

Minutes 27 February 2007

LOXWOOD PARISH COUNCIL

An ordinary meeting of Loxwood Parish Council was held at 7.30 pm on Tuesday 27 February 2007 in St John the Baptist Church Room, Loxwood.

Present: Parish Councillors John Andrews (Chairman), Priscilla Phillips (Vice-Chairman), Mirus Kuszal, Alison Sanderson, Tim Spence, David Townsend, Charlie Whitmarsh

Also in attendance: Peter Evans (Parish Clerk), 7 members of the public.

The Chairman opened the meeting and welcomed everyone.

In a personal statement the Chairman referred to a conflict of views with a Council Member of how the Parish Council should respond to the paper on “Delivering Development Opportunities”, and to the way in which views had been expressed.

He went on to remind the meeting that he had reluctantly accepted nomination for the post of Chairman in May 2006, and said he had lived to regret it. He had no intention of standing for the Parish Council at the next election.

The Chairman left the meeting at 7.35 pm and the Vice-Chairman took the chair.

35/07 APOLOGIES FOR ABSENCE

Parish Councillors Mary Ringrose and Peter Winney.

County Councillor Peter Moffatt had recently left hospital. The Clerk had sent him the Parish Council's best wishes.

ADJOURNMENT:

- QUESTIONS FROM MEMBERS OF THE PUBLIC

Len Milsom asked if action had been taken to clear the overgrown area of land between Station Road and Willets Way. The Clerk would contact the landowner shortly.

In response to a question about traffic flows and speeds through the village, the Vice-Chairman said the Council was aware of the problems and was taking action. Councillor Tim Spence would discuss the matter in more detail after the close of the meeting.

- COUNTY AND DISTRICT COUNCILLORS' REPORTS

In the absence of County and District Councillors no reports were presented.

36/07 DECLARATIONS OF INTEREST FROM MEMBERS OF THE COUNCIL & AMENDMENTS TO REGISTER OF MEMBERS' INTERESTS

Members declared interests in sites affected by the Local Development Framework (agenda item 6 – minute 40/07):

David Townsend – prejudicial interest in the School site, and any relocation of the School, as occupier of a property adjoining the existing School site.

Tim Spence – prejudicial interest in the conifer nursery as occupier of a property opposite the site.

Mirus Kuszel – prejudicial interest in North Hall as occupier of a property close to the site.

Charlie Whitmarsh - prejudicial interests in land south of Farm Close and land south of Willetts Way, as occupier of a property close to both sites.

Alison Sanderson - prejudicial interests in Hall House/Hurst Farm and the conifer nursery as occupier of an adjoining property.

Priscilla Phillips – prejudicial interests in North Hall as Parish Council representative on the Management Committee, and in Hall House/Hurst Farm, should the question of a land swap with North Hall be discussed: personal interest in land south of Farm Close as a friend of the site owner.

37/07 APPROVAL OF MINUTES OF PREVIOUS MEETING

It was proposed by Alison Sanderson, seconded by Priscilla Phillips and agreed to delete the final sentence of minute 24/07(iii) of the ordinary Parish Council meeting held on 6 February 2007. This amendment made, it was proposed by Mirus Kuszel, seconded by Tim Spence and agreed to approve the minutes. The Vice-Chairman then signed the minutes.

38/07 MATTERS ARISING FROM THE MINUTES

Charlie Whitmarsh strongly agreed with Len Milsom’s view, expressed during public question time at the previous Parish Council meeting, that the District Council’s LDF exhibition at North Hall had been most disappointing.

In view of the numbers of the public who had attended to speak about planning applications, it was agreed to reverse the order of the next two agenda items.

39/07 PLANNING MATTERS

Members considered the following **new applications** affecting the Parish:

LX/07/00189/LBC - Oakhurst Cottage, Oakhurst Lane - Single storey link building providing new entrance and two storey extension providing new living room with bed and en-suite over.. Internal alterations and new staircase. Demolition of conservatory and link building

The meeting was adjourned to permit the applicant to explain the development in more detail and to report his discussions with the Planning Officers and Conservation Officer. The Vice-Chairman thanked the applicant and reconvened the meeting.

Tim Spence was not convinced that the property was suitable for such a large extension. After discussion it was agreed that the **Parish Council had no objection** and would leave it to the Planning Officers to determine.

