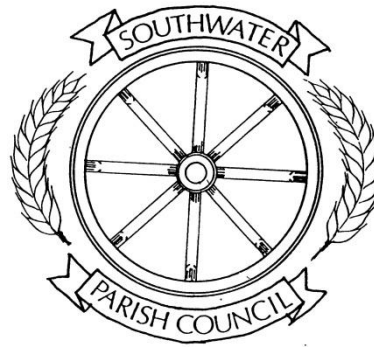


Southwater Parish Council



Planning Committee Meeting Minutes

Wednesday 3rd January 2018, 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

P136/01/18 MINUTES

The minutes of the previous meeting held on Wednesday 6th December 2017 were agreed as a true and correct record of that meeting at the Full Council meeting on 20th December 2017.

P137/01/18 CHAIRMAN'S ANNOUNCEMENTS

The Chairman indicated that he had no announcements.

P138/01/18 CORRESPONDENCE

Horsham District Council Brownfield Land Register

Following the District's consultation on the above between October and November 2017, the new register has been prepared in line with Government requirements. There are no sites on the register which are not already in the public arena in some way. This is due to the fact that many of these have been assessed as part of the Council's Strategic Housing and Employment Land Availability Assessment (SHELAA) and are site allocations in the Site Allocations Document published in 2007 or have been subject of a planning application.

The former Builder Centre and Carrick are two sites which appear within the document.

Members NOTED the information.

P139/01/18 BERKELEY HOMES

It was reported that there had been no further meeting since the one at the end of November 2017. Further meetings would take place during 2018.

Members NOTED the information.

P140/01/18 MILLER HOMES

The Chairman stated that he had attended a meeting with colleagues from Highways, Millers and contractors; this meeting was reported at the Full Council Meeting in December 2017.

The Chairman explained that further problems had been experienced during the Christmas and New Year break, and correspondence had been sent to the appropriate parties. A copy of the Section 278 Works Interim Stage 3 Road Safety Audit dated December 2017 has been received.

Members NOTED the information.

P141/01/18 The GYPSY, TRAVELLER AND TRAVELLING SHOW PEOPLE DRAFT SITE ALLOCATIONS DEVELOPMENT PLANS DOCUMENT (DPD) – PREFERRED STRATEGY* AND ACCOMPANYING 'SUSTAINABILITY APPRAISAL'

The Clerk indicated that there were no sites contained within the Southwater Parish area, but reminded members that there had been applications in neighbouring parishes eg Nuthurst which were still to be determined by the Planning Authority.

The Planning Authority has produced the document in view of their need to provide further sites; this document contains those previously identified and new sites being put forward in other areas of the District. Members may be interested to know that the 2011 Census figures showed a population of 18 Gypsy and Travellers living within the parish area, this is the third largest in the District.

Members NOTED the information.

P142/01/18 HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES, VERGES, FOOTPATHS AND RIGHTS OF WAY

Mulberry Fields Road Naming

The Clerk advised Members that Shipley Parish has named the new roads on the Wates/Miller estate. The main residential road has been named Centenary Road in commemoration of the end of the First World War. The names of the other roads have been taken from the names on the Shipley War Memorial plaque which is in the Shipley Parish Church.

Mill Straight Road Closure – Mulberry Fields

The Clerk confirmed that she had received notification on the day of the meeting regarding a request for a Temporary Traffic Regulation for a road closure to carry out roundabout resurfacing. The date of commencement would be from 9.30am on 26th March until 5pm on 29th March 2018.

Members NOTED the information.

West Sussex Rights of Way Management Plan

To discuss and agree a response to the West Sussex County Council consultation.

Members NOTED the plan and AGREED to comment on the lack of provision for disabled access.

Notice of Public Path Diversion Order 118

Members were referred to an application to divert Footpath 1656 at Land at Great House Farm, Worthing Road, Southwater, Horsham, West Sussex in accordance with application DC/16/1627. In principle there was no objection however a question mark remained over how the proposed move would affect the farm and proposed new development in the area.

Members AGREED the Clerk would contact Horsham District Council and clarify the proposed footpath in relation to the farm and new housing in the area.

