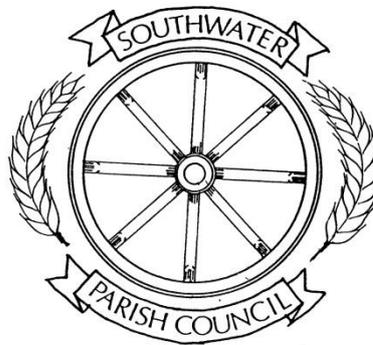


Southwater Parish Council



Draft Planning Committee Meeting Minutes

Wednesday 5th September, 2018, 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

Cllr Heather Williams (Non Voting)



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 meeting held on Wednesday, 5th September, 2018 in the Council Chamber, Beeson House, Southwater, West Sussex, RH13 9LA commencing at 7.30pm.

Chairman:	Cllr N.Whitear	
	Cllr G Cole	Cllr J Hutchings
	Cllr M.Lewis	Cllr M.Neale
	Cllr G Scoon	Cllr B Varley
	Non Voting Member:	Cllr H.Williams
Clerk to the Meeting:	Mrs C.M.Tobin	
County Councillor:	Not present	
District Councillors:	Not present	
Press:	Not present	
Members of the Public:	5	

P57/09/18 PUBLIC PARTICIPATION

The Chairman stated that before the meeting started he would like to welcome the new Councillors to the meeting, these being Cllr Lewis and Cllr Williams.

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

The Chairman advised that the meeting was being recorded in accordance with Standing Orders for minute purposes. The Chairman asked members of the public if they intended to record the meeting. Members of the public did not wish to record the meeting.

No member of the public had requested to speak at the meeting.

P58/09/18 APOLOGIES FOR ABSENCE

Apologies for absence was received from Cllrs Knott and Watkins.

Councillors NOTED and APPROVED the absence.

P59/09/18 DECLARATIONS OF INTEREST

The 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.

There were no declarations of interest made.

P60/09/18 MINUTES

It was proposed by Cllr G.Scoon, and seconded by Cllr G.Cole and RESOLVED by all present that the Minutes of the Planning Committee meeting held on Wednesday 4th July, 2018 be accepted as a true and correct record of the meeting.

P61/09/18 CHAIRMAN'S ANNOUNCEMENTS

The Chairman had no announcements, other than he would like to suggest that more experienced members mentor new members present as part of their training programme, volunteers should speak to the Clerk. Cllr Whitear indicated that he would be happy to mentor one of the new members.

Councillors NOTED the Chairman's comments.

P62/09/18 CORRESPONDENCE

New Year Elections

The Clerk reported that it had been suggested by the Elections Office of Horsham District Council that the new parished electoral boundaries be split into:-

Old Areas

HWNH (Christ's Hospital)
HWQA (Southwater No. 1)
HWQB (Southwater No.2)
HWQC (Southwater No.3)
HWQD (Southwater No.4)

New Areas

HWNH (Christ's Hospital)
HWQA (Southwater Park)
HWQB (Southwater South)
To be merged with Southwater South
SWQD (Southwater North)

The Clerk having queried the naming of what was Southwater No.1 was informed that this was due to the size of the country park within the particular electoral area. The Clerk then read out to members the old areas against the proposed new which defined the parish into four sections. The Clerk indicated that she believed at the next elections there would be four District Councillor in future representing the parish of Southwater; Cllr Cole stated that he believed the Clerk to be correct.

It was RESOLVED by all present that the Committee should accept the proposals put forward for the four new areas.

NALC Circular

Responding to the Labour consultation on the social housing green paper, the National Association of Local Councils (NALC) is calling for housing stocks to be improved, as levels have depleted beyond acceptable levels.

NALC wants legislation to ensure large sites are fully built with community infrastructure and sanctions to be applied if developers do not complete builds within agreed timescales. NALC has issues with proposals to set up an English Sovereign Land Trust, as it will be hard to implement on the ground.

Members NOTED the circular.