LX/07/00499/TPA - 10 Pond Close - Re pollard Lime Trees Nos. 1 - 4, within Area A1, subject to TPO/1/LX and TPO/3/LX

The Vice-Chairman, Priscilla Phillips, declared a prejudicial interest as the wife of the applicant. She left the room during consideration of the item and, on a proposal by David Townsend, seconded by Tim Spence, Alison Sanderson took the chair.

The meeting was adjourned to permit the applicant to describe the proposal in more detail and to report his discussions with the Tree Officer. Alison Sanderson thanked the applicant and reconvened the meeting.

Parish Council - no objection provided conditions are attached requiring surgery to be carried out at the appropriate time and under the supervision of the Tree Officer.

The Vice-Chairman, Priscilla Phillips, rejoined the meeting.

LX/07/00280/DOM – Glendale, Guildford Road - Extension to garage/store.

Parish Council - no objection

LX/07/00050/FUL – Holmbushes, Roundstreet Common - Replacement stables and storage building

Parish Council - no objection

Members noted the following District Council **decisions**:

LX/06/05352/FUL - Oakwood Farm, Drungewick Lane - Alteration to original access drive and additional landscaping.

PERMITTED

LX/06/05867/TPA - Pancake Cottage Station Road - Crown reduce by 33% 1 no. Oak tree (T14) subject to TPO/6/LX.

PERMITTED – work to be carried out under supervision of the planning authority’s representative and at a time to be agreed with the planning authority’s representative.

LX/06/05921/DOM - Oakhurst Farm, Oakhurst Lane - Residential extension comprising of a two storey front elevation and a single storey to the rear elevation.

REFUSED – the proposed extensions, being large scale, inappropriate and incongruous, would adversely affect the character and appearance of the existing building, and adversely affect the visual amenities of the surrounding rural area.

One **appeal against refusal of planning permission** had been lodged:

LX/06/05031/DOM - Bumble Farm, Drungewick Lane - two storey extension and new porch and new bay window to kitchen.

40/07 LOCAL DEVELOPMENT FRAMEWORK – DELIVERING DEVELOPMENT OPPORTUNITIES

Members had had the opportunity to study the District Council’s “Delivering Development Opportunities” document (DDO) for several weeks, and had shared views and opinions by e-mail prior to the meeting.

At the start of the discussion it was agreed that the Parish Council’s response should follow the format of the questionnaire accompanying the document. A lengthy and detailed discussion ensued. Following declarations of interests earlier in the meeting, Members left the room when specific sites were considered:

Alison Sanderson – LX 75, LOXW 003, Hall House/Hurst Farm

Charlie Whitmarsh – LX 76, LX 142, the sites south of Farm Close and south of Willets Way

Alison Sanderson, Tim Spence and David Townsend – LX 133, the conifer nursery site

Priscilla Phillips and Alison Sanderson – LX 131, North Hall. In the Vice Chairman's temporary absence it was proposed by Charlie Whitmarsh, seconded by Tim Spence and agreed that David Townsend take the chair.

In summary, the Council's response was:

- LOXW 003, Hall House/Hurst Farm, should be considered a favoured option, but there might be issues over the availability of LX 142, south of Willetts Way. The Council did not agree with the stated intention of developing a group of affordable housing on a greenfield site.
- It was likely that 10 properties would be built on small unidentified sites.
- LX 75, Hall House/Hurst Farm, might be a better option than the District Council's favoured option of LX 142, south of Willetts Way. Any development on LOXW 003 and LX 75 should be of mixed tenure, allowing for affordable housing.
- No proposed greenfield contingency sites had been identified.
- LX 74, land south of Loxwood Place Farm, should be discounted, as should LX 76, land south of Farm Close, and LX 133, conifer nursery, because of the impact development would have on the environment and local character. Should the latter two sites be considered for development, it should be of mixed tenure and conform to the principles of the Village Design Statement.
- The total number of new houses provided in the Parish should not exceed that quoted in the Core Strategy Document.
- LX 131, North Hall, could be considered only in the context of a land swap with LX 75, Hall House/ Hurst Farm.
- Any development should be built with the due regard to principles of renewable energy, the Village Design Statement, Parish Action Plan and village survey.
- Additional comments were made on housing density, car parking, infrastructure, road safety, environmental impact and the possibility of development at Dunsfold Park.

