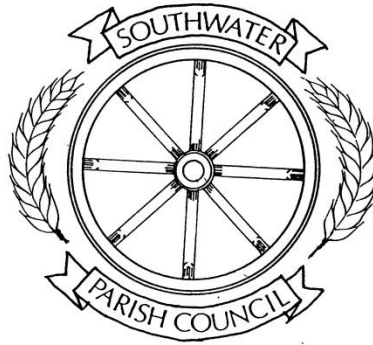


# Southwater Parish Council

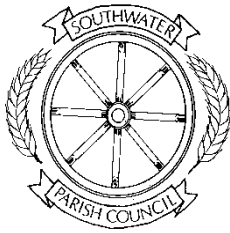


## **Planning Committee Meeting Minutes**

Wednesday 6<sup>th</sup> March 2019, 7.30pm  
Beeson House  
Lintot Square  
Southwater  
Horsham  
RH13 9LA

### **Committee Members**

Cllr Graham Watkins (Chairman)  
Cllr Neil Whitear (Vice Chairman)  
Cllr Geoff Cole  
Cllr Joy Hutchings  
Cllr N.Knott  
Cllr M.Lewis  
Cllr Derek Moore  
Cllr Michael Neale  
Cllr Geoff Scoon  
Cllr Barbara Varley



Clerk: **Mrs.C.M.Tobin**  
FSLCC.,

## **SOUTHWATER PARISH COUNCIL**

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



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### **MINUTES**

**The Minutes of the PLANNING COMMITTEE meeting held on Wednesday, 6<sup>th</sup> March 2019 in the Council Chamber, Beeson House, Southwater, West Sussex, RH13 9LA commencing at 7.30pm.**

**Chairman of the Committee: Cllr G Watkins**

**Committee Members: Cllr G Cole, Cllr J Hutchings, Cllr N Knott, Cllr M Lewis, Cllr D Moore, Cllr M Neale, Cllr G Scoon and Cllr B Varley.**

**Clerk to the Meeting: Mrs D Spouge**

**County Councillor: Not present**

**District Councillors: Not present**

**Press: Not present**

**Members of the Public: 4**

#### **P35/03/19 PUBLIC PARTICIPATION**

The Chairman asked those present to turn their mobile phones to silent for the duration of the meeting, unless the phone call is deemed urgent in which case, phone calls could be received with the permission of the Chairman. In the event of a fire alarm sounding, everyone would be directed to evacuate via the exits indicated.

The Chairman advised that the meeting was being recorded in accordance with Standing Orders for minute purposes.

The Chairman introduce Mr Philip Ayerst from the Horsham Society, Good by Design. He had requested to speak on the publication, 'Good by Design'. He stated that he was a retired architect and a member of the Horsham Society, a society that is a voluntary group interested in improving Horsham and works with Councils when invited to. They have a planning committee commenting on applications and the publication stems from that committee. The Publication aims to be a guide for Horsham giving details on what is a good design with examples. It contains an illustrated list of what the Horsham Society would like and is considered by retired professionals.

Mr Ayerst presented the publication with a summerised smaller publication insert. The fuller version containing notes and ideas. These were passed around all the members with the Parish Council retaining several copies.

Mr Ayerst explained that the Horsham Society hoped that the publication could be used as a background footprint and he was presenting it to all local Parish and District planning authorities to raise its awareness and usefulness with also the hope that they would adopt it.

A discussion took place and further detailed explanation on the publication. The Chairman stated, that Horsham District Council decisions did not always comply with the Southwater Parish Councils design statement, which was only a supplementary document until the Neighbourhood Plan is completed and therefore would carry more weight on decisions made. Southwater Parish Council would consider the publication and present it at the next Planning Committee to consider if they wished to adopt it. Further general discussion on the possible advantages of this took place between the Chairman, members and Mr Ayerst.

The Chairman thanked Mr Ayerst for his presentation and engagement with those present at the meeting.