P63/09/18 BERKELEY HOMES

Cllr Neale, Vice Chairman of the Parish Council reported that both he and the Chairman of Council, Cllr Watkins had attended in the recess a meeting with Berkeley's. At this meeting the Council were informed that the new community building would be available in the Spring 2019. Discussions are also in hand to potentially reclaim with Berkeley's agreement the old council office. Potentially this building could be re-sited within the parish and be added to facilities which could accommodate a number of groups. Further discussions with the developer and Horsham District Council's Leisure Services were to take place in the near future.

Cllr Scoon was concerned about the potential cost of such a building and the moving of it. The Clerk indicated that the Chairman, Vice Chairman and herself were purely investigating the possibilities at this time, once the project was at a certain stage and a report would be provided in due course to the Council on this potential.

Councillors NOTED the information provided.

P64/09/18 MILLER HOMES

No meeting had taken place with the developer nor is one planned at this point in time.

Councillors NOTED the information provided.

P65/09/18 HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES, VERGES, FOOTPATHS AND RIGHTS OF WAY

Tower Hill, Horsham

The Clerk indicated to members that correspondence including a petition had been received from a resident of the Tower Hill Area; the original documentation having been sent to the County Councillor, Nigel Jupp for his consideration. Members were advised that there have been numerous issues regarding the potential reduction in speed in the area, previously the Parish Council were supportive of any reduction in the speed limits in Tower Hill. The Clerk asked what the Committee's views were in relation to this fresh application for a reduction to 30mph.

Cllr Moore stated that he believed that at a previous meeting District Councillor Vickers and County Councillor Nigel Jupp had indicated that there was to be a District wide review of the speeds throughout the Horsham District, but he had not heard the outcome of any review. The Clerk stated that she did not recall this, but presumably

this was a review being carried out in relation to the Local Plan review, but that she would check with Cllrs. Jupp and Vickers as to the position. Cllr Lewis stated that in his view it was not just about the areas discussed but a balanced approach to the problems in terms of speed variations and asked when the review was to take place.

It was APPROVED by all present that the Council would be supportive of a reduction in the speed in the Tower Hill area and that this be communicated to the County Councillor Nigel Jupp and Highways Authority.

It was AGREED that the Clerk would write to County Councillor Nigel Jupp and District Councillor Claire Vickers in relation to the issue of a Highways review within the Horsham District which also included Southwater as to whether this was being pursued under the Local Plan.

Highways Act 1980 Section 118B, Highways Act 1980 Section 119B Order Making Authority: West Sussex County Council Public Path 1642 Part Special Diversion Order 2016 AND Special Extinguishment Order for Certain Highways

A letter has been received enclosed copy correspondence from the Planning Inspectorate in relation to the footpath at Christ's Hospital for which an Appeal had been lodged. These relate to the revised National Planning Policy Framework.

The Clerk reminded members that they had resolved not to attend any hearing in relation to this matter.

Councillors NOTED the information provided by the Inspectorate.

New Road Signage at Charlock Way

The Clerk has been made aware of requests from residents to Horsham District Council regarding street signage in terms of property numbers the original request being from a resident who want 16-18 put half way down the road on the right. However, this would have involved another sign costing money and would have required formal approval to support the request. The solution that had been thought would be to change the rotten signs at the entrance which would have been necessary due to their condition. Unfortunately, this left a gap between the houses on the second part of Charlock Way.

The officer therefore has put forward by way of suggestion the following propositions to be considered by the Parish Council.

- Add 42-68 and 51-93 on the side of the current numbers
- Leave the odds and evens only
- Remove the whole of the bottom line detailing odd numbers and even numbers

A short discussion took place on this matter, members asking who had instigated the change in the first instance. The Clerk stated that she believed that this was by a local resident and the officer at Horsham District Council had due to rotting posts erected the new signage, but this caused other residents concern.

Cllr. Lewis stated that having seen the repairs in Cripplegate Lane he had been appalled at the standard of repair. Cllr Cole stated that this was at least the fourth time this section had been repaired. The Clerk stated that not having been in the area she was unaware of the repair. Secondly Cllr Lewis advised that the repair to the traffic light junction of Fairbank Road and Lintot Square had missed an area but repair

the majority; this seem ridiculous. The Clerk stated that in terms of highway repairs there were specific criteria for any intervention and repair however, should members wish she would write to the local Area Manager to highlight these two points.

Going back to the decision on Charlock Way, members agreed that the pragmatic approach would be to remove the whole of the bottom line detailing odd numbers and even numbers.

It was RESOLVED by all that the Committee recommendation would be to remove the whole of the bottom line detailing odd numbers and even numbers.

Southwater Cricket Club

A request has been received by Horsham District Council from the Cricket Club with regard to the possibility of naming two new roads on the land presently occupied by the Cricket Club after some former members of the Southwater Cricket Club.

It was RESOLVED that the Parish Council's policy to accept names from the War Memorial in the first instance should remain, but that the two additional names put forward by the Cricket Club should be added after all of those were used in the development.

P66/09/18 DELEGATED PLANNING RECOMMENDATIONS (APPLICATIONS)

Application Number	Applicant	Reason for Application	Recommendation
DC/18/1268 Michael Neale	Mr Francis Pulvermacher Christ's Hospital School The Avenue Christ's Hospital Horsham West Sussex RH13 0LJ	Proposed 2-storey extension to the existing sports centre to provide a new swimming pool, spa facilities, two class studios and a fitness suite. Construction of a new all-weather running track with ancillary athletic facilities and an outdoor exercise area. Construction of a 3G artificial grass pitch. Use of land to the east of Infirmary Drive to relocate spoil and create an unlit running trail. Creation of car parking for 272 cars, and a new permanent access to Christ Hospital Road. Closure of the existing Infirmary Drive access, and conversion of the existing Infirmary Drive to form a sprint track. Erection of associated equipment store, fencing and lighting.	Objection due to highway concerns in terms of the additional traffic which would be detrimental to this area of the Parish with a poor road network and is a rural area. WSCC have objected. Traffic plan does not adequately reflect the application. The Parish Council will wish to speak on this matter at Planning North Committee. Update to be followed after site visit. Michael Neale gave an update of a site visit and confirmed the original parish council recommendation in that the road infrastructure is not capable of dealing with the volume proposed with approximately 600-700 potential car movements emanating from the site. The objection should stand. This was agreed.
DC/18/1352 Neil Whitear	Catsurveys Planning Team Side of 1 Grange Way Southwater West Sussex	Install High Speed Broadband Cabinet	No objection
DC/18/1377 Denis Bull	Mr Keith Goacher 9 Bodiam Close Southwater Horsham West Sussex RH13 9XW	Surgery to 1 x Ash	No Objection
DC/18/1389 Geoff Scoon	Edward Smith 9 Thistle Way Southwater Horsham West Sussex RH13 9GX	Re-positioning of existing side boundary fence	Object
DC/18/1391 Graham Watkins	Mr Thierry Durand Panfield Denne Park Horsham West Sussex RH13 0AX	Erection of a sand school to the front of existing property	Delegated to the Chairman and Clerk
DC/18/1458 Denis Bull	Mrs Lucas	Fell 1 x Oak	Objection

	6 Bodiam Close Southwater Horsham West Sussex RH13 9XW		
DC/18/1466 Neil Whitear	Mr & Mrs Gary Tanner 20 Treetops Southwater Horsham West Sussex RH13 9GE	Erection of a part-two storey and part-single storey side extension.	No Objection based on the current building provides two parking spaces, access to the rear property retained and the proposed extension does not create an overbearing atmosphere to existing properties. This recommendation was taken under delegated authority by Cllr N.Whitear and the Clerk to the Council and will be ratified when the Planning Committee next meeting.
DC/18/1486 Michael Neale	Mr D Kitson 20 Abbots Leigh Southwater Horsham West Sussex RH13 9HX	Erection of a two storey side extension and replacement detached garage (as approved under DC/15/1934).	Object. <ul style="list-style-type: none"> The original planning consent for Turners Close, which included 20 Abbotsleigh, this included an exclusion against using parking spaces for and other from of development. The Planning consent for the Abbotsleigh Development should be checked to see if this condition applies to the main development. The development would lose valuable amenity space. The additional rooms would increase the habitable room density of the area against that would be detrimental to the area. Should HDC be mindful to approve the application then SPC would want to speak at committee Should HDC be mindful to approve a planning condition be applied to include a non-severance clause and restrict future development. Should HDC be mindful to approve all permitted development rights be removed <p>Cllr Michael Neale reported that he had attended the District Council's North Committee the application was permitted but there would be he believed a non-severance clause to the new garage for ancillary use only. Whilst the Parish Council wished the development rights to be removed from the property; this was not allowed as the plan was an extension.</p>
DC/18/1490 Neil Whitear	Mr William Thompson 37 Nutham Lane Southwater RH13 9GG	Erection of an oak framed gazebo in rear garden including laying of a solid sandstone slab base.	Objection based on the structure exceeding he 2.5m height allowed under permitted planning rules on structures within 2m of a property boundary.
DC/18/1492 Geoff Cole	Martin Street 4 Nyes Lane Southwater Horsham West Sussex RH13 9GP	Erection of a rear single storey extension	No Objection
DC/18/1502 Derek Moore	Ms HART 3 Eversfield Southwater Horsham West Sussex RH13 9GF	Erection of a first floor front/side extension, conversion of integral garage into habitable space and a single storey rear extension.	Objection
DC/18/1574 Joy Hutchings	Mr James Lovett 75 Blakes Farm Road Southwater Horsham West Sussex RH13 9GH	Conversion of existing garage into habitable living space including installation of front window.	No objection
DC/18/1599 Michael Neale	C/O Savills (UK) Ltd Land West of Northgate Christ's Hospital Horsham West Sussex RH13 0LD	Erection of 2 no. dwellings with associated landscaping and car parking to the land west of Northgate house.	No objection

DC/18/1610 Geoff Cole	Mr & Mrs Royston & Hilary Broadhurst Newfoundout Bungalow Reeds Lane Southwater Horsham West Sussex RH13 9DQ	Demolition of existing dwelling and new replacement single storey dwelling including new driveway.	No Objection provided old bungalow is destroyed.
DC/18/1622 Geoff Cole	Mr L Middleton Beckley Stud Reeds Lane Southwater Horsham West Sussex RH13 9DQ	Removal of existing mobile home. Positioning of new mobile home and relocation of stables	Objection based on the significant increase in size has not been justified in any way nor is it apparent there is any need for the unit to be any larger than the original caravan. Should consent be given, then the larger caravans use should be restricted to the use in the original consent (DC/17/2408) and should not have any residential or business use other than that
DC/18/1690 Denis Bull	Mr Bradley Yarnton The Cock Inn Worthing Road Southwater Horsham West Sussex RH13 9HG	Surgery 1 x Horse Chestnut	The Parish Council would recommend a 50% reduction but would ask that the District arboriculturist Will Jones be consulted.
DC/18/1703 In Office	Berkeley Homes Berkeley Site Development Site Worthing Road Southwater West Sussex	Erection of 4x flag signs, 2x entrance signs and 2x totem signs	No objection

P67/09/18 NEW PLANNING APPLICATIONS

DC/18/1540 Outline application for the demolition of an existing outbuilding and erection of a detached dwelling – Woodlands, Worthing Road, Southwater

The Clerk advised members that there had been an administrative error in that this plan had been missed off the new applications list. Having spoken to the District Council's planning department they are not willing to allow an extension for the residents to address the Committee. The Clerk would therefore seek delegated authority to both herself, Chairman and Vice Chairman of the Planning Committee in this instance; the decision is to be made it is believed by the 18th September this being before the next planning committee. The resident would like to visit the Council office to explain to those individuals what is intended.

