

## **SOUTHWATER PARISH COUNCIL**

The Minutes of the **PLANNING COMMITTEE** Meeting held on Thursday, 9<sup>th</sup> April 2015 in the Council Chamber, Beeson House, Southwater commencing at 7.30 p.m.

**Present:**        **Chairman:**    **Mr G. Watkins**

<b>Mrs L. Apted</b>	<b>Mrs S. Alway</b>
<b>Mr P. Buckley</b>	<b>Mr G. Cole</b>
<b>Mr K. Diamond</b>	<b>Mrs P. Flores-Moore</b>
<b>Mrs J. Hutchings</b>	<b>Mr M. Neale</b>
<b>Mrs B. Varley</b>	

**Clerk:**                        **Mrs J. Nagy**

**County Councillor:**        **Not present**

**District Councillors:**     **Not present**

**Press:**                        **Not present**

**Members of the Public:**    **None**

### **P01/04/15    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.

A member reported that there was quite a bit of litter along the path running from York Close alongside the Leisure Centre field. The Deputy Clerk replied that the litter warden team was currently one short, but she would have the area litter picked.

A member reported that someone had asked her what action could be taken against dogs barking incessantly. The Deputy Clerk advised her to tell the person to report to environmental health.

A member reported that some pot holes have been filled in in Tower Hill, but there is still a bad one near the junction at the Boar's Head. The Deputy Clerk will ascertain with Highways when this is to be filled.

A member said that she had received notification of a planning application for surgery to 16 trees in Barnes Wallis Avenue, but two of these trees were in fact in Bluecoat Pond, and she felt this was misleading. The Deputy Clerk will check on this application, which has not yet been issued to a Councillor.

**As no member of the public was present, Standing Orders were not raised.**

**P02/04/15 APOLOGIES**

There were no apologies.

**P03/04/15 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, but there were none.

**P04/04/15 MINUTES**

**It was proposed by Mr Watkins seconded by Mrs Hutchings and RESOLVED by all present that the Minutes of the Planning Committee meeting held on Thursday, 5<sup>th</sup> March 2015 be accepted as a true and correct record of the meeting.**

**P05/04/15 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman had no announcements.

**P06/04/15 CORRESPONDENCE**

WSCC Specialist Archaeological Advice

The Council has been advised by a local archaeological group that WSCC are no longer providing archaeological advice on planning applications, as of April 1<sup>st</sup>. The resident wrote to the District Council for their comments. Howard Cheadle, Planning Manager replied that the Council is making arrangements to ensure that it has professional advice, with cover being provided through consultancy.

There are new procurement rules that the Council must follow, and it intends to set up a framework agreement whereby it is not reliant on one consultancy.

This information was sent to the resident, who responded by stating that it was surprising that knowing that WSCC would be ceasing advice on 1<sup>st</sup> April, the District Council did not prepare ahead and have other arrangements in place by that date.

The resident has forwarded the information to the Parish Council for its comments.

The Chairman said that the County Council used to give advice on the preparation of archaeological surveys; now it just gave a list of consultants. He believed that this was due to cutting costs. Archaeological surveys were still a requirement for major applications.

**It was RESOLVED that no further action would be taken.**

DC/14/2582 – 193 dwellings on land east of Mill Straight, Southwater – Wates

This application is due to go to District Council Committee on Tuesday, 21<sup>st</sup> April, and the Parish Council will be speaking in objection to the proposals.

The site is in the parish of Shipley, so will be going to Development Control South. It is currently unclear whether Southwater District Councillors will be able to make representation at the meeting, as the local members are those from Shipley.

## **P07/04/15 HORSHAM DISTRICT COUNCIL PLANNING FRAMEWORK**

The District Council approved the Modifications to the Planning Framework at its meeting of 18<sup>th</sup> March, and these are now out for consultation until the 5<sup>th</sup> May.

The Deputy Clerk has reported to Council on the Modifications, as she was waiting for the revised Transport Study to be issued. She reminded members that previously the Council had expressed concerns about the validity of the data supplied in the WSP Transport Study submitted in April 2014 as part of documents on which the HDPF was based.

Having chased the District Council for the new Study, this was put onto the HDC website yesterday, being dated 7<sup>th</sup> April 2015. The Deputy Clerk will prepare a report for consideration by the Council at the Full Council meeting of 29<sup>th</sup> April 2015, so that the response can be within the deadline of 5<sup>th</sup> May.

## **P08/04/15 NEIGHBOURHOOD PLAN**

### Parish Survey

The Survey is now going out to all households and businesses within the parish. Due to delays caused by the long bank holiday weekend, it was felt that more time needed to be given to complete the survey, so the deadline for the return has now been extended to 1<sup>st</sup> May.

It was suggested that a display be put in the foyer of Beeson House, with the number of days to go.

The Deputy Clerk assured Councillors that the Survey was anonymous; with only one question asking which general area of the village the respondent lived e.g. the Blakes Farm Road area. No post codes or other identifying data will be requested.

### Steering Group Meeting

The next meeting of the Steering Group will take place on Thursday, 16<sup>th</sup> April at 3pm in the Council Chamber.

### Horsham District Council Planning Workshop

The next workshop will be on Thursday, 23<sup>rd</sup> April from 10am to 1pm in Southwater. The event will focus on the examination and referendum stage of the plan making process.

Currently three spaces have been booked, for the Clerk, Deputy Clerk and Mr Watkins, Chair of the Neighbourhood Plan Steering Group.

