

SOUTHWATER PARISH COUNCIL

The Minutes of the PLANNING COMMITTEE Meeting held on Thursday, 11th February 2016 in the Council Chamber, Beeson House, Southwater commencing at 7.30 p.m.

Present: Chairman: Mr G. Watkins

**Mr L. Apted
Mr K. Diamond
Mr A. Green
Mr M. Neale**

**Mr P. Buckley
Mrs P. Flores-Moore
Mrs J Hutchings
Ms R. O'Toole-Quinn**

Clerk: Mrs J. Nagy

County Councillor: Not present

District Councillors: Not present

Press: Not present

Members of the Public:

P162/02/16 PUBLIC PARTICIPATION

Mr Watkins 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.

He asked if any member of the public planned to film or record the proceedings, as those filming should be at the front of the public gallery. He advised the public that if they did not want to appear on film they should sit at the back of the room. No members of the public wished to film or record the meeting.

Mrs Flores-Moore advised the Chairman that she was on duty as a First Responder, so would be keeping her mobile phone turned on.

Mr Green reported that there was a dropped drain at the junction of College Rd and Worthing Rd, and the tarmac had sunk around it.

Mr Diamond advised that NHS England has released statistics that show that Horsham district is the highest in the country for deaths due to cold weather, which is partly attributed to poor insulation in houses. He will send a link for this information to the Deputy Clerk.

Mrs Flores-Moore reported that that the pavement down Picts Hill into Horsham is very narrow, with over grown vegetation. The drains on this stretch of road are blocked with leaves, causing the water to back up.

Mr Watkins reported that the contractors parking for the Devine Homes development in Worthing Rd was causing problems again, as the cars were on the pavement, blocking it. As this was obstruction, it was a police matter.

Ms O'Toole-Quinn reported that she had witnessed a truck parked in the road, with a single workman off-loading soil onto a wheel barrow from the middle of the road, with cars swerving around him trying to avoid him.

Mr Diamond reported that the white central lines down Worthing Rd were faded and need re-painting.

Mr Buckley said that Chris Stark, the local highways manager had reported to the HALC meeting that WSCC had not money to spare for line painting, sign cleaning etc., so it was unlikely that this would be addressed.

The Deputy Clerk advised that she had attended a meeting in relation to parking issues around Christ's Hospital station at the District Council offices that day, and Chris Stark had reported that WSCC had put an embargo on spending any Section 106 monies until the process had been reviewed. She was taking the matter up with district and county councillors for clarification.

Mr Watkins asked the Deputy Clerk to check the specification for the new yellow lines in Station Rd, as they appeared to stop and start again for a short length for no obvious reason.

The Deputy Clerk will report all the above matter to the relevant authorities.

P163/02/16 APOLOGIES

There were apologies noted from Mr Cole and Mrs Varley.

The Deputy Clerk would like to clarify the giving of apologies. These must notified to the office by 2pm of the day of the meeting to be recorded in the minutes of the meeting. The Clerk and Deputy Clerk do not check answerphone messages or emails when they come in to set up for a meeting, so apologies sent after 2pm will not be picked up. If in doubt, the Deputy Clerk suggested that members may like to advise that they will be arriving late, then in the event that they do not get to the meeting in time, their apologies will be minuted.

P164/02/16 DECLARATIONS OF INTEREST

The Deputy 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 at anything of note to declare at this point in the meeting.

There were no declarations of interest at this point.

P165/02/16 MINUTES

It was proposed by Mr Apted seconded by Mr Buckley and RESOLVED by all present that the Minutes of the Planning Committee meeting held on Thursday, 7th January 2016 be accepted as a true and correct record of the meeting.

P166/02/16 CHAIRMAN'S ANNOUNCEMENTS

The Chairman reported that government officials from Whitehall, in particular from the Department of Communities and Local Government, the Home Office, the Cabinet Office and the Dept of Health, came to visit Southwater last week to see how a parish council operates. Southwater was chosen as it is considered to be one of the top ten councils in the country for its progressive outlook and innovative partnership working.

Our visitors said that they were confident that the wealth of information that they took away will give a positive platform on which to build sustainable links with other departments and to promote the key role parish councils play in delivering policy and local services.

Amongst other issues that the Parish Council raised was the matter of double taxation, whereby the council has to use part of the precept received from the District Council to pay rates back; parish councils are not eligible for business rates.

Both Whitehall and the Parish Council will be issuing press releases about the visit.

Mr Watkins advised Councillors that it was agreed at last night's Finance & General Purposes Meeting that the Deputy Clerk would be appointed Acting Clerk during the ongoing absence of the Clerk.

P167/02/16 CORRESPONDENCE

No further correspondence to report.

P168/02/16 NEIGHBOURHOOD PLAN

The Deputy Clerk reported that there were some issues relating to the consultant appointed to carry out the Scoping Report, and she has requested a meeting to resolve the matter. Mr Watkins asked to be present at the meeting as Chair of the Steering Group.

She visited County Hall in Chichester yesterday to meet with a senior officer in relation to one of the sites being considered.

P169/02/16 PRE-APPLICATION ADVICE

The Pre-application Advice group has met to discuss proposals at Londis, Worthing Rd Southwater, and is due to meet in two weeks time

P170/02/16 TREE PRESERVATION ORDERS & OTHER TREE MATTERS

Nothing to report.

P171/02/16 PUBLIC OPEN SPACE

The annual check of parish council owned land was due to take place in January/February, but this has been deferred to the spring/summer due to staff shortages.

Mr Diamond offered to assist in this process, once a date had been agreed.

P172/02/16 HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES, FOOTPATHS AND RIGHTS OF WAY

Proposed change to 98 bus route

Metrobus consulted on a possible change in route of the 98 bus, to take it though Blakes Farm Rd. It was reported at the January Full Council meeting that these proposals had been withdrawn; such was the level of opposition from residents.

However, the Deputy Clerk reported that the office were still receiving letters of objection, these now totalled nineteen.

One residents has requested that signage be installed at the end of Blakes Farm Rd to state “Long and heavy vehicles prohibited except for local access”. It is hoped that this would stop regular use of the road by lorries or buses. In addition, it should stop articulated lorries entering the estate when following flawed sat-nav information, then causing problems when trying to turn around.

It was RESOLVED that the Deputy Clerk would ask WSCC Highways for such signage to be erected at either end of Blakes Farm Rd.

Highways Integrated Works Programme, 2016/2017

WSCC has published a preview of its programme for the next financial year. Schemes specific to Southwater are:

- Carriageway surface dressing in Tower Hill, between Two Mile Ash and Worthing Rd
- Drainage improvements in Two Mile Ash at the junction of Christ’s Hospital School
- Carriageway surface dressing in Church Lane, between Bonfire Hill and Worthing Rd
- Carriageway surface dressing at Hop Oast roundabout

Other Highways Matters

Mrs Flores-Moore asked when the lights on the road between Hangman’s Hill and Hop Oast roundabouts would be fixed, as they had been out now for some months. The Deputy Clerk said that she was aware it was a cabling issue, but had been unable to ascertain a date for the repair; she would chase this again.

P173/02/16 NEW PLANNING APPLICATIONS

Application No	Address	Reason	Recommendation
DC/16/0123 Kieran Diamond	Land West of Mill Straight Worthing Road Southwater	Erection of 2x non-illuminated single sided pole signs	No objection

DC/16/0137 – Part retrospective application for the construction of 5 x 4 bed homes

Mr Watkins said that he was extremely concerned after his visit to this site. It is a hard

hat area, and he was the only person wearing one. It appears that the contractors are living on site, in an old outbuilding.

With particular regard to the planning application, the developer has had to put in for retrospective permission as the houses being built bear little relation to the approved plans. The developer has assumed permitted development rights apply, before the houses are occupied, and had built large extensions to the rear, which have an overbearing impact onto homes in Roman Lane. If taken in isolation, this would be overdevelopment of the site, which was considered to be cramped when permitted.

Velux window shown on permitted plans have been built as flat roof dormers, which are not only contrary to the Parish Design Statement, but over look neighbouring properties.

The Design & Access Statement refers to compliance with the 2007 Local Plan, when the Horsham District Planning Framework is now the adopted Plan. The requirement to build to Code 4 sustainability standard has been ignored, due to updated guidance; however, an application should be lodged for this to be removed, as it forms part of the original condition.

Mr Watkins witnessed the construction of the access road whilst on site, and said that in his opinion, this was substandard with insufficient footings, and would break up within months.

The site is not NHBC registered, which would imply that there is no necessity for Building Control to visit, which may be why the site is so poorly managed. Mr Watkins raised concerns about the collection of Section 106 monies.

It was RESOLVED to lodge a strong objection to these proposals based on the above comments. Such was Mr Watkins concerns that he asked the Deputy Clerk to contact the District Council Planning department in the morning to raise safety issues.

Application No	Address	Reason	Recommendation
DC/16/0137 Graham Watkins	Mr Haroon Rashid Land To The Rear of 27 Millfield, Southwater	Part retrospective application for the proposed construction of 5 x 4 bed detached dwellings with associated parking and amenity space	Object as above.
DC/16/0143 Laurie Apted	Mr Edward Elliott Former Build Centre Station Road Southwater	Erection of one new dwelling	No objection but still have concerns over access.
DC/16/0186 Michael Neale	Mr & Mrs R & J Hamilton Field Cottage Worthing Road Southwater	Erection of single and two storey rear extensions and single storey pitched roof front extension	No objection

P174/02/16 PLANNING APPEALS

There have been no appeals lodged since the last meeting.

P175/02/16 DISTRICT COUNCIL DECISIONS

Application No	Address	Reason	Recommendation	HDC Decision
DC/15/2489	Southwater Leisure Centre Pevensey Road Southwater	Renewal of temporary permission for the siting of a steel storage container. The existing planning consent expires on 1st January 2016.	No comment as Parish Council is the applicant	Application Permitted
DC/15/2500	The Shielings Worthing Road Southwater	Surgery to 1 x Tree, Land South of The Shielings (Tree Preservation Order)	No objection	Application Permitted
DC/15/2594	Land West of Worthing Road Southwater	Provision of temporary construction access with associated landscape works	No objection. Council asks the developer to erect clear signage to notify residents and road users entering the area of the works to avoid possible conflict.	Application permitted
DC/15/2693	Lloyds Field Reeds Lane Southwater	Formation of 2 no stables, field shelter and small yard, to corner of field, with access track via existing gates	Object on the same grounds as previous, that is, that there is no need for new development in the countryside, outside the built-up area of Southwater.	Application Refused
DC/15/2759	Praters Cottage Two Mile Ash Horsham	Demolition of existing garage and erection of a replacement garage, erection of a two storey side extension and single storey rear extension, and relocation of access to the highway.	No objection	Application Refused
DC/15/2807	20 Robin Close Southwater	Retrospective application for the erection of a single storey rear extension	No objection	Application Permitted

P176/02/16 PLANNING COMPLIANCE ACTION

None reported since the last meeting.

P177/02/16 DATE OF NEXT MEETING

The date of the next meeting is Thursday, 10th March at 7.30pm in the Council Chamber, Beeson House.

The meeting closed at 8.15pm.