It was RESOLVED that the Clerk, Chairman and Vice Chairman be delegated the recommendation on DC/18/1540.

Application Number	Applicant	Reason for Application	Recommendation
DC/18/1643 Barbara Varley	Ken Robson 20 Little Bridges Close Southwater Horsham West Sussex RH13 9HHRobson	Erection of a single storey rear extension. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PD32E3LJFNT00	No objection
DC/18/1687 Michael Neale	Mr Keith Wilder The Counting House Christ's Hospital Horsham West Sussex RH13 0YP	Variation of wording of Condition 11 to previously approved application DC/17/1216 (Proposed demolition of existing catering building and erection of replacement catering building, including office, classrooms, associated soft and hard landscaping and new sub-station area), to allow alternative 'bat box' products to be used. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PD32E3LJFNT00	No objection

		access/applicationDetails.do?activeTab=externalDocuments&keyVal=PDAEBVJFQ200	
DC/18/1760 Derek Moore	Mr Rumble 19 Treetops Southwater Horsham West Sussex RH13 9GE	Erection of a rear conservatory https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PDNCXLIJFTT00	No objection
DC/18/1793 Denis Bull	Miss Becky Law 7 Bodiam Close Southwater Horsham West Sussex RH13 9XW	Fell 1 x Ash https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PDWM94LJFW600	No objection
DC/18/1246 Graham Watkins	Berkeley Homes Development Site Worthing Road Southwater	Reserved matters approval sought for layout, appearance, landscaping, scale and access for the erection of 214 dwellings (including 61 affordable dwellings) with associated access, parking and landscaping works pursuant to outline planning permission DC/18/1246	The Clerk discuss her conversation with the Planning Officer in relation to this application in that the amendments related to changes to building materials, chimneys etc. There would be further reserved matters coming along in due course Cllr Cole said that had he realised at outline that 42% of the buildings to the southern side of the development were three storey then he might have viewed the original application differently. Committee recommended no objection.

P68/09/18 NEIGHBOURHOOD PLAN

The Clerk informed Members that both she, the Chairman of Council, the Council's consultant EnPlan would be meeting with the District Council's Chief Executive, Director of Places and officers to discuss the Southwater Neighbourhood Plan. This would be reported to the meeting of the Neighbourhood Plan Steering Group who will meet at 7.30pm on Tuesday, 11th September 2018 when it is hoped to finalise the documentation for this to be presented to the Parish Council on Wednesday, 26th September 2018.

Members NOTED the meeting with the District Council and also the Neighbourhood Plan Steering Group of the 11th September 2018.

P69/09/18 SOUTHWATER PARISHED BOUNDARY AREA

The Clerk reported that the Council had received a letter from the Horsham District Council, Chief Executive Glen Chipp stating that he would report the request for a boundary review to the southern boundary with Shipley to the next Governance Committee on Tuesday, 18th September. The Clerk reminded members for the benefit of new Parish Councillors that this related to the current Wates/Miller site which whilst on the southern boundary of Southwater remained at present in Shipley Parished area. Should this move forward there would be consultation with Shipley parish and parishioners on this.

Cllr Moore asked whether the Council had managed to recover the Parish sign from Millers as it had been found. The Clerk stated that this had not been but she would investigate and report.

Councillors NOTED this information.

P70/09/18 WEST SUSSEX MINERALS & WASTE PLANNING POLICY – ADOPTION STATEMENT

Members were advised that the County Council and the South Downs National Park Authority have adopted the plan.

P71/09/18 PLANNING APPEALS

Nothing to report.

P72/09/18 DISTRICT COUNCIL DECISIONS

None to report with the printed list having been provided to Members prior to the meeting.

P73/09/18 PLANNING COMPLIANCE ACTION

Nothing to report.

P74/09/18 DATE OF NEXT MEETING: Wednesday 3rd October 2018

The meeting finished at 8.30pm.

Chairman.....

Date of Signature.....