

LODSWORTH PARISH COUNCIL

DRAFT Minutes of a Meeting of the Parish Council held at Lodsworth Village Hall On Monday 8th September 2025 at 7.30pm

Present: Councillors Luke Gilchrist, Tim Holloway, Aurele O'Malley, David O'Malley, Caroline Neville (Chair) and Paul Williams.

In attendance: Mrs Helen Cruikshank, Parish Clerk
District Councillor Francis Hobbs
County Councillor Tom Richardson

There were thirty-seven members of the public present.

Comments and Questions from members of the Public

The Chair welcomed everyone to the meeting and handed over to Nick Hempleman, the applicant of the Lords Wood Barns planning application (SDNP/25/02685/FUL and SDNP/25/02686/LIS) who spoke about the proposal for a new wedding venue at this site with support of The Leconfield Estates (its representative, Fred Lucas was in attendance). He explained the project had been two years in the planning in conjunction with The Leconfield Estates. He is looking at a 20-year lease and wants to be part of the community and does not want to upset anyone. The barns already have commercial use. Weddings will be for 80-90 guests serving high quality food supporting local produce and artisans. The applicant does not want to run a business which negatively impacts anyone. He recognises there will be an impact but is trying to mitigate the issues. Music will all be inside, no drum kits will be allowed and there will be a sound limiter fitted. There is only parking for 35 cars so shared transport will be promoted with mini buses used which means traffic will only be in one direction at a time. Fireworks will not be allowed. A sound survey has been carried out.

The meeting was then opened to the floor. A member of the public stated there are to date 130 objections on the planning portal, and given this, surely there are more suitable tenants for the building. A lively and thorough debate commenced with significant objections raised by parishioners in relation to substantial noise concerns and the lighting impact on the Dark Skies, the clear and evident harm to wildlife, the inappropriate condition and make up of local roads and the general unsuitability of the site as a wedding venue. The scale of events was also questioned, as was the noise survey. An independent survey had been carried out which contradicted that of the applicant. Many felt there was a lack of ecology reports and that the surveys which had been carried out were merely desktop exercises rather than ones using real data.

Preferential ideas for the site were mentioned including suggestions of a wellness centre, artist studios, cookery school, nature retreat or self-catering units.

District Councillor Francis Hobbs thanked the applicant for coming to the meeting to present his proposal given the sensitive nature of the planning application. The allocated CDC planning officer has not yet looked at the application, but Francis Hobbs will ensure that due process is followed. He appreciates that the application should have been advertised better. A strong set of points and issues have been raised tonight. The Leconfield Estates will want to ensure the character of the Estate is kept.

All members of the public left the meeting at 9pm

54/25 To note apologies for absence

Apologies were received from Parish Councillors Paul Phillips, Jim Summers and Derrie Watchorn.

55/25 Declarations of interest/Code of Conduct

The Chair reminded members of the Code of Conduct.

56/25 Minutes of the previous Parish Council Meeting

The minutes of the meeting held on Monday 14th July 2025 were agreed and signed as a true record.

57/25 Reports from Elected representatives of WSCC and CDC

District Councillor Francis Hobbs said that following the presentation and Q&A session earlier on in the meeting and given the volume of objection to the proposal to let the process run its course.

Tim Holloway asked what will be done to ensure the correct outcome is achieved at the land by the Watermill following the refused appeal and enforcement notice. The Clerk to write to Andy George, CDC Enforcement Manager to get some clarification.

If you have any issues of a District nature then please do not hesitate to contact Francis Hobbs on fhobbs@chichester.gov.uk or 01730 813313.

Francis Hobbs left the meeting at 9.05pm

County Councillor Tom Richardson said he had nothing to report but suggested planning conditions be added to any response to the Lords Wood Barns planning proposal to ensure if it ever is approved that at least there would be strict restrictions on its use as a wedding venue. Traffic and noise are the main issues.

If you have any issues of a County nature then please do not hesitate to contact Tom Richardson on tom.richardson@westsussex.gov.uk

Tom Richardson left the meeting at 9.20pm

58/25 Working Party Reports

- **Highways:** David O'Malley kindly offered to remove the damaged plastic posts on Heath End Lane on the blind corner/pinch point as WSCC Highways have given permission to do so.
- **Footpaths and Rights of Way:** Paul Williams said there had been an issue with motorised bikes using the track leading up from School Lane to Vining Wood. The Clerk to report to Cowdray Estate as this is its land.
- **Play Area:** The Fete Committee had kindly donated £1,400 to the Zipwire project. The Clerk to submit a further plea for village donations into the newsletter. A decision on its viability and funding would be discussed at the Finance meeting in December.
- **Green in front of The Hollist Arms:** There was nothing to report.
- **Village Hall & Recreation Ground:** Lodsworth Tennis Club has asked for help with funding for the court to be repainted @ £3,500. The Clerk to apply for a matched funding grant from CDC on behalf of the Club as the land where the court is sited is owned by the Parish Council. The Tennis Club would fund its half.
- **Allotments:** There is one new tenant. The allotment wall repairs will hopefully be carried out shortly.
- **Parish Repairs including Tidy Up sessions:** David O'Malley to talk to Ben Law about repairs required to the bus shelter on the A272. The noticeboards at Lickfold and Selham are to be removed. *Update: The noticeboard at Lickfold has been removed however the Selham one is staying to be reassessed.*
- **Winter Plan:** The Clerk had completed the grit bin audit and submitted to WSCC. Caroline Neville to contact ACS to get confirmation they are still happy to help with the Winter plan should the weather be severe over the winter months.
- **GREENHEAL** www.greenheal.org.uk: There was no update.

