

## **SOUTHWATER PARISH COUNCIL**

**The Minutes of the PLANNING COMMITTEE Meeting held on Wednesday 4<sup>TH</sup> January 2017 in the Council Chamber, Beeson House, Southwater commencing at 7.30 p.m.**

**Present: Chairman: Cllr G.Watkins**

**Cllr L.Apted  
Cllr P.Davies  
Cllr B. Greening  
Cllr B. Varley**

**Cllr G. Cole  
Cllr R.Dye  
Cllr M. Neale**

**Clerk: Mrs C. Tobin**

**County Councillor: Not present**

**District Councillors: Cllr C.Vickers**

**Press: Not present**

**Members of the Public: 9**

### **P143/01/17 PUBLIC PARTICIPATION**

The Chairman 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.

Cllr Watkins advised that this meeting would be recorded.

Eight Members of public were present from an area of development "Courtlands"

As residents of Courtlands in Southwater, we believe that Southwater Parish and Horsham District Council's planners need to be aware of an issue affecting Courtlands before the same developer Churchlands are given further permission for another development in Southwater.

Courtlands is a development of 14 houses about half a mile to the north of the new development site. The first of these was sold in 2012 and the last in summer 2016. The lower part of Courtlands received its final road surfacing in June 2013 since when the builder has indicated at various stages to surface the rest. Now more than four years, the upper part still has no surfacing despite requests etc., to the builder. Iron work set in anticipation of final surfacing now projects dangerously from the surface. Excess rain water by-passes the drainage system as a result. The resident provided a plan of the road and the part awaiting surfacing and would invite councillors to visit if they so wished.

The Chairman asked whether this was adopted highway. The resident indicated that it was a private road. The Chairman asked how this issue was dealt with in terms of the sale of the properties. The resident said that they had it in writing that the whole road would be tarmaced. The Chairman asked whether the developer was refusing, the residents stated that the builder said that this would be done by the time of the last house being occupied; this was some six months previously.

Cllr Cole asked whether residents were to be responsible for the future maintenance. The resident stated that even so the road was not up to the required standard.

It was agreed that the Clerk would arrange for Cllrs. Cole, Green and Watkins would attend a site meeting with residents.

Cllr Vickers stated that as a District Councillor she would be checking with the planning officers the requirements under the planning permissions. The Chairman asked whether the site had been signed off; Cllr Vickers stated that she would find out the information and report back.

At this point in the meeting the residents from Courtlands apologised but left the chamber.

#### **P144/01/17 APOLOGIES**

There were apologies noted and agreed from Cllrs Diamond, Flores-Moore, Hutchings and O'Toole-Quinn.

**Councillors NOTED and APPROVED the absences.**

#### **P145/01/17 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 at anything of note to declare at this point in the meeting.

**No declarations were received.**

#### **F146/01/17 MINUTES**

**It was proposed by Cllr Apted, seconded by Cllr Neale and RESOLVED by all present that the Minutes of the Planning Committee meeting held on Thursday, 8<sup>th</sup> December 2016, be accepted as a true and correct record of the meeting.**

#### **P147/01/17 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman had no announcements.

#### **F148/01/17 CORRESPONDENCE**

The Clerk indicated that the resident who had attended the meeting in December, regarding concerns in relation to a footpath had asked for further information; the Clerk was in the process of finding such information and would respond.

**Members NOTED the information.**

#### **P149/01/17 NEIGHBOURHOOD PLAN**

The site referred to in December 2016, is no longer being put forward by the developer, with Berkeley's now having an option on this and therefore would be considered at a

later stage by the District as part of a strategic site.

A Steering Group meeting is to be held on 17<sup>th</sup> January 2017 prior to a public exhibition of the sites submitted.

**Councillors NOTED this information.**

**P150/01/17 BERKELEY HOMES**

A meeting for January 17 with the developer was being arranged. However, the Clerk would require the Committee's views in relation to (a) use by Berkeley of the Parish signage within their marketing material and (b) views in relation to the proposals for the NEAP/LEAP areas adjacent to the proposed two playing fields.

The Chairman referred to the Clerk's Report on the matter, overall the scheme was uninspiring, with other concerns about proposed surfaces.

After a brief discussion it was agreed that the Council having concerns should meet with the developer and Horsham District Council's Leisure and Landscape Officer to agree a scheme. The Clerk to advise the developer and District Council accordingly.

**It was RESOLVED that the Clerk should contact Berkeley's and advise them of the Parish Council's Planning Committee's concerns. The Clerk to then arrange a meeting with Berkeley's and Horsham District Council's Leisure and Landscape Officer to ensure that a more fitting scheme be agreed between all parties prior to the developer submitting its proposals.**

**P151/01/17 PUBLIC OPEN SPACE**

Nothing to report.

**P152/01/17 HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES, FOOTPATHS AND RIGHTS OF WAY**

Proposed Signal Controlled Crossing for Mill Straight

The Clerk referred to the proposals being put forward in relation to the proposed signal controlled crossing for Mill Straight and asked Members for views in relation to this.