No other members of the public expressed an interest in speaking on any Agenda item.

**P36/03/19**

### **APOLOGIES**

Apologies received from Cllr Whitear

**P37/03/19**

### **DECLARATION OF INTERESTS**

None.

**P38/03/19**

### **MINUTES**

The Minutes of the Committee meeting held on 6<sup>th</sup> February 2019 were proposed as a correct record by Cllr Neale, seconded by Cllr Cole and **agreed** unanimously.

**P39/03/19**

### **CHAIRMAN'S ANNOUNCEMENTS**

The Chairman had no announcements.

**P40/03/19**

### **CORRESPONDENCE**

None.

**P41/03/19**

### **BERKELEY HOMES**

The Chairman announced that there had been no further meetings since the last planning meeting, however, a meeting was scheduled for the following day, 7<sup>th</sup> March at Beeson House. An update would be given at the next meeting.

**P42/03/19 MILLER HOMES**

The Clerk stated that the new sign was almost ready to be installed and was currently still with Mr Keith Reynolds who was putting the final touches to it.

The Chairman announced that documents had been submitted to West Sussex Council regarding the condition of the roundabout on Mill straight, the curbs all around the roundabout were breaking up. The Chairman understood that WSCC would be making an inspection of the roundabout on the 7<sup>th</sup> March 2019.

**P43/03/19 BOVIS HOMES**

The Chairman gave an update in regards to the Play Area at the rear of Bovis Homes, Roman Lane. Horsham District Council had submitted a legal Writ on Monday 4<sup>th</sup> March to Bovis Homes, instructing them to complete the area ready for adoption by Horsham District Council and the subsequent take over under Section 106, by Southwater Parish Council. An update would be given at the next Full Council Meeting.

Cllr Cole queried what the problem with the area was? The Chairman explained that certain drainage areas had not been connected, the ground was water logged and had deteriorated a lot over the last four years. This has to all be corrected by Bovis Homes before it can be adopted. A sum of money being retained by Horsham District Council, approximately £90,000, which will be transferred to Southwater Parish Council for ongoing operational running and maintenance, once a practical completion certificated has been issued and it is completed to a good standard for use.

**P44/03/19 HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES, VERGES, FOOTPATHS AND RIGHTS OF WAY**

Cllr Lois raised a concern on the highways repair on the Hop Oast roundabout, between the north bound/south bound carriageways. On the southern side, where the roundabout was closed overnight, it seems the tar repair has been done very badly. The initial problem remains with a dip in the road.

**Action** - Clerk to write to WSCC and ask them to complete the repair to a good standard addressing the initial issue.

Cllr Varley raised her concern on the lack of footpath for the residents who live in Robin Hood, those that attend the school have to cross the road. The Chairman stated That some section 106 monies have been found and the Clerk is waiting for HDC to confirm what it can be used for.

**P45/03/19 NEW PLANNING APPLICATIONS**

Application Number	Applicant	Reason for Application	Recommendation of Southwater Parish Council
DC/18/2679 Neil Whitear	9 Windsor Close Southwater Horsham West Sussex RH13 9XH	Amendment to: Demolition of existing rear conservatory, erection of a single storey rear and side extensions. Replacement of front boundary timber fence with brick built wall <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PJRT1GLJHD500">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PJRT1GLJHD500</a>	Deferred – Cllr Whitear was not present at the meeting – Decision deferred to Cllr Whitear/Cllr Watkins.