P143/01/18 NEW PLANNING APPLICATIONS

To consider and agree on recommendation to submit to Horsham District Council as Local Planning Authority.

Application No.	Applicant	Reason for Application	Parish Decision
DC/17/2540 Derek Moore	Mr Stephen Dorman 9 Blakes Farm Road Southwater Horsham West Sussex RH13 9GH	Proposed first floor side extension over existing garage, part conversion of existing integral garage to habitable space and minor single storey front extension to garage https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OZ7CLUJ02X00	Objection
DC/17/2688 Ross Dye	51 Woodlands Way Southwater Horsham West Sussex RH13 9TF	Proposed rear single storey extension and internal alterations. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=P083RDIJK4G00	Objection based on flat roof which is contrary to the VDS and out of keeping with the street scene
DC/17/2689 Denis Bull	Mr Barry Cook 13 Quarry Way Southwater	Surgery to 1 x Ash https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=P08474IJ0D600	No objection

DC/17/2700 Graham Watkins	Mr James Martin Walders Polecat Lane Copsale Horsham West Sussex RH13 9DJ	Proposed installation of natural sandstone slate tiles to front roof slope as an alternative to Horsham Stone tiles previously approved under application DC/16/2723 :(Strip and re-tile the Horsham stone and clay tile roof areas including three vertical gables and to include breather felt, sawn treated battens and lead work to valleys and chimney stacks. Furthermore to also include the upgrading the roof voids and skelings with thermafleece sheepwool insulation) (Listed Building Consent) https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=P0AHUVIJ02X00	Objection due to the fact that Horsham Stone is still available in the local area and any change would be detrimental to the listed building
DC/17/2750 Michael Neale	Richard and Deborah Good Kings Farm Coltstaple Lane Horsham West Sussex RH13 9BA	Non material amendment to previously permitted application DC/17/1173 (Proposed erection of single storey side extension and associated internal alterations) Increase size of external brick piers and locate these further from the glazed rear wall. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=P0ORPHIJK8C00	Permitted by HDC
DC/17/2778 Denis Bull	Mrs Rosemary Parsons 21 Timbermill Southwater RH13 9SX	Surgery to 1 x Oak https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=P0W914J0D600	No Objection

P144/01/18 PLANNING APPEALS

DC/17/0280 – Little Pilfords, Tower Hill, Horsham, West Sussex

The Planning Inspectorate has dismissed this appeal regarding the proposed demolition of existing garage and erection of a single storey dwelling.

Members NOTED the information.

P145/01/18 DISTRICT COUNCIL DECISIONS

Application No	Address	Reason	Our Recommendation	HDC Decision
DC/16/2608	Churchlands Ltd Pond Farmhouse Worthing Road Southwater Horsham West Sussex RH13 9BS	Erection of one detached dwelling with access onto the Worthing Road	Invalid application	Permitted
DC/17/1566	Mrs Yetunde Quartermaine Tanimola 2 Testers Close Southwater Horsham West Sussex RH13 9BF	Retrospective change of use application to confirm conversion of a double garage into an annexe ancillary to the main dwelling	objections submitted on a separate e-mail	Refused
DC/17/1721	Mr Halil Faydali Southwater Kebab Worthing Road Southwater Horsham West Sussex RH13 9HE	Variation of condition 2 to previously approved application DC/06/2292 (Demolition of single storey rear extension and erection of 2 storey extension and change of use of whole of ground floor to restaurant and takeaway). Proposed change of permitted opening hours to 12:00 - 00:00 Monday to Saturday and 15:00 - 00:00 on Sunday	No Objection	Permitted
DC/17/1724	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).	No Objection	Permitted
DC/17/1733	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	Objection to the overdevelopment based on overdevelopment of the site contrary to the parish design statement.	Permitted

