proposed demolition of existing garage and erection of new detached four bed dwelling with associated access, garage and parking together with replacement garage and parking for Church Cottage. (Amendments to planning permission LX/06/02719/FUL).

It was proposed by Priscilla Phillips, seconded by Tim Spence and agreed to adjourn proceedings to permit a local resident, Judy Tonkinson, to address the meeting about her objections to the proposal.

The Chairman thanked Judy for her contribution and it was proposed by Charlie Whitmarsh, seconded by Jane Northam and agreed to reconvene the meeting.

Howard Thomas then stated his objections to the proposal and, having earlier declared a prejudicial interest, withdrew from the meeting.

After discussion it was agreed unanimously that the **Parish Council OBJECTED to the proposal:** the plans show a raised ridge height, closer to the height shown in earlier application LX/05/04668/FUL (refused by the District Council) than that eventually approved under application LX/06/02719/FUL. The position of the proposed new house appears to have been altered so that it is closer to Church Cottage.

Combined with the increase in height, the new building will have a dominating, detrimental effect on the appearance and setting of the listed building. The proposal for tile-hung elevations will radically change the style of

the new house, and it will be unattractive and out of keeping with Church Cottage. All finishes and materials should be in accordance with what has already been permitted.

Howard Thomas then rejoined the meeting.

**LX/07/03811/FUL** - Ifield Park, Loxwood Road, Alfold Bars -To provide car park for residential flat to be rebuilt (under planning permission 05/04295/FUL) and staff car parking for same development. Potential for small amount of customer overflow parking.

**Parish Council – OBJECTIONS.** There is concern that the position of the new access (built without planning permission) onto the busy B2133, on which there is at present a 60 mph limit, may add to road traffic hazards in this area. County Highways should be consulted on the matter.

The Parish Council also had some concerns that the application provided insufficient information about the future use of the site.

**LX/07/04240/DOM** - Hunters Rest, Guildford Road - Rear extension.

**Parish Council – NO OBJECTION**

**LX/07/03763/FUL** - Holmbushes Nursery, Roundstreet Common - 1 no. replacement dwelling and triple garage.

**Parish Council – NO OBJECTION**

Members noted the following **planning determinations**:

**LX/07/01577/FUL** - Mill House Farm, Drungewick Lane - Re-use existing redundant agricultural buildings to form livery stables with associated stores, workshop, change of use and alteration of existing two storey brick/stone built building for dwelling.

**REFUSED**

**LX/07/01909/CMA** - Onslow Arms Wastewater Pumping Station, High Street - Change of use for land required to carry out necessary development of the existing Wastewater Pumping Station. Above ground Combined Sewer Overflow (CSO). Control Panel. Above ground Overflow Pipe.

**PERMITTED**

**LX/07/02056/FUL** - Land Adjoining Brookland, Loxwood Road, Alfold Bars - Proposed detached house and garage.

**PERMITTED**

**LX/07/02086/DOM** - The Farmhouse, Loxwood Place Farm - Two-storey extension.

**PERMITTED**

**LX/07/02481/DOM** - Vine House Vicarage Hill - Detached double garage and cycle store with floor space over under pitched roof, sited to the north side of the existing house.

**PERMITTED**

**LX/07/02690/FUL** - Land At Crabfields Farm Drungewick Lane - Outdoor riding arena for private dressage practice.

**PERMITTED**

There was one **appeal against refusal of planning permission:**

**LX/07/00354/FUL** - Land East Of Lindene Gate And Newhaven, Guildford Road - 2 no. detached chalet bungalows.

It was agreed to submit detailed comments to the Inspector opposing the appeal.

There being no further business the Chairman thanked everyone for attending and closed the meeting at 8.30 pm.

Approved at a meeting of the Parish Council held on (date)

(Signed)

Chairman