DC/19/0172 Graham Watkins	Development Site Worthing Road Southwater West Sussex RH13 9HA	Erection of 5 additional flags, two gantry signs and one hoarding for advertisements <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PLVTBKIJ02X00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PLVTBKIJ02X00</a>	Recommended – No Objection.
DC/19/0183 Geoff Cole	27 Corfe Close Southwater Horsham West Sussex RH13 9XL	Erection of a part two storey and part single storey side and rear extensions <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PLXL1JJJHV200">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PLXL1JJJHV200</a>	Recommended Objection – Not in line with SPC Design Statement – roof should be pitched.
DC/19/0189 Michael Neale	The Avenue Christs Hospital West Sussex RH13 0YP	Replacement of covering to flat roof area of Music School and to single storey building to courtyard elevation of Arts Block following failure of existing roofing. (Full application) <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PMIAD4IJHV500">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PMIAD4IJHV500</a>	Recommended – No Objection.
DC/19/0190 Michael Neale	The Avenue Christs Hospital West Sussex RH13 0YP	Replacement of covering to flat roof area of Music School and to single storey building to courtyard elevation of Arts Block following failure of existing roofing. (Listed Building) <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PMIADCLJHVT00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PMIADCLJHVT00</a>	Recommended – No Objection.
DC/19/0264 Graham Watkins	Horsham Golf Park Denne Park Horsham West Sussex RH13 0AX	Erection of 4.no portakabin units for a period of five years, rationalisation of the existing driving range pylons and netting to provide a caged ball capture <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PMESJYIJHZG00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PMESJYIJHZG00</a>	Recommended – No Objection.
DC/19/0278 Geoff Cole	Beckley Stud Reeds Lane Southwater Horsham West Sussex RH13 9DQ	Demolition of existing stable and erection of stables <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PMGKF2LJI0100">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PMGKF2LJI0100</a>	Recommended – No Objection. – Own Use.
DC/19/0317 Geoff Scoon	3 Woodlands Way Southwater Horsham West Sussex RH13 9HY	Demolition of existing conservatory and erection of a single storey rear extension <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PMRD9VIJ12P00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PMRD9VIJ12P00</a>	Recommended – No Objection. – Note concern of the size of the flat roof.
DC/19/0423 Michael Neale	Christs Hospital Horsham West Sussex RH13 0LD	Erection of one dwelling with associated car parking and landscaping. <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PNBQMZLJI8J00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PNBQMZLJI8J00</a>	Recommended – No Objection.
DC/19/0443 Denis Bull	9 Beechwood Southwater Horsham West Sussex	Fell 1 x Beech <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PNIZQFIJIA500">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PNIZQFIJIA500</a>	Defer no report received.

#### P46/03/19 NEIGHBOURHOOD PLAN

The Steering group will be meeting on Tuesday 5<sup>th</sup> March. Their recommendations will be submitted to the full Council at the Extraordinary Meeting to be held on March 13<sup>th</sup>. The Chairman reminded all Councillors the importance of reading the documents prior to making their decision.

#### P47/03/19 PLANNING APPEALS

The Clerk read out the following planning appeal notices from HDC.

DC/17/1566 - Tanimda	Appeal Allowed
DC/17/1694 – 2 Foxfield Cottages	Appeal Dismissed
DC/17/2230 - 29 Roman Lane	Appeal Dismissed

One appeal still pending, The Copse, written representation has been submitted to HDC.

**P48/03/19 DISTRICT COUNCIL DECISIONS**

The Chairman read out the planning decisions from Horsham District Council.

