

SOUTHWATER PARISH COUNCIL

The Minutes of the **PLANNING COMMITTEE** Meeting held on Thursday, 9th May 2013 in the Council Chamber, Beeson House, Southwater commencing at 7.30 p.m.

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

Mrs S. Alway
Mr A. Bull
Mr K. Diamond
Mrs B. Varley

Mr P. Buckley
Mr G. Cole
Mr R. Jackman

Clerk: **Mrs. J. Nagy**

County Councillor: **Apologies**

District Councillors: **Apologies**

Press: **Not present**

Members of the Public: **None present**

P17/05/13 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 Varley reported that the condition of the road surface of Woodlands Way was extremely poor, especially at the junctions with College Road and Beechwood. The Deputy Clerk will report this.

Mr Cole asked when the salt/grit bags would be collected. The Deputy Clerk said that the ones outside Beeson House had been collected that week. It was initially agreed to collect the bags on 1st March, but then there was more snow forecast.

Mrs Alway arrived at 7.32pm.

P18/05/13 APOLOGIES

There were apologies from Mrs Flores-Moore.

P19/05/13 DECLARATIONS OF INTEREST

The Deputy Clerk advised Councillors that the Committee as a whole would have to declare an interest in DC/13/0466, which was renewal of permission to erect a MUGA at Southwater Leisure Centre, as the Parish Council was an applicant.

RESOLVED that the Committee would make no comment on DC/13/0466 for the erection of a MUGA at Southwater Leisure Centre as it had a pecuniary interest, being the applicant.

P20/05/13 MINUTES

RESOLVED by all present that the Minutes of the Planning Committee meeting held on Thursday, 11th April, 2013 be accepted as a true and correct record of the meeting.

P21/05/13 CHAIRMAN'S ANNOUNCEMENTS

Mr Apted had no announcements.

P22/05/03 CORRESPONDENCE

The Deputy Clerk reported the following correspondence:

West Sussex Waste Local Plan

The West Sussex Waste Local Plan has been submitted to the Government for soundness testing. It is anticipated that the public hearing by the Inspector will be held in July 2013. Once adopted, this Plan will set out planning policy for waste for the area to 2031.

P23/05/03 HORSHAM DISTRICT COUNCIL PLANNING FRAMEWORK

The Deputy Clerk reported that the Clerk, Chairman of Council and Planning and Parish Councillor Cole attended a meeting called by Horsham District Council to discuss Neighbourhood Planning.

It is apparent from the meeting that the District Council have undertaken a massive 'u' turn in relation to their approach to such plans, and are now looking to encourage the local parish and neighbourhood councils to undertake these and provide development figures of their own along with the plans as to where and what infrastructure might be required to sustain such development.

As Councillors were aware the Clerk's office has arranged speakers from Action in Rural Sussex and indeed heard about the experiences of Ringmer Parish Council one of the front runners on Neighbourhood Plans within the last year.

The Council could decide to engage in a Neighbourhood Plan at this juncture, but as the District Council do not have a Framework document drafted for consultation, the Parish Council would have to take account of the previous Local Plan (this encompasses figures from the South East Plan), this Plan indicates the number of houses previously identified but as Members know now currently behind on numbers. Councillors are reminded that any Neighbourhood Plan must concur with the District's Plan and this would be the previous plan rather than any new plan (not in position) for the next planning period. Whichever, the community has currently indicated its objection to large scale planning and as Members are aware there is a presumption of development within such plans which must face the test at Referendum.

This situation brought about by the District Council's inability to finalise their Plan may leave communities such as Southwater vulnerable to development until such a plan is put in place, with developers already having won appeals in Billingshurst and Henfield.

The Clerks' Office continues to gather background information pertinent to the Neighbourhood Plan process and National Planning Policy Framework documents in order that the Council will have sufficient information to start the process as soon as practicable.

Mr Diamond noted that the District Council state that the housing figures would be published "soon", and asked when "soon" would be.