The Clerk reported that the central reservation allowing vehicles to cross the Worthing Road out of the Wates site is permitted as this was permitted for the original farm vehicles accessing the site.

Cllr Watkins indicated that he personally having read the paperwork felt that the crossing was in the wrong place, as there was no defined footpath linking from the development. Members agreed with this comment and asked that the Clerk set up a meeting with West Sussex County Council Highways to see if a scheme can be agreed.

**It was AGREED that the Clerk should contact West Sussex County Council Highways and arrange a meeting to discuss the proposed signalled crossing in Worthing Road.**

Bovis Site

The Clerk is currently querying with Highways and Planners the signage installed as

supposed gateway signs. The developer installed 40 mph signs not as discussed originally the white gateway signs.

A certificate has now been issued and should be completed by December 2017. This effectively means that the public open space and play area will not be transferred to the Parish Council until after this date, and only subject to all matters meeting the approval of the Planning Authority.

**Councillors NOTED the information and that the Clerk would pursue with WSCC Highways the gateway signage as per the Section 106 Agreement with Bovis.**

<b>P153/01/17</b>	<b>NEW PLANNING APPLICATIONS</b>
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Application No	Applicant	Reason for Application	Recommendation
DC/16/2463 Michael Neale	12 The Brook Southwater Horsham West Sussex RH13 9UY	Amendment to Demolition of existing pitched roof garage and erection of a two storey side extension to the east elevation of the existing dwelling <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OFUROYIJMLS00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OFUROYIJMLS00</a>	Delegated to Cllr Neal/Clerk Objection as per previous notification
DC/16/2586 Michael Neale	Mr & Mrs M van der Borgh Top Paddock Dairy Kerves Lane Horsham West Sussex	The creation of a new farm access to provide for safe access of farm machinery and farm vehicles <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OGN0GSIJMS500">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OGN0GSIJMS500</a>	No objection
DC/16/2625 In Office	Berkeley Homes Development Site Worthing Road Southwater West Sussex	Consent for the erection of V-boards <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OGTYERIJMTU00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OGTYERIJMTU00</a>	Deferred to 8 <sup>th</sup> February 2017
DC/16/2629 In Office	Berkeley Homes Development Site Worthing Road Southwater West Sussex	6 x Customer journey aspect advertisements <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OGU3Z5IJMTZ00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OGU3Z5IJMTZ00</a>	Deferred to 8 <sup>th</sup> February 2017
DC/16/2711 Kieran Diamond	Mr and Mrs D Knight 29 Warren Drive Southwater Horsham West Sussex RH13 9GL	Proposed Extension and Alterations (part first floor to the side and part two storey to the rear) <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OHCH20IJMYK00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OHCH20IJMYK00</a>	Objection due to the impact on the local area and neighbouring properties. Concerns about the sightlines being altered. Over intensification of site.
DC/16/2723 Graham Watkins	Mr James Martin Walders Polecat Lane Copsale Horsham West Sussex RH13 9DJ	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 skeelings with therma fleece sheep wool insulation (Listed Building Consent) <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OHEB50IJ02X00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OHEB50IJ02X00</a>	No objection
DC/16/2732 Laurie Apted	Mr Roger Jones Pump Cottage Worthing Road Southwater Horsham West Sussex RH13 9BH	Erection of a single storey Oak framed Orangery with part tiled and glazed lantern roof <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OHEHB8IJMZ700">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OHEHB8IJMZ700</a>	No objection
DC/16/2749 Michael Neale	Alison Russell Ash Place Two Mile Ash Horsham West Sussex RH13 0PG	Demolition of garage and wing of house and erection of a two storey side extension <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=details&amp;keyVal=OHGBXUIJMP00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=details&amp;keyVal=OHGBXUIJMP00</a>	No objection
DC/16/2760 In Office	Mr Chan 10 Rascals Close Southwater Horsham West Sussex RH13 9GB	Surgery x 1 Oak Tree <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OH111FIJN0600">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OH111FIJN0600</a>	No objection to a 25-30% reduction in the crown only
DC/16/2762 Joy Hutchings	Mr Gary Thomlinson 16 Great Lime Kilns Southwater Horsham West Sussex RH13 9JL	Proposed new single storey garden room/gym <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OH111YIJN0800">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OH111YIJN0800</a>	Objection on the grounds of over intensification of the site, and that the proposed roof to the building which is brick built is contrary to the Parish Design Statement.

