

Southwater Parish Council



Planning Committee Meeting

Wednesday 6th September 2017, 7.30pm

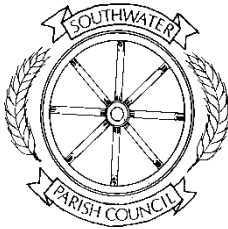
Beeson House
Lintot Square
Southwater
Horsham
RH13 9LA

Committee Members

Cllr Graham Watkins (Chairman)
Cllr Laurie Apted (Vice Chairman)
Cllr Geoff Cole
Cllr Ross Dye
Cllr Joy Hutchings
Cllr Derek Moore
Cllr Michael Neale
Cllr Rachael O'Toole Quinn|
Cllr Barbara Varley

Non Voting Committee Member

Mr Geoff Scoon



SOUTHWATER PARISH COUNCIL

Beeson House,
26 Lintot Square,
Fairbank Road,
Southwater,
West Sussex
RH13 9LA



Clerk: **Mrs.C.M.Tobin**
Cert.Ed.L.Pol.FILCM.,

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MINUTES

The Minutes of the **Planning Committee** of the Parish Council held in **Beeson House, Lintot Square, Southwater, West Sussex, RH13 9LA** on **Wednesday 6th September 2017** at **7.30pm**.

Present: **Chairman:** **Cllr G Watkins**

Cllr L Apted
Cllr R Dye
Cllr D Moore
Cllr B Varley

Cllr G Cole
Cllr J Hutchings
Cllr M Neale

Mr Geoff Scoon, Co-opted Non-Voting Member of Council

Committee Clerk: **Ms N Donbavand**

County Councillor: **Not present**

District Councillors: **Not present**

Press: **Not present**

Members of the Public: **1**

MINUTE REF	AGENDA REF
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P69/09/17	1	PUBLIC PARTICIPATION
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The Chairman asked those present to turn off their mobile phone for the duration of the meeting, unless in an emergency, when they should go through the Chair. In the event of a fire alarm sounding, everyone should evacuate the building via the exits indicated.

Those present were advised that the meeting is recorded for the purposes of minute taking and the recording will be destroyed when the minutes of the meeting are approved.

No member of the public present wished to address the meeting.

- P70/09/17** **2** **APOLOGIES**
 Apologies for absence were received from Cllr O'Toole-Quinn.
Councillors NOTED and APPROVED* the absence.
- P71/09/17** **3** **DECLARATION OF INTERESTS**
 The Committee Clerk referred Members of Council to information issued in relation to the Member's Code of Conduct and Standing Orders and asked whether any Member had anything of note to declare at this point in the meeting.
Cllr Cole declared an interest in planning application DC/17/1601.
Cllr Hutchings declared a personal interest in Agenda Item 7, Bluecoat Residents Association.
Cllr Neale declared an interest in planning application DC/17/1023 and DC/17/1595.
Cllr Watkins declared an interest in planning application DC/17/1744.
- P72/09/17** **4** **MINUTES**
 It was proposed by Cllr Moore and seconded by Cllr Apted and **RESOLVED*** by all present that the Minutes of the Planning Committee meeting held on Wednesday 5th July 2017 be accepted as a true and correct record of the meeting.
- P73/09/17** **5** **CHAIRMAN'S ANNOUNCEMENTS**
 The Chairman indicated that he had no announcements.
- P74/09/17** **6** **CORRESPONDENCE**
 The Committee Clerk indicated she had no correspondence to circulate other than which has already been received by Members.
Members NOTED* the information.
- P75/09/17** **7** **BLUECOAT RESIDENTS ASSOCIATION**
 Cllr Hutchings declared a personal interest in this item and did not participate in any discussion regarding it.
 The Chairman referred Members to the letter received from Belinda Hankers, Chairman of Bluecoat Residents Association, circulated prior to the meeting, regarding a request from the newly formed association for support in tackling a commuter parking problem around Christ's Hospital Rail Station.
Members RESOLVED* to support the Bluecoat Residents Association in their attempt to find a solution to commuter parking around Christ's Hospital Rail Station.
- P76/09/17** **8** **CHANGES TO THE CONSTITUTION OF HORSHAM DISTRICT COUNCIL**
 The Chairman referred Members to the document, circulated prior to the meeting, regarding the proposed changes to the Constitution of Horsham District Council. Specifically a report from the Governance Committee regarding variations to the constitution in respect of discharge of planning functions.

Members NOTED the information.

P77/09/17

9 NEIGHBOURHOOD PLAN

The Chairman informed Members that the Neighbourhood Plan is progressing. More information will be presented to the next Finance and General Purposes meeting with regards to additional work required and resulting cost implications.

He then referred Members to the analysis of a questionnaire distributed prior to the meeting. The questionnaire was undertaken to identify and prioritise the future needs of Southwater Parish and was instigated by a Future Community Infrastructure Projects spreadsheet required by Horsham District Council in relation to future allocation of s106 and CIL spend.

Members commented that the bridge over the A24 may be too costly to be realistic to implement.

The Chairman also requested Members include consideration of future educational facilities needed in Southwater.

Members AGREED* to APPROVE* all items on the questionnaire to Horsham District Council via the form provided and include provision for future education needs for Southwater residents.

P78/09/17

10 BERKELEY HOMES

The Chairman updated Members that the Clerk to the Parish attended a recent meeting with Berkeley Homes to discuss the Downlink playground. A report will follow when received.

Members NOTED the information.

P79/09/17

11 MILLER HOMES

Members were updated by Cllr Neale that while there had not been a meeting, the District Council had received a request from Miller Homes to amend the permitted working hours at the site at Mulberry Fields. The request was to increase working hours on a work day until 8pm and on Saturdays until 6pm. The Parish Council agreed that while some increase in hours during the working week would be acceptable, an increase to Saturday hours would not be and this has been reported back to Horsham District Council.

Members NOTED the information.

P80/09/17

12 HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES, VERGES, FOOTPATHS AND RIGHTS OF WAY

No topics were raised under this agenda item.

P81/09/17

13 NEW PLANNING APPLICATIONS

Application No.	Applicant	Reason for Application	Parish Decision
DC/17/1566 Geoff Cole	Mrs Yetunde Quartermaine Tanimola 2 Testers Close Southwater Horsham	Retrospective change of use application to confirm conversion of a double garage into an annexe ancillary to the main dwelling. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=external	Objections submitted on a separate e-mail and referred to committee at Horsham District Council for 3 rd October.

	West Sussex RH13 9BF	Documents&keyVal=OSZAWJJI8L00	
DC/17/1395 In Office	9 The Meadows Southwater RH13 9AB	Fell 1 x Oak & Surgery to 2 x Oaks. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=ORW9HOJ0D600	No objection.
DC/17/1282 Graham Watkins	Garner Garden Cottage Denne Park Horsham West Sussex RH13 0AX	Proposed demolition of existing conservatory and erection of replacement single storey side extension and porch. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OR4HBBIJHRM00	Permitted by Horsham District Council.
DC/17/1023 Graham Watkins	Mrs Carol Mazgay Phase 4 Oakhurst Business Park Wilberforce Way Southwater West Sussex RH13 9RT	Amended Plans Submitted - Final phase (No. 4) of Oakhurst Business Park. Proposed erection of 8 No. small business units (B1/8) arranged in 2 groups with associated hardstanding and parking. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OPMS0SIJHDY00	Objections submitted on a separate e-mail. Referred to committee at Horsham District Council provisionally for 3 rd October (TBC), which will be attended by Cllr Dye.
DC/17/1390 In Office	Mr David Needham 26 Dover Close Southwater	Fell 1 x Oak. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=ORW0X8IJHYPO0	No objection.
DC/17/1476 Michael Neale	Mr Mick Holloway 22 and 23 Corfe Close Southwater Horsham West Sussex RH13 9XL	Proposed demolition of existing conservatories. Erection of a joint single storey rear extension sharing a party wall. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OSCUISIJ3600	Permitted by Horsham District Council.
DC/17/1505 Joy Hutchings	Mr Chris Stott 7 Nutham Lane Southwater Horsham West Sussex RH13 9GG	Proposed erection of first floor extension over existing side garage. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OSMHRTIJ5B00	No objection.
DC/17/1575 In office	Moat Homes Ltd Street Record Rascals Close Southwater West Sussex	Fell 1 x Field Maple and 1 x Blackthorn, Surgery to a Group of Hazel and 2 x Field Maples. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OT0WL4IJ0D600	No objection.
DC/17/1716 Ross Dye	Mr Christopher Faux 18 Wild Orchid Way Southwater Horsham West Sussex RH13 9GA	Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.75m, for which the maximum height would be 2.95m, and for which the height of the eaves would be 2.7m. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OU1YIZIJ02X00	No objection.
DC/17/1759 Graham Watkins	Mr Martin Drabble 31 York Close Southwater Horsham West Sussex RH13 9XJ	Non material amendment to previously permitted application DC/16/1888 (Two storey rear and side extension) Proposed removal of window in the side wall of dining room and replacement of approved window in the utility with an external door. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OUDDL4IJL500	No objection
DC/17/1601 Michael Neale	Mr & Mrs Marks 71 Bamborough Close Southwater Horsham West Sussex RH13 9XG	Single storey front/side extension with conversion of integral garage to living space, installation of 2x windows to south elevation, 1x window to front and 1x front roof light. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OT8PT7IJIAU00	Objection due to loss of parking in contravention of Policy 41 of the Horsham District Planning Framework.
DC/17/1583 Laurie Apted	Mr Andrew Fleming 29 Roman Lane Southwater Horsham West Sussex RH13 9AF	Proposed erection of a pitched roof front porch. Installation of 1x front clear glazed pitched roof dormer and 1x rear clear glazed flat roof dormer with associated loft conversion. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OT2M8YIJ9B00	No objection.
DC/17/1605 In Office	Mr Hart 3 Lakeside Drive Southwater	Surgery to 1 x Oak. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OTA0Y0IJIB100	No objection.
DC/17/1620 Derek Moore	Mr J Maile 13 Wealdon Close Southwater RH13 9HP	Erection of a rear conservatory. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OTDQAIJBY00	No objection.
DC/17/1633 Graham Watkins	Miss Susan Pullinger 21 Wild Orchid Way Southwater Horsham West Sussex RH13 9GA	Removal of existing conservatory and erection of replacement single storey rear extension with pitched roof, 2x roof lights to rear elevation and bi-fold doors.	Objection as the flank wall is too close to the adjacent window which will restrict light.

		https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OTFKYQIJCN00	
DC/17/1696 In Office	Mr Steve Bird 12 Beechwood Southwater Horsham West Sussex RH13 9JU	Fell 1 x Oak https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OTUECCIJIGJ00	No objection.
DC/17/1694 Michael Neale	Mr Tony Fan 2 Foxfield Cottages Southwater Horsham West Sussex RH13 9EP	Proposed erection of 1x two storey four bedroom dwelling https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OTUEAVIJGH00	Strong objection due to the following points: 1) Gross overdevelopment of the area. 2) The proposed development is in contravention of the Southwater Parish Design Statement point 13.5 (DG 5.1) 3) We note Highways statement regarding the parking provision encroaching on the publically maintained highway.
DC/17/1719 In Office	Mr Arthur Collett Timbercroft Swallow Field Copse Southwater Street Southwater Horsham West Sussex RH13 9AZ	Surgery to 1 x Oak and 1 x Ash https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OU211FIJ0D600	No objection to surgery to Oak and Ash. Any surgery should be balanced.
DC/17/1595 Graham Watkins	Mr Gaius Owen Land West of Blakes Farm Cottage Southwater Street Southwater West Sussex RH13 9BN	Proposed erection of a detached two storey double garage https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OT8BU5IJIAK00	Objection based on the proposed plans not being in keeping with the street scene; overshadowing the adjacent property and no defined need for a two storey garage.
DC/17/1724 Michael Neale	Mr Andrew Cobb 25 Little Bridges Close Southwater Horsham West Sussex RH13 9HH	Demolition of existing detached garage and erection of single storey front, side and rear extension. (Amendments to previous application DC/16/2956). https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OU3NLGIJII000	No objection.
DC/17/1758 Denis Bull	STREET RECORD Deacon Place Southwater West Sussex	Surgery to 1 x Ash https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=dates&keyVal=OUDAUMIJL300	No objection.
DC/17/1729 Graham Watkins	Easteds Farm Easteds Lane Southwater Horsham West Sussex RH13 9DP	Retrospective application for the erection of a boundary fence adjacent to the public highway (Following refusal of previous application DC/17/0579) https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OU5I9OIJJ300	No objection as previously discussed by Southwater Parish Council.
DC/17/1733 Ross Dye	Mr Tiller 21 Foxes Close Southwater	Erection of two storey side extension and first floor extension over existing garage with conversion of integral garage to habitable space https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OU5PJTJ02X00	Objection based on the proposed development not being subservient to the main building and a reduction in the parking provision at the venue.
DC/17/1744 Geoff Cole	Mr and Mrs Ben Whitlock Acorns Cripplegate Lane Southwater Horsham West Sussex RH13 9HN	Demolition of existing detached garage and erection of single storey side extension with open sided entrance porch and associated internal alterations https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OU7L9JLIJT00	No objection.

P82/09/17

14 PLANNING APPEALS

The Chairman informed Members that a planning appeal for application DC/17/0413 had been received from Mr David Mills, 14 Timber Mill, Southwater, RH13 9SY.

Members NOTED the information.

Application No	Address	Reason	Our Recommendation	HDC Decision
DC/14/0590	Land West of Worthing Road Southwater West Sussex	Residential development of up to 580 dwellings and 54 retirement living apartments, associated vehicular, cycle and pedestrian access, drainage and landscape works and provision of land for sports/recreation facilities (Outline) (Development affects the setting of a Listed Building).	Object detailed letter to follow.	Permitted
DC/16/2856	Top Paddock Dairy Kerves Lane Horsham West Sussex	The creation of a new farm access to provide for safe access of farm machinery and farm vehicles.	Objection as against HDC Policies (see separate email to planning@horsham.gov.uk).	Permitted
DC/17/0788	Hop Oast Depot Worthing Road Horsham West Sussex RH13 0AR	Proposed automatic truck wash and screening.	Objection as it is not screened sufficiently from the A24 and will be visible from the road. Consider repositioning further into the corner by trees and consideration of increased screening from view.	Permitted
DC/17/0995	Thorpe Lee Denne Park Horsham West Sussex RH13 0AY	Proposed first floor (room-in-roof) extension.	No Objection.	Permitted
DC/17/1029	Berkeley Homes Development Site Worthing Road Southwater West Sussex	Proposed erection of a single non-illuminated signboard.	No Objection.	Permitted
DC/17/1202	Piggeries Praters Farm Two Mile Ash Horsham West Sussex RH13 0LA	Proposed change of use from stables to single dwelling, with associated building works and operational development.	Objection based on change of use from agricultural to residential, insufficient access and contravention of the Paris Design Statement.	
DC/17/1173	Kings Farm Coltstaple Lane Horsham West Sussex RH13 9BA	Proposed erection of single storey side extension and associated internal alterations (Householder).	Objection based on the plan not being in keeping with a Grade II listed building and no use of local material ie Horsham Stone.	Permitted
DC/17/1174	Kings Farm Coltstaple Lane Horsham West Sussex RH13 9BA	Proposed erection of single storey side extension and associated internal alterations (Listed Building Consent).	Objection based on the plan not being in keeping with a Grade II listed building and no use of local material ie Horsham Stone.	Permitted
DC/17/1258	5 Warren Drive Southwater Horsham West Sussex RH13 9GL	Proposed removal of existing conservatory and erection of a replacement single storey rear extension.	No Objection.	Permitted
DC/17/1263	1 Bottings Hill Cripplegate Lane Southwater Horsham West Sussex RH13 9HL	Proposed erection of single storey side extension and open sided front porch.	No Objection.	Permitted
DC/17/1282	Garden Cottage Denne Park Horsham West Sussex RH13 0AX	Proposed demolition of existing conservatory and erection of replacement single storey side extension and porch.	Deferred and delegated to Cllr Watkins and Cllr Cole to make more enquiries.	Permitted
DC/17/1342	30 Cornflower Way Southwater Horsham West Sussex RH13 9WB	Proposed erection of first floor side extension over existing garage and erection of single storey rear extension.	No Objection subject to the roof being dropped by a minimum of 300mm to ensure it is subservient to the main building.	Permitted
DC/17/1368	Deerswood Southwater Street Southwater Horsham West Sussex RH13 9BN	Proposed erection of single storey triple garage with store room and covered BBQ area.	Objection on the grounds of inaccurate plans being submitted.	Permitted

DC/17/1384	Blackwater Farm Jackrells Lane Southwater West Sussex	Retrospective application for the creation of an elevated site office, platform, staircase and part enclosure of side and front walls.	Objection based on the change of use of the building and subsequent increase in traffic on a road inadequate for such increase.	Permitted
DC/17/1476	22 and 23 Corfe Close Southwater Horsham West Sussex RH13 9XL	Proposed demolition of existing conservatories. Erection of a joint single storey rear extension sharing a party wall.	Yet to come back.	Permitted
DC/16/2856	Horsham Golf and Fitness, Worthing Road, Southwater, RH13 0AX	Proposed 3G Football Ground (including main pitch and training pitch), clubhouse, stands, access, parking and landscaping (to serve as the home ground of Horsham Football Club). 20m high netting and posts to adjacent golf driving range.	Vehemently objected to on the grounds of protecting landscapes, biodiversity and highways issues among others.	Permitted

P84/09/17

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PLANNING COMPLIANCE ACTION

No planning compliance actions in Southwater are currently being investigated by the District Council and there is currently no report of further possible breaches.

Members NOTED the information.

P85/09/17

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DATE OF NEXT MEETING: Wednesday 4th October 2017

The meeting ended at 8.24pm.