The Deputy Clerk said that HDC had said "within weeks" and also "mid-June", but no specific date had been stated. Mr Diamond said that he thought that the District Council would have a time-table in place for the process. The Deputy Clerk said that she had previously asked this question, and was told that none was available.

Mr Bull said that he had asked the same question at a recent meeting with HDC, and also had been told "within weeks".

Mr Jackman said that it would not be effective for the Parish Council to engage in a Neighbourhood Plan without housing figures being available.

Mr Bull said that the Clerk at Billingshurst had told him that Billingshurst had prepared a draft Neighbourhood Plan, but had been told by a Planning Inspector that this would not be admissible in an appeal.

Mr Jackman said that at Broadbridge Heath, Bovis Homes, David Wilson and Countryside Homes were looking to provide 22% affordable homes, whilst Berkeleys were looking to provide only 12%. The District Council was letting developers off lightly, in his opinion.

Mr Cole agreed, and said that the Berkeley Strategic application for Itchingfield had been deferred by the District Council. The Deputy Clerk said that in this example, the community had made it clear what development it would accept in return for the provision of a school, but as this was not a true approved Neighbourhood Plan, could not be regarded.

Mr Jackman said that he knew that Mid-Sussex had put its Local Plan in for consideration, but this would be thrown out by the Inspectors, in his opinion, as it did not allow for enough housing. He had heard that that the Horsham figures would be in the region of 12,000 for the plan period. The Deputy Clerk said that if this was indeed the case, then that would be a reduction in figures, as the South East Plan had allowed for 13,500 dwellings.

Mr Cole drew Councillors' attention to the article on housing in the "All About Horsham" magazine, where Southwater had been mentioned at length. Mr Jackman said that he had mentioned this article at last night's Finance meeting, and that he was disappointed that AAH had not approached the Parish Council in relation to the article.

The Deputy Clerk said that the Parish Council was not informed that the article was to be printed, and that it could not control the press.

Mr Jackman said that no-one talks to the Parish Council and it should be issuing a

statement or press release on housing.

The Deputy Clerk said that the Committee could instruct her to make a statement or press release, and asked what it would like her to say. Once the housing figures were published, then the Council would need to consider and discuss these in order to discuss and agree future action.

It was generally agreed that with housing figures yet to be issued, there were no facts on which the Council could base any press statement.

Mr Bull said that many Southwater residents would object to further development in Southwater, citing that this would mean building on green fields, when many lived in houses built on land that was previously green fields twenty years ago.

Berkeley Strategic Application

The application was put on hold until 30th April and the Deputy Clerk is awaiting information as to the latest situation.

P24/05/13

TREE PRESERVATION ORDERS AND OTHER TREE MATTERS

Mapping System

Mr Cole said that the Deputy Clerk has previously advised that she has a “layer” of the location of TPO trees to add to the mapping system, and asked if this had been done.

The Deputy Clerk said that Pear Technology had now been booked three or four times to come and train her to add the layer to the map, together with other additional training. However, these dates had all been cancelled due to various issues, such as the sickness of the trainer, the need for Parish staff to be on training elsewhere having priority etc. She was currently trying to arrange another date as a priority.

Replacement Trees

Mrs Alway reported that the tree planted to replace the oak felled through disease outside the Montessori Nursery in Church Lane has been cut down as part of the hedge trimming. The Deputy Clerk will purchase a replacement tree, and will arrange for this to be planted away from the hedge line.

Mrs Alway asked when the tree felled on the green opposite the Village Hall in Church Lane would be replaced. The Deputy Clerk said that this was District Council land, and that she was not aware that a replacement was planned. Mrs Alway said that she believed that this was the intention. The Deputy Clerk will make enquiries and report back to the Committee.

Hedge Cutting

Mrs Varley reported that a conifer hedge on the boundary of the new house at the corner of Church Lane has been cut down to only a foot high, and now looks very unsightly. The Deputy Clerk said that this hedge was not protected in any way, and the householder was entitled to carry out the work.