## **P09/04/15 PRE-APPLICATION ADVICE**

The Deputy Clerk briefed Members in relation to a recent Pre-Application advice group meeting.

## **P10/04/15 TREE PRESERVATION ORDERS AND OTHER TREE MATTERS**

### Land to the rear of Hazel Close

It was reported at the last meeting that a resident had removed a considerable area of tree and shrub planting to the rear of their property in Hazel Close, and the Deputy Clerk was instructed to write requesting that the resident replace the trees with 2m high trees within

one month, or the Council would be seeking legal advice in relation to recompense.

However, on Easter Sunday it was reported that more trees in the vicinity were being removed, with the area now being behind the neighbouring property too.

The damage has been reported to the police as criminal damage, and both neighbours have been written to again. One has both written and telephoned the office, and matters are ongoing.

The Deputy Clerk has particular concerns, as the neighbour on the other side of the original resident has a current subsidence claim against the Parish Council, and the removal of such a large area of trees and vegetation could possibly lead to heave. She would therefore like to seek the advice of Quaife Woodland, who are the Council's tree consultants, who have prepared the last three tree surveys.

It was felt that a survey to ascertain heave would be costly, as test bore holes have to be drilled. Members required all costs incurred to be chargeable back to the Hazel Close residents, should they be found liable via the legal process.

Zurich Municipal, the Council's insurers, has been notified of the change in circumstance of the land to the rear of 22, 23 and 26 Hazel Close.

**It was RESOLVED that the Deputy Clerk will seek the advice of Quaife Woodlands in relation to the possible ongoing effects of the removal of a large area of vegetation, and ascertain the cost of a survey to assess heave, should this be required.**

Land to the rear of Charlock Way

The Deputy Clerk is involved in ongoing correspondence with a resident in Charlock Way who claims that they are unable to enjoy their garden due to leaves, blossom, nuts and other debris falling from trees on Council-owned land. A claim for damage to a lawn mower, purchase of safety equipment and cleaning a patio has been refuted, and the matter referred to the Council's insurance company for comment and closure.

One of the Council's tree wardens has visited the site more than once, and confirms that an allegedly dangerous willow is in fact a healthy specimen, albeit one that leans.

**P11/04/15 PUBLIC OPEN SPACE**

Nothing to report.

**P12/04/15 HIGHWAYS, DRAINAGE, STREET NAMES, FOOTPATHS AND RIGHTS OF WAY**

Nothing to report.

**P13/04/15 NEW PLANNING APPLICATIONS**

Application No	Address	Reason	Recommendation
DC/15/0548 Geoff Cole	Mr L. Nutter The Barn, Tower Hill,	Erect garden shed, wood clad in same style as house (barn style) brick barn paint in colour (full planning)	No objection
DC/15/0552 Michael Neal	Mr M. Bastable Praters Cottage, Two Mile Ash,	Change of use of Land from agricultural to domestic curtilage	Object, as wish to retain agricultural use on the land, and no justification has been submitted why this change should be seen as reasonable.

## NEW PLANNING APPLICATIONS (Cont)

Application No	Address	Reason	Recommendation
DC/15/0553 Kieran Diamond	Mr D. Sheppard 142 Woodlands Way Southwater	Single storey front extension	No objection
DC/15/0590 Sheree Alway	Mr P. Chadwell 29 York Close, Southwater	Surgery to 1x Oak tree (T2), surgery to 1x Ash tree (T3) surgery to 1x Maple tree	No objection
DC/15/0635 Sheree Alway	Mrs J Mitchell 15 York Close, Southwater	Surgery to 1 x Alder Tree (Land to the rear of 15 York Close)	No objection
DC/15/0695 Sheree Alway	Mr M. Feretti 9 The Meadows, Southwater	Fell 1 x Oak Tree (T6) surgery to 5 x Oak Trees (T1-T5) Tree Preservation Order	No objection

### P14/04/15 PLANNING APPEALS

There have been no appeals lodged since the last meeting.

### P15/04/15 DISTRICT COUNCIL PLANNING DECISIONS

Application No	Address	Reason	Recommendation	HDC Decision
DC/14/1775	Brookworth Homes Carrick Worthing Road Horsham West Sussex RH13 9AS	Outline application for the demolition of Carrick and Robin Hood and the development of 9 residential units (some matters reserved)	No objection. Prior to full application being submitted, request management plan for area to the north of the site, adjacent to the woodland, which does not appear to be in any gardens.	Permitted
DC/14/2515	Ash Place Cottage Two Mile Ash	Fell 1 x Oak Tree (01)	It is difficult to assess the state of the tree at this time of year so object to felling, as the tree is of significant amenity value in the landscape. However, will abide by decision of Will Jones HDC Arboriculturist.	Permitted
DC/14/2760	Beeson House 26 Lintot Square RH13 9LA	Installation of one window and siting of three air conditioning condenser units on the rear elevation	In Office	Permitted
DC/15/0111	Beckley Farm Coltstaple Lane Horsham West Sussex RH13 9BA	Prior Notification change of use from offices to dwellings	No Objection	Refuse Prior Approval
DC/15/0112	41 Camelot Close Southwater RH13 9XP	To erect a conservatory to the rear of the property	No Objection	Permitted
DC/15/0219	120 College Road	Construction of garden shed	No objection. Ask for non-severance clause	Permitted
DC/15/0223	34 Eversfield	Single-storey extension to garage and increase of roