

SOUTHWATER PARISH COUNCIL

The Minutes of the **PLANNING COMMITTEE** Meeting held on Thursday, 10th April 2014 in the Council Chamber, Beeson House, Southwater commencing at 7.30 p.m.

Present: **Chairman:** **Mr L. Apted**

Mrs S. Alway
Mr G. Cole
Mr M. Neale
Mrs B Varley

Mr P. Buckley
Mr K. Diamond
Mrs P. Flores-Moore
Mr G. Watkins

Clerk: **Mrs J. Nagy**

County Councillor: **Apologies**

District Councillors: **Apologies**

Press: **Not present**

Members of the Public: **None**

P1/04/14 PUBLIC PARTICIPATION

Mr Apted asked those present to turn off their mobile phones 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.

Mrs Flores-Moore reported that the property next to Griggs in Tower Hill was erecting some sort of structure in the front garden.

The Deputy Clerk will report this to enforcement.

Mrs Alway arrived at 7.32pm.

Mrs Alway reported that the kerb stones at the junction of College Rd and Church Lane had been damaged and were in need of repair.

The Deputy Clerk will report this to Highways.

As there were no members of the public present, Standing Orders were not raised.

P2/04/14 APOLOGIES

There were no apologies as all members of the Committee were present.

P3/04/14 DECLARATIONS OF INTEREST

Mr Watkins declared a personal and prejudicial interest in DC/14/0304 as he is the applicant, and a personal interest in DC/14/0382 as he knows the architects in his professional capacity.

P4/04/14 MINUTES

It was proposed by Mr Watkins seconded by Mr Buckley and RESOLVED by all present that the Minutes of the Planning Committee meeting held on Thursday, 6th March 2014 be accepted as a true and correct record of the meeting.

P5/04/14 CHAIRMAN'S ANNOUNCEMENTS

The Chairman had no announcements.

P6/04/14 CORRESPONDENCE

Gatwick Runway Options Consultation

Consultation documents have been received in relation to the options for a second runway at Gatwick. These are in the Parish Office should any Councillor wish to read them. The consultation period runs from 4th April to 16th May. This document will be considered at the next Planning Committee meeting on Thursday, 8th May.

Members noted this information

P7/04/14 HORSHAM DISTRICT COUNCIL PLANNING FRAMEWORK

It is anticipated that the Planning Framework document is to go to Full Council at the end of April. The Clerk intends to attend this meeting, in the public gallery.

P8/04/14 NEIGHBOURHOOD PLAN

The public meeting held to launch the Neighbourhood Plan was held at the Leisure Centre on Thursday, 20th March. Tables were set up for each of the focus groups, and residents' views were sought on what they liked/disliked for each topic. This information will be used as a basis for future consultation.

The first meeting of the Steering Group was held prior to this meeting.

Geoff Cole, Parish Councillor and Steering Group member, and the Deputy Clerk attended a three day Planning Camp last week in Oxford, organised by the Eden Project. Sessions were led by representatives from Locality, Planning Aid and DCLG, and included the inspector who failed Slaugham at examination. The Deputy Clerk found the Camp very informative, especially with regard to community engagement.

Mr Cole said that the process is quite straight-forward, but will be time-consuming.

The Deputy Clerk reported that Shipley Parish Council has applied for a designation order for its parish, and this was currently out for consultation. The Deputy Clerk suggested that the Committee may wish her to write and point out that the southern-most section of the Roman Lane would come into Southwater Parish when the boundaries were reviewed in 2015.

It was RESOLVED that the Deputy Clerk would write to point out the 2015 boundary change.

P9/04/14 **PRE-APPLICATION ADVICE**

Berkeley Homes

The Clerk and Deputy Clerk met with representatives from Highways to discuss possible issues with the application for West of Worthing Rd.

The Deputy Clerk reported that this application for residential development of up to 580 dwellings and 54 retirement living apartments has now been lodged, with reference DC/14/0590. Hard copies of the plans are now in the parish office, should any Councillor or member of the public wish to view them. The Deputy Clerk will be preparing a report on the application, which will be considered by the Planning Committee at the meeting on 8th May.

The Deputy Clerk advised that the proposals were not the same as had been displayed at the recent exhibition held by Berkeley Strategic, in particular with reference to the road layout around Church Lane.

P10/04/14 **TREE PRESERVATION ORDERS AND OTHER TREE MATTERS**

Tree Preservation Order at Sparrow's Copse, Christ's Hospital

The District Council has placed a TPO on 8 oaks on land south of Sparrow's Copse in Christ's Hospital.

Tree in Cemetery

Mrs Varley reported that a tree was being felled in the cemetery. The Deputy Clerk will ascertain if there are any TPOs in this area.

P11/04/14 **PUBLIC OPEN SPACE**

Insurance Claim

The Deputy Clerk reported that an insurance claim has been lodged relating to an injury allegedly sustained on the bridge leading from the overflow car park to the Leisure Centre. The matter is in the hands of Zurich, the Council's solicitors.

Skate Park

Damage has occurred at the Skate Park, but it is not clear whether this is through wear and tear or through criminal damage. At last night's Finance & General Purposes meeting it was decided to close the park and fence it off until further notice.

P12/04/14 **HIGHWAYS, DRAINAGE, STREET NAMES, FOOTPATHS AND RIGHTS OF WAY**

Pedestrian Crossing in Mill Straight

An article has been put in the in Council newsletter, inviting support from residents for a pedestrian crossing in Mill Straight. If this is forthcoming, then a proposal can be put to the County Local Committee.

30mph speed limit along the length of Worthing Rd

This was agreed in principal at the March meeting of the County Area Local Committee. The Deputy Clerk now has to ascertain what the next steps are to progress the matter.

Martindales

It was noted that the access road for the three new houses fronting Worthing Rd, being part of the Worthing Rd development, has been named Warnham Gate. It appears that as this access road is classed as a sub street, the usual consultation processes do not apply, and provided that it is not the same as or too similar to existing names in the road a developer can use a name of their choice.

The Deputy Clerk was asked to write to the District Council to complain at the lack of consultation, particularly as the name chosen bore no relation to the area, and indeed referenced another village.

P13/04/14

RATIFIED APPLICATIONS

The Deputy Clerk reminded Councillors that due to there being no Full Council meeting scheduled for March. This Committee had agreed to delegate recommendations to a Councillor and the Deputy Clerk. The following are recommendations made under delegated powers.

Application No.	Applicant	Reason for Application	Recommendation
DC/13/2389 Mr Watkins	Jackrells Farm Jackrells Lane Southwater Horsham West Sussex RH13 9DH	Retrospective application for the storage of scaffolding (Development affects the setting of a Listed Building)	No objection
DC/14/0052 Mr Buckley	Mr & Mrs Longman, Roseland, Salisbury Rd, Horsham	Erection of two bay car port to the front of the property	Object, as forward of the building line
DC/14/0231 Mr Buckley	Mr & Mrs Fateinha, Diamond Cuisine, Worthing Rd Southwater	Conversion of fire damaged bakery to residential dwelling including ground and first floor extension to rear	No objection. The Deputy Clerk is to ask about s106 monies.
DC/14/0262 Mr Cole	Mr R. Garrod, Croft House, Two Mile Ash Horsham	Reconstruction of existing attached cottage at the rear to create a two-storey extension	No objection subject to the inclusion of a non-severance clause
DC/14/0263 Mr Watkins	Mr C. Russell, Jackerell Bungalow, Reeds Lane Southwater	Demolition of existing bungalow and erection of two semi-detached houses	Object, as would be creation of one dwelling (net) outside the built-up area
DC/14/0273 Mr Diamond	Mr J. Strickland, 15, The Gables, Southwater	Single storey rear extension	No objection
DC/14/0330 Mr Neale	Mr S. Black 14, Corfe Close Southwater	First floor extension over garage and single story ground floor extension to kitchen	No objection
DC/14/0380 Mr Neale	Mr J. Williams, 22, Nutham Lane Southwater	First floor side extension over existing garage and single storey extension to rear	No objection
DC/14/0392 Mr Diamond	Mr & Mrs Keene, Keepers Cottage, Coltstaple Lane Southwater	Kitchen extension with new bedroom and shower over southern elevation, new porch to utility room and main entrance and orangery added, to rear flat roofed bathroom extension removed and shower en-suite added, new dormer added to replace roof lights, existing garage demolished and replaced with open bay garage and storage over	No objection
DC/14/0536 Mrs Alway	Mr A. Plomp 20, York Close, Southwater	Fell 1 x Ash tree and surgery to 1 x Oak tree.	No objection

It was RESOLVED by all present that all the above recommendations were duly ratified without amendment.

P14/04/14 NEW PLANNING APPLICATIONS

Mr Watkins declared a financial and prejudicial interest in DC/14/0304, for Lawnswood, Cripplegate Lane, as he is the applicant. Mr Watkins left the room.

Application No.	Applicant	Reason for Application	Recommendation
DC/14/0304 Mr Apted	Mr G. Watkins, Lawnswood, Cripplegate Lane Southwater	Proposed single storey front and single storey rear extensions	No objection

Mr Watkins returned to the room.

Mr Watkins declared an interest in DC/14/0382, as he is professionally acquainted with the architects. It was felt that this would not prejudice his opinion of the proposals.

Application No.	Applicant	Reason for Application	Recommendation
DC/14/0382 Mr Watkins	Brookworth Homes Ltd Carrick, Worthing Rd Southwater	Outline application for the demolition of Carrick and Robin Hood and the development of 14 residential units (Outline with some Matters Reserved)	Object, on the following grounds: There is no reference made to PDS, no crime prevention measures, no full environmental impact assessment. Concerns over access as does not comply with highways regulation. SPC would seek to achieve ground floor finished levels to equate to those of the houses opposite.
DC/14/0507 Mrs Varley	Mr D. Smith 41, Corfe Close Southwater	Retention of single storey rear extension and garage conversion	No objection
DC/14/0575 Mrs Alway	Mr M. Austin Little Bridges Close Southwater	Surgery to 1 x Ash tree to rear of 19 Little Bridges Close	No objection

P15/04/14 PLANNING APPEALS

There have been no appeals lodged since the last meeting.

P16/04/14 DISTRICT COUNCIL PLANNING DECISIONS

The Deputy Clerk reported that due to staff sickness, the district council planning decision table had not been prepared for this meeting. She would ensure that it was circulated to members before the next meeting.

DC/13/2289 – Change of use to Children’s Day Nursery at Tangra, Worthing Rd

The Parish Council objected to this application on the grounds of parking issues and lack of proved need. In addition, no information was supplied at the time that the application was discussed at the Parish Council, as this was considered to be commercially sensitive. This information was subsequently received, but this did not address the Council’s concerns.

The Deputy Clerk formally asked on several occasions for the application to go to committee at the District Council, and this was confirmed for May. The criteria for

an application to go to committee, is for a parish council to request it, or for five objections to be registered. This particular application fulfilled both criteria, which the Deputy Clerk pointed out to the case officer.

The application has now been permitted. The Clerk has asked the District Council how this can have occurred, and is waiting for a response.

P17/04/14 PLANNING COMPLIANCE ACTION

Removal of Fence at 115, College Rd

An application to erect a fence to the front of this property was refused at appeal, and the Deputy Clerk has been chasing the District Council for the removal of the fence.

However, it now appears that it has been discovered that the whole part of the estate occupied by the flats had been the subject of a further planning application after the original one to increase the density by replacing the approved houses with the flats. Unfortunately the condition that restricted fences to the front of the properties was not carried over to the subsequent approval.

It was not noticed that the development on this part of the site had been superseded and that the condition no longer applied. If the fence is reduced to less than one metre in height then it would be permitted development, and this is what the householder intends to do. There would then be no action that could be taken.

In Mr Watkins's view, the Inspector's decision should take precedence over any subsequent application, and if the applicant disagrees, then there should be judicial review. All agreed with Mr Watkins' view.

It was RESOLVED that the Deputy Clerk would write to the District Council stating that the Inspectors' decision should take precedence.

P18/04/14 DATE OF NEXT MEETING –

The date of the next meeting is Thursday, 9th May 2014

The meeting closed at 9.10 p.m.