- **Planning:** The following applications have been discussed since the last meeting or at tonight's meeting:

SDNP/25/02685/FUL and SDNP/25/02686/LIS

Lords Wood Barns River Lane Lodsworth West Sussex GU28 9BS

Change of use of Barns A & B, Granary and Cart Shed to food-based event venue (including weddings) and associated internal and external alterations.

The Clerk to compose a response on the above application and circulate to all Councillors for their comments and approval before submitting to CDC/SDNPA.

SDNP/25/03218/TCA

Ewers 1 Church Lane Lodsworth West Sussex GU28 9DD

Notification of intention to fell 1 no. Willow tree

SDNP/25/03011/TCA

The Great House Langham Lane Lodsworth West Sussex GU28 9DA

Notification of intention to fell 2 no. Lawson Cypress trees

Chichester District Council/South Downs National Park has made the following decisions:

SDNP/25/02541/TCA

The Old Vicarage Vicarage Lane Lodsworth West Sussex GU28 9DF

Notification of intention to fell 3 no. Conifer trees (T1, T2 & T4) and 1 no. Beech tree (T5), and crown reduce by approx. 2-3m on 1 no. Beech tree (T3)

Decision: Raise no objection

SDNP/24/00451/FUL

Land adjacent The Watermill Halfway Bridge Lodsworth Petworth West Sussex GU28 9BP

Residential development of 4 x 3 bed houses & 3 x 2-bed houses with associated bin/bike storage & parking

Decision: Refused

SDNP/25/02002/HOUS

Old Brickyard Surrey Road Lodsworth West Sussex GU28 9DR

An addition of a mezzanine floor level added to existing garage, 2 no. dormer windows, access door to gable-end and an external access staircase

Decision: Approved

SDNP/25/03011/TCA

The Great House Langham Lane Lodsworth West Sussex GU28 9DA

Notification of intention to fell 2 no. Lawson Cypress trees

Decision: Raise no objection

SDNP/25/02829/DCOND

Langham Stables Langham Lane Lodsworth West Sussex GU28 9BU

Discharge of conditions 7 and 11 from planning permission SDNP/24/05334/FUL

Decision: Approved

SDNP/25/02653/TCA

Ewers 1 Church Lane Lodsworth West Sussex GU28 9DD

Notification of intention to crown reduce by 2m (all round) on 1 no. Box Elder tree (T1) and fell 1 no. Golden Rain tree (T2)

Decision: Raise no objection

SDNP/25/02438/TPO

Land North of Lodsworth House Gills Lane Lodsworth West Sussex GU28 9BY

Re-coppice 10 no. Hazel trees (T1-T6, T8, T9, T17 & T19), crown reduce by 0.5-1m on 19 no. Hawthorn trees (T7, T10, T12-T15, T18, T27- T34 & T36-39), crown reduce by 0.5-1m on 8 no. Hawthorn trees (G1), crown reduce by 2m on 1 no. Ash tree (T20), crown reduce by 1m on 1 no. Holly tree (T35), fell 1 no. Ash tree (T11), 1 no. Holly tree (T16), 2 no. Sycamore trees (T21 & T25), 1 no. multi-stemmed Ash tree (T22), 3 no. Conifer trees (T23, T24 & T26) and 3 no. Willow trees (T40-T42). All within Area, A1 subject to LD/21/00215/TETPO

Decision: Refused

SDNP/25/02385/TCA

St Peters Church Church Lane Lodsworth West Sussex GU28 9DD

Notification of intention to fell 1 no. Lawson Cypress tree (quoted as X) and reduce height by 3m on 1 no. Silver Birch tree (quoted as Y)

Decision: Raise no objection

SDNP/25/02387/HOUS

Hilltop Highstead Lane Bexley Hill Lodsworth West Sussex GU28 9EA

Erection of a car port and associated works

Decision: Approved

SDNP/25/02433/HOUS

Strawberry Fields The Street Lodsworth West Sussex GU28 9BZ

Replacement of existing concrete roof tiles with slate roof tiles, installation of in-roof solar panels on south elevation, and installation of cladding to upper half on all elevations and upper part of single storey aspect on east elevation

Decision: Approved

SDNP/25/03218/TCA

Ewers 1 Church Lane Lodsworth West Sussex GU28 9DD

Notification of intention to fell 1 no. Willow tree

Decision: Raise no objection

59/25 Annual Asset Inspection

This was discussed under Parish repairs in Working Party reports.

60/25 Andrew Griffith Q&A session

Polite reminder: This will be held on Thursday 30th October at 7pm subject to parliamentary business.

61/25 Financial Matters

- The Councils current financial position of £30,960 was noted.
- The bank reconciliation as at 1st September 2025 was noted.
- The schedule of accounts submitted for payment was approved as follows; Moore (External Audit) @ £252, WSCC (Clerk's July Salary) @ £751 and WSCC (Clerk's August Salary) @ £872. Thanks were formally given to Lodsworth Fete Committee for their kind donation of £1,400 towards the replacement Zipwire.
- The Budget Monitoring sheet as at 1st September 2025 was noted.

62/25 Reports back from meetings attended by Councillors

There had been no external meetings.

63/25 Clerks report including correspondence

She had nothing further to report.

64/25 Items to be included in the next agenda

Christmas tree

Please let the Clerk know of any additional items to be added to the agenda by Monday 3rd November 2025

65/25 Date of next Parish Council meeting

Monday 10th November 2025 at 7.30pm

The Chairman closed the meeting at 9.50pm