DC/17/1735	Mr Derek Platt 7 Denne Park House Denne Park Horsham West Sussex RH13 0AZ	Installation of an air conditioning unit (Listed Building Consent)	objection on the basis of it not being in keeping with a listed building	Withdrawn
DC/17/1912	8 Great Lime Kilns Southwater Horsham West Sussex RH13 9JL	Ground and first floor front extension with minor internal alterations.	No Objection	Permitted
DC/17/1917	Newfoundout Bungalow Reeds Lane Southwater Horsham West Sussex RH13 9DQ	Outline planning application for demolition of existing single storey building and associated outbuildings and erection of a replacement chalet style dwelling with all matters reserved except for access.	No Objection	Permitted
DC/17/2008	8 The Gables Southwater Horsham West Sussex RH13 9BW	Erection of single storey side and rear extension (Amendments to previously approved application DC/17/0153)	No Objection	Permitted
DC/17/2026	77 Timber Mill Southwater Horsham West Sussex RH13 9SP	Removal of existing side lean-to and front porch. Erection of replacement single storey front and side extensions. Creation of additional 1x parking space to rear with associated dropped kerb.	No Objection	Permitted
DC/17/2053	Mr Richard Hamlins 1 Roberts Close Southwater Horsham West Sussex RH13 9BJ	Demolition of existing detached garage/store and erection of new single storey detached residential unit	no objection, subject to the inclusion of a non severance order on the property in question.	Withdrawn
DC/17/2058	Mr Darioush Fatehnia Southwater Kebab Worthing Road Southwater Horsham West Sussex RH13 9HE	Demolition of fire damaged redundant bakery and the construction of 4x one bedroom flats	objection based in overdevelopment of the areas insufficient amenity space and poor parking	Permitted
DC/17/2063	Yaffles Salisbury Road Horsham West Sussex RH13 0AL	Erection of attached single garage at the side of the property	No Objection	Permitted
DC/17/2071	Land West of Worthing Road Worthing Road Southwater West Sussex	Erection of 1 x freestanding non-illuminated panel board (advertisement consent)	No Objection	Permitted
DC/17/2082	Mr C Faux 18 Wild Orchid Way Southwater Horsham West Sussex RH13 9GA	Proposed erection of single storey rear extension	No Objection	Permitted
DC/17/2178	Mrs Karen Cox 99 Camelot Close Southwater Horsham West Sussex RH13 9XQ	Erection of single storey rear extension	No Objection	Permitted
DC/17/2196	Mr Graham Askew Rosebriar Worthing Road Southwater Horsham West Sussex RH13 9EW	Demolition of existing garage and erection of replacement of single storey side extension.	No Objection	Permitted
DC/17/2201	Mr and Mrs M Daniels Greenbank Shipley Road Southwater Horsham West Sussex RH13 9BG	Demolition of existing rear conservatory and erection of replacement single storey rear extension. Conversion of existing integral garage to habitable space.	Objection based on the design having a flat roof that is deemed to be avoidable contrary to the Parish Design Statement.	Permitted
DC/17/2230	Mr Andrew Fleming 29 Roman Lane Southwater Horsham West Sussex RH13 9AF	Front porch extension and rear dormer. This scheme has been significantly reduced from declined application DC/17/1583 in line with planning guidance.	Objection to the development based on overdevelopment of the site contrary to the Parish Design Statement and insufficient car parking available at the premises. If the planning authority are minded to approve then the Parish Council would request obscured glazing to ensure privacy of neighbours.	Refused

DC/17/2248	Mrs Emma Lockhart 98 Woodlands Way Southwater Horsham West Sussex RH13 9DR	Prior approval for the erection of a white UPVC Edwardian style conservatory, which would extend beyond the rear wall of the original house by 3.75m, for which the maximum height would be 2.9m, and for which the height of the eaves would be 2.1m.	No Objection	Prior Approval not required
DC/17/2521	Mr D Maitland Old Goods Yard Christs Hospital Horsham West Sussex RH13 0NE	Non-Material amendment to previously permitted application DC/13/1412 (A hybrid planning application comprising: A detailed application for the conversion of the Goods Yard Building for the development of residential units and associated access, car parking, landscaping and ancillary works).	This matter was delegated to Cllrs Neale and Watkins	Permitted

P146/01/18 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.

P147/01/18 DATE OF NEXT MEETING: Wednesday 7th February 2018.

***The press and public may be excluded from discussions in relation to this item due to these being considered of a confidential or contractual exempt nature. Documentation relating to these matters are exempt from publication.**