P25/05/13 PUBLIC OPEN SPACE

Play areas

The Deputy Clerk reported that the moss clearance and weed killing has now taken place in the play areas in the Blakes Farm Rd area.

Skate Park

The contractor who carried out the first stage of the refurbishment work has inspected the site. There has been some damage on the riding surface due to wear and tear, together with some vandalism damage to the upright boards.

The contractor Radian Ramps will carry out emergency repair to two small holes in the surface in the next two weeks, and will submit a quotation for the next stage of works based on the programme submitted last year. It is hoped that the next stage of works can be completed in the next couple of months, as the Parish Council has the funding in place.

P26/05/13 HIGHWAYS, DRAINAGE, STREET NAMES, FOOTPATHS AND RIGHTS OF WAY

Replacement of finger posts

At the last meeting, the Deputy Clerk was asked to organise replacement finger post signage at the junction of Two Mile Ash with Marlpost Rd and the junction of Christ's Hospital Rd and Two Mile Ash. She reported that she had contacted the County Council, and replacement signs had been programmed for the end of the summer. The Deputy Clerk reminded Councillors that these signs would be basic metal ones, not the black and white "Sussex" design.

Meeting with County Highways

The Clerk will be arranging a meeting with the local highways manager to discuss any outstanding issues. If Councillors have any additional highways defects that they wish to report please do so to the Clerk's office.

Potholes in Oak Rd, a missing drain cover at the junction of College Rd and Church Lane, and a raised man hole cover outside the Sports Club in Church Lane were added to the list.

Mrs Varley reported that a house in Cripplegate Lane, opposite the entrance to the Country Park, has recently experienced sewage in the back garden. Environmental health had been informed and quantities of soil had had to be removed.

Mr Cole said that this may be due to the sewerage system being under more pressure in that area from the Bovis development.

P27/05/13 AMENDED PLANNING APPLICATIONS

There were no recommendations on amended application to report.

P28/05/13 NEW PLANNING APPLICATIONS

DC/13/0466 – Construction of MUGA at Southwater Leisure Centre

The Deputy Clerk advised Councillors that they were unable to comment on this

application, as the Parish Council is the applicant.

Application	Applicant	Reason	Recommendation
DC/13/0466 In Office.	Southwater Leisure Centre Pevensey Road, Southwater	To construct a Multi User Games Area (MUGA) on the playing field to the southeast of Southwater Leisure Centre	No comment as per above.
DC/13/0629 Mr. Diamond	Mr T. Neil 36 Quarry Way, Southwater	Single storey rear extension	No objection
DC/13/0638 Mr. Sunderland	Mr. Butterworth, 120 Timbermill, Southwater	Conservatory to rear of property	No objection
DC/13/0648 & 0649 Mr Bull	Mr. O. Close, North Lodge Denne Park, Horsham	Rear extension and alterations	No objection
DC/13/0716 Mrs Varley	Mr. & Mrs. G. Cailles, 8 Wealdon Close, Southwater	Single storey rear extension and garage conversion	No objection, but ask that a condition be placed to ensure that the garage conversion is not used as a separate unit of accommodation
DC/13/0717 Mr Cole	Mr. & Mrs. A. Morris 20 Eversfield, Southwater	Proposed first floor side extension	No objection
DC/13/0608 Mrs Alway	Max Ferretti for Mr S. Scallan 36 The Fieldings, Southwater	Surgery to one x oak tree	No objection
DC/13/0740 Mrs Alway	Max Ferretti for Mr C. Baker 23 Millfield, Southwater	Surgery to one x ash tree	No objection
DC/13/0682 Mr Bull	Mrs L. Jones, 7 Walmer Close, Southwater	Single storey rear extension (Lawful Development Certificate proposed)	The Deputy Clerk advised that the Parish Council did not comment on Lawful Development Certificates
DC/13/0693 Mr Jackman	Mr C. Jones 39 Millfield, Southwater	Non material amendment to previously approved SQ/29/98 (single storey and two storey rear extension) to include repositioning of extension towards the rear and installation of skylight in the flat roof	Object, as flat rooves are contrary to the Parish Design Statement