41/07 CODE OF MEMBERS' CONDUCT

The Vice-Chairman drew attention to the principal amendments proposed to the Code of Members' Conduct. Members had all received a copy of the Monitoring Officer's report on the subject, and noted that the District Council's Standards Committee had discussed the matter and would comment formally on the proposals. It was agreed that the Parish Council did not therefore need to comment formally.

42/07 ANNUAL PARISH MEETING

In the absence of the Chairman no report was made on arrangements for the Annual Parish Meeting on 28 March.

With no indication of numbers of guests, or catering arrangements, it was agreed to provide coffee and biscuits for those attending the meeting.

43/07 LOXWOOD YOUTH CLUB

(i) Purple Bus – West Sussex Rural Mobile Youth Trust: the Vice-Chairman explained the role of the Purple Bus and what facilities it could provide now that the Loxwood Youth Club has closed.

It was agreed to consult North Hall about convenient dates for the Purple Bus to visit.

(ii) Youth Club equipment: Members were disappointed to learn of damage to the equipment provided by the Parish Council. It was agreed to ask a number of local organisations if they might be interested in using any of the equipment.

44/07 CORRESPONDENCE

(i) Village of the Year: it was agreed to ask Mary Ringrose if the WI might be interested in organising an entry for Loxwood in the AiRS Village of the Year competition.

(ii) AiRS shops and post offices survey: it was agreed to provide a copy of the Village Survey response to AiRS.

(iii) Highways signage: Tim Spence noted that County Highways had agreed to replace the speed limit terminal signs to the north and east of the Village with high-visibility yellow backed signs.

A firm price for the “Alfold Bars” sign would be supplied in due course.

45/07 FINANCIAL MATTERS

(i) Financial Report: Members noted that there had been no Parish Council payments or receipts from 1 February to the date of the meeting. The Clerk had earlier circulated a note of summary transactions and account balances at 27 February 2007.

(ii) External Audit: Members noted the Audit Commission’s intention to reappoint Mazars as the Parish Council’s external auditors.

46/07 RECREATION GROUNDS, HEDGES, TREES, OPEN SPACES

(i) Children’s playground at North Hall: after discussion it was agreed to defer any further consideration of relocating or resurfacing the playground.

The Clerk was asked to check what arrangements had been made for an annual inspection of the playground.

(ii) Recreation ground seat: the Clerk reported the Council’s previous response to complaints of anti-social behaviour at the site. He had since inspected the site again. Removing the seat was likely to be time-consuming and expensive, and the sports clubs might be reluctant to agree to removal of a seat intended for spectators. The Clerk had also been in touch with the Police. It was agreed to pass on details of Police contacts to the complainant.

47/07 COUNCILLORS' ATTENDANCE AT MEETINGS, SEMINARS, TRAINING COURSES,

(i) SALC training weekend: the Vice-Chairman circulated a note on her attendance at the recent training weekend, and said how useful it had been. In light of comments made at the course, she suggested that the Council keep a “Chairman’s Box” of documents relating to staffing matters.

(ii) Forthcoming meetings: the Clerk reminded Members that the County Local Committee would meet at Midhurst Grammar School on 6 March; and the North East Parishes Forum would meet at Sutton Village Hall on 14 March.

48/07 MEMBERS' QUESTIONS AND INFORMATION

(i) Chairman’s report: in the absence of the Chairman there was no report on a proposed Village/Parish archive or on the Chairman’s other activities since the previous Parish Council meeting..

(ii) Other matters: it was agreed to put an item on the next agenda to discuss the provision of the Tesco bus through the Village.

49/07 ITEMS FOR THE NEXT AGENDA

No further matters were raised.

50/07 DATES OF FUTURE PARISH COUNCIL MEETINGS

Members noted the dates of ordinary meetings of the Parish Council - 3 April 2007 (the last meeting before the elections), 8 May (Annual Parish Council Meeting).

The Annual Parish Meeting would take place on 28 March.

There being no further business the Vice-Chairman thanked everyone for attending and closed the meeting at 9.30 pm.

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

(Signed)

Chairman