Application No	Address	Reason	Our Recommendation	HDC Decision
DC/18/2019	49 Blakes Farm Road Southwater Horsham West Sussex RH13 9GH	Erection of a two storey side extension.	Delegated - Objection as contrary to HDC policies 25,32,33 & 41 & Village Design Statement CG1,DG5.1 and 5.4. Application detracts from open frontage street scene.	Permitted
DC/18/2302	Brookfield House Worthing Road Southwater Horsham West Sussex RH13 9DT	Outline application for the demolition of existing dwelling and erection of three dwellings, all matters reserved except access.	Objection on basis of over intensification of site which could form a precedent. Committee also concerned about highway matters with proposed entrances being so close to the entrances of the infant school and future entrance/exit to the Berkeley's site.	Permitted
DC/18/2355	Godfreys of Horsham Worthing Road Southwater Horsham West Sussex RH13 9HA	Change of use from car showroom (Sui-generis) to Supermarket (Retail A1), new shopfront and removal of mezzanine floor.	Delegated to Cllr Watkins this to follow onsite meetings with WSCC Highways and HDC representatives.	Permitted
DC/18/2356	Godfreys of Horsham Worthing Road Southwater Horsham West Sussex RH13 9HA	Erection of 1x non-illuminated external fascia sign with opening times.	Delegated to Cllr Watkins this to follow onsite meetings with WSCC Highways and HDC representatives.	Permitted
DC/18/2498	56 Bamborough Close Southwater Horsham West Sussex RH13 9XG	Non Material Amendment to previously approved application DC/16/2473 (Demolition of rear conservatory and erection of a two storey front extension, single storey rear extension and single storey side extension.) Relating to change of roof line from double apex to mono roof line from building.	No Objection	Permitted
DC/18/2678	21 Robin Close Southwater Horsham West Sussex RH13 9TE	Demolition of existing rear extension and erection of a single storey rear extension.	Delegatd to the Chairman and Vice Chairman of Committee	Permitted
DC/18/2679	9 Windsor Close Southwater Horsham West Sussex RH13 9XH	Demolition of rear conservatory and erection of a new brick side extension.	No Objection subject to the wall being no higher than 1.8M and that the District Council's Arboriculturist is consulted on the tree which is in the garden but not shown on the plans.	Permitted
DC/18/2723	Greengarth 3 Green Close Southwater Horsham West Sussex RH13 9UU	Change of use from a garage and office to an ancillary domestic dwelling.	No objection subject to a non-severance order on the property	Permitted
DC/18/2729	Butlers Ghyll Farm Pollards Way Southwater Horsham West Sussex RH13 9AQ	Retrospective application for the enlargement and alterations to the junction of Pollards Drive and A24	No Objection	Permitted

DC/19/0104	68 Cedar Drive Southwater Horsham West Sussex RH13 9UW	Non material amendment to previously approved DC/18/0640 (Demolition of existing garage and erection of 2 storey side extension) Relating to small window on front elevation	no objection	Permitted
DC/19/0143	11 Larkspur Way Southwater Horsham West Sussex RH13 9GR	Non material amendment to previously approved DC/18/0987 (Conversion of existing integral garage to habitable space including installation of larger rear patio door and front window) Minor change to style of proposed window (Garage Conversion) to East Elevation. Minor change to arrangement of proposed doors to West Elevation.	no objection	permitted
DC/19/0157	Blackwater Farm Jackrells Lane Southwater West Sussex	Agricultural prior notification proposed storage building to access hay machines	Delegated to Cllr Watkins	Prior Approval not Required
NC/19/0005	Southwater Junior Academy Worthing Road Southwater Horsham West Sussex RH13 9JH	Removal of 2no Existing Modular Classrooms and replacement with 2no New Modular Classrooms	no objection to consultation	no objection to consultation

Cllr Moore asked if when meeting regarding the Nicel-Co-op Garage traffic signage, the work done by Cllr Scoon had also been taken to the meeting. Cllr Scoon reiterated the list of 35 distractions drivers would have, not including the children running around at peak periods. There were 12 District Councillors at the meeting, 8 voted to approve the signage and the remainder objected or abstained, therefore the planning application was approved.

The Chairman explained why he felt that the objection had not been withheld. Disappointment was expressed by many Councillors at the decision taken by HDC despite an onsite meeting with them to explain the hazards on the busy road by two schools.

**P49/03/19 PLANNING COMPLIANCE ACTION**

The Clerk reported that the mud on the road at Mulberry fields had been sent as a Compliance Issue to Horsham District Council and Cllr Clare Vickers.

**P50/03/19 DATE OF NEXT MEETING: Wednesday, 3<sup>rd</sup> April 2019**

**The meeting finished at 8.45pm**

**Chairman.....**

**Date of Signature.....**