DC/16/2828 Graham Watkins	Mr & Mrs Bayliss Brookview Lodge Polecat Lane Copsale Horsham West Sussex RH13 6QR	Single Storey Side Extension and Internal Alterations <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OHWUDVIJN4200">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OHWUDVIJN4200</a>	No objection
DC/16/2829 Billy Greening	Mr Carl Pallant 1 Woodlands Way Southwater Horsham West Sussex RH13 9HY	Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.5m, for which the maximum height would be 3.975m, and for which the height of the eaves would be 2.539m <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OHVWVNDIJ02X00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OHVWVNDIJ02X00</a>	Delegated to Cllr Greening/The Clerk
DC/16/2855	The Holbrook Club North Heath Lane Horsham West Sussex RH12 5PJ	Residential development of playing fields providing for 58 new dwellings including a new access from Jackdaw Lane <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OI4934IJFFX00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OI4934IJFFX00</a>	Deferred to the February 2017 Parish Council Planning Meeting
DC/16/2856	Reside Developments Ltd & Horsham Football Club Horsham Golf and Fitness Worthing Road Southwater RH13 9AX	Proposed 3G Football Ground (including main pitch and training pitch), clubhouse, stands, access, parking and landscaping (to serve as the home ground for Horsham Football Club) <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OI498DIJFFY00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OI498DIJFFY00</a>	Deferred to the February 2017 Parish Council Planning Meeting
DC/16/2860 Barbara Varley	Mr R. Robertson 49 Bamborough Close Southwater Horsham West Sussex RH13 9XG	Two storey side extension <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OI49BFIJFG300">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OI49BFIJFG300</a>	Objection on the basis that the application does not currently have a hipped roof
DC/16/2864 Graham Watkins	Mr Ramesh Shingadia Londis Worthing Road Southwater Horsham West Sussex RH13 9HE	Erection of 2nd 1 bed flats at first floor level above existing retail unit, provision of 2 no car parking spaces, bike store and bins store <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OH3PZ5IJ02X00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OH3PZ5IJ02X00</a>	No objection
DC/16/2871 Michael Neale	Mr and Mrs D and A Keene Keepers Cottage Coltstaple Lane Horsham West Sussex RH13 9AN	Retention of 10 low level lights to enable use of sand school during winter months <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OI4934IJFFX00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OI4934IJFFX00</a>	No objection however the lighting should only be operational between 4-7pm.

## P154/01/17 PLANNING APPEALS

There are no planning appeals noted.

## P155/01/17 DISTRICT COUNCIL DECISIONS

Application No	Address	Reason	Our Recommendation	HDC Decision
DC/16/0192	Land West of Worthing Road Southwater West Sussex	Approval of details reserved by condition 30 for Phase 1 and Sports Pitches area only (programme of archaeological work) of DC/14/0590 (Outline)		Permitted
DC/16/2199	Southwater Village Shopping Centre Southwater Horsham West Sussex RH13 9LA	Erection of 2x internally illuminated projectors, 4x internally illuminated logos, 1x non-illuminated acrylic letters, 7x non-illuminated wall mounted aluminium panels	No Objection	Permitted
DC/16/2241	38 Millfield Southwater Horsham West Sussex RH13 9HS	Erection of a single storey rear extension and first floor side extension	No Objection	Permitted
DC/16/2257	120 Timbermill Southwater Horsham West Sussex RH13 9SR	Fell x 1 Oak Tree	No objection to a reduction of between 15/25% in the crown	Permitted

DC/16/2419	6 Turners Close Southwater Horsham West Sussex RH13 9LJ	Single garage extension to side	No Objection	Permitted
DC/16/2431	6 Barnes Wallis Avenue Christs Hospital, Horsham West Sussex RH13 0TL	Retrospective application for the removal of patio doors and retention of a new window	No objection	Permitted
DC/16/2473	56 Bamborough Close Southwater Horsham West Sussex RH13 9XG	Demolition of rear conservatory and erection of a two storey front extension, single storey rear extension and single storey side extension	No objection	Permitted
DC/16/2573	2 Little Bridges Close Southwater Horsham West Sussex RH13 9HH	Surgery x 1 Oak Tree	No objection to minor works being carried out	Permitted
DC/16/2611	Old School Cottage Denne Road Horsham West Sussex RH12 1JR	Non-Material amendment to previously approved application DC/16/1945 (Construction of single storey extension) Larger window opening on the North-Western elevation of the extension	HDC had already approved this matter.	Permitted
DC/16/2760	10 Rascals Close Southwater Horsham West Sussex RH13 9GB	Surgery x 1 Oak Tree	No Objection	Permitted

The Clerk asked whether Members wished to continue having the Horsham District Council decisions noted at future planning meetings. Members felt that it was of use in that where the decision differed from that of the Parish Council both Members and public alike would be informed.

#### **P156/01/17 PLANNING COMPLIANCE ACTION**

Discussions have been held during the month with the developer in Station Road, regarding wheel washing, along with the developer Brookworth to the north, although it is noted that yet again the contractor's vehicles are blocking the public footpath. Again wheel washing facilities should be in place.

**Members NOTED the Clerks comments.**

#### **P157/01/17 DATE OF NEXT MEETING**

**The date of the next meeting is Wednesday 8<sup>th</sup> February 2017.**

**The meeting closed at 8.25pm.**