Location of Trees

The Deputy Clerk said that she had noted two applications for work to trees recently, one being DC/13/0608, the other for discussion at the next meeting, where the ownership of the trees was not known. The application form does state that the applicant is required to supply details of ownership if known. Indeed, on DC/13/0608, although the address was given as 36, The Fieldings, the tree was actually in an adjacent garden.

RESOLVED that the Deputy Clerk should write to the Planning Department asking that more details are submitted by the applicant as to the precise location of trees, even if actual ownership is not known.

Parish Design Statement

Mr Jackman expressed his concerns that the Parish Design Statement is being ignored by planning officers, particularly in relation to flat rooves. The PDS is an adopted planning policy document and it should receive due consideration as such.

RESOLVED that the Deputy Clerk will write to Rod Brown expressing the Parish Council concerns in relation to the Parish Design Statement being ignored by Planning Officers, particularly in relation to flat rooves.

PLANNING APPEALS

There have been no appeals lodged since the last meeting.

P29/05/13 DISTRICT COUNCIL DECISIONS

Application	Applicant	Reason	Decision
DC/12/1908	Land South of Pond Farmhouse Worthing Rd	Application for a new planning permission to replace extant permission DC/09/1708 (Demolition of existing outbuildings and erection of 2 x 3-bed and 1 x 4-bed attached dwellings) in order to extend the time limit for implementation	PERMITTED
DC/12/2050	24 Mapledown Close	Raise the existing roof by 1 metre to accommodate new loft room and dormer	REFUSED
DC/13/0149	Surya Salisbury Rd, Horsham	Erection of two storey rear extension etc	PERMITTED
DC/13/0153	Kings Farm Coltstaple Lane Horsham	Taking down of dangerous chimney and its rebuilding etc	PERMITTED
DC/13/0202	1 Walmer Close	Conversion of existing garage into a bedroom	PERMITTED
DC/13/0247	Raylands Park, Jackrells Ln	Temporary permission for siting of 2 residential caravans etc	REFUSED
DC/13/0346	St Helier Southwater Street	Front & rear extensions & alterations to detached house	PERMITTED
DC/13/0392 & 0393/	Lanaways Barn, Two Mile Ash	Installation of flue & 3 roof lights	WITHDRAWN
DC/13/0395	15 Leeds Close	Single storey rear extension	PERMITTED
DC/13/0403	The Coppice Tower Hill	Form new vehicle & pedestrian access	PERMITTED

P30/05/13 PLANNING COMPLIANCE ACTION

63, Blakes Farm Rd

This is recurring breach of condition, with the garage being used as a separate unit of accommodation, by a person unrelated to the householder. This matter was supposed to be resolved last November, but the situation is ongoing.

The Enforcement Officer has now visited the site, and the situation will be resolved by the beginning of August.

55, York Close

An application for surgery to one ash and one field maple was withdrawn in 1992. The householder has felled one of these trees, and has nearly completed the erection of a single storey rear extension.

Martindales

Mr Cole reported that Barratts had agreed to notify local residents when significant deliveries were due, but this was not happening. A delivery of roof trusses had blocked the road for some time.

The Deputy Clerk said that Hilary Conlon, the Planning Services Manager, was now dealing with issues arising from this site, and she would ensure that she was aware of this omission.

Mobile Home in Worthing Rd

Mr Jackman said that he believed that there was a mobile home at a property in Worthing Rd which had been on site for longer than the permitted period. However,

he was not sure of the address so would confirm this to the Deputy Clerk at a later date.

P31/05/13 DATE OF NEXT MEETING –

The date of the next meeting is Thursday, 13th June 2013

The meeting closed at 8.55 p.m.