

LOXHORE PARISH COUNCIL SPECIAL MEETING

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Minutes

Date: Friday 24th November 2023

Venue: Loxhore Village Hall

Participants:

Jane Vanstone	{Chair}
Mike Young	{Vice Chair}
Carole Delve	{Councillor}
Suzanne Smith	{Councillor}
Elizabeth Murphy	{Councillor}
Tess Seggons	{Parishioner}
Ben Richards-Roode	{Parishioner}
Kim Seggons	{Parishioner}
Peter Seggons	{Parishioner}
Nick Loosemore	{Parishioner}
Jerry Kent	{Agent}
Maria Collett	{Clerk & Parishioner}


Minuted by: Maria Collett

1. Apologies: Rachel Kilham {Parishioner}
2. Declarations of interest: None

3.0	Purpose of special meeting to discuss two planning applications – 77910 Land at Hillsborough and 77030 Smythapark House (amended submission).	
3.1	Chair opened the meeting at 1830 and welcomed parishioners, stating that they would be allowed to speak shortly.	
3.2	<p>Planning Application 77910 Land at Hillsborough House</p> <p>All the Councillors had reviewed the application documents in depth. Chair invited the applicants to speak regarding their application. Ben Richards-Roode stated that the application was a house for local needs so that they would be able to stay in the village; otherwise it was likely they would need to live outside of the parish. Councillors sought clarification on a number of items.</p> <p>CD asked if the house would be part of the overall estate at Hillsborough House, or if the property would be able to be sold separately in the future. Jerry Kent responded that</p>	

	<p>the house would be subject to a Section 106 agreement and would be a stand-alone property as the land ownership would be transferred to the applicants. The plan is for the property to be used by the applicants and not sold off, however in theory, this would be possible as the house will be a separate property.</p> <p>CD asked if there was to be a new driveway. Jerry Kent confirmed that access to the existing property and the proposed property would be via the existing driveway, which would become shared.</p> <p>Chair confirmed that no comment or objections had been received by the PC or Clerk from anyone in the parish.</p>	
3.3	<p>Planning application 77030 Smythapark House (amended submission). All the Councillors had reviewed the amended application document in depth. MC confirmed that the comments that Rachel & Jonathan Kilham had previously submitted were still relevant and that Rachel Kilham asked for these to be considered in her absence.</p> <p>Chair invited the applicant to speak regarding their application.</p> <p>Nick Loosemore spoke and stated that the planning process had been very slow. Chair asked regarding the amended plans, the main change being the replacement of the dormer windows with rooflights/velux windows which would be positioned above head height.</p> <p>Nick Loosemore confirmed that this change had been made in consultation with the Planning Officer.</p> <p>EM asked what the main changes were with respect to the objections raised by parishioners. Nick Loosemore confirmed that the overlooking aspect had been removed.</p> <p>CD asked for clarification on the materials to be used, including the windows. Nick Loosemore confirmed that the windows, doors and cladding would be timber, not UPVC. Nick Loosemore confirmed that he was happy to use wood, even though UPVC or aluminium would give the property a better energy rating, and would have been permitted.</p> <p>CD asked why the Listed Planning application had been withdrawn. Nick Loosemore confirmed that he had been asked to withdraw the Listed Building planning application as this does not apply to the proposed building, as it is not joined to the main (listed) property, even though it sits within the curtilage.</p> <p>Chair asked a question regarding access through the courtyard for guests and also disruption and potential damage during any construction works. Nick Loosemore confirmed that he owned the courtyard and would maintain it in good order.</p> <p>Chair asked a question regarding lightspill from the property. Nick Loosemore confirmed that the windows on the balcony have been amended to set them back to reduce lightspill. Their agent has been in regular contact with the Planning Officer to discuss the changes regarding the windows and cladding, but it had taken a long time to progress.</p>	
3.4	<p>Chair asked parishioners to leave at 1850. Councillors discussed further.</p> <p>Planning Application 77910 Land at Hillsborough. All agreed to support the application in its present form. Clerk to action on the planning portal with the following text.</p> <p>The application was discussed by Loxhore Parish Council on Friday November 24th</p>	

	<p>2023.</p> <p>The Parish Council supports the application with the understanding that the application is for a local needs dwelling to assist existing parishioners to remain in the parish.</p>	Closed
3.5	<p>Councillors discussed further.</p> <p>Planning Application 77030 Smythapark House (amended submission).</p> <p>MC (as parishioner and near neighbour) confirmed that the changes on the amended submission were welcomed - external windows and doors (to be in wood rather than UPVC), wood cladding, velux windows (instead of dormers) and the entry staircase being internal. However the concerns previously raised with lightspill, noise, loss of privacy, height, increased traffic, etc. still remain, so they would still be raising their objections on the planning portal.</p> <p>The PC agreed to add comments to the planning portal on the amended submission. Clerk to action on the planning portal with the following text.</p> <p>Loxhore Parish Council is not against a holiday home on this site, provided all relative requirements are met. The fact that this is a new build and not a conversion may preclude it under Class Q and DM27. The current proposed two-storey building is out of character with the existing listed building curtilage and courtyard.</p> <p>The amended plan now has three roof lights/velux windows (replacing the dormers) and an internal staircase, which whilst reducing the privacy concerns, will still lead to lightspill and noise. The cladding and windows have now been amended to be wood (replacing the white UPVC windows and doors on the original submission) and is more in keeping with the area. The footprint should be clearly defined, as the footprint defined on the portal indicates the building further from the existing buildings than it is.</p> <p>The height is still the major concern, as mentioned on our previous comments. The proposed height has not changed and will tower over the existing neighbour's property. Several trees, that had TPOs, were cut down prior to this application. The supporting statement emphasises protecting the environment so no more should be cut and this should be stated in any approval. The access to the location is along a narrow road, crossing a working dairy farm, and then through a narrow entrance through the courtyard where several parishioners live with children and animals. The increased traffic and noise are a concern for residents in the properties prior to Smythapark as well as the immediate neighbours.</p>	Closed
3.6	Chair closed the meeting at 19.15	

Minutes approved by Chair  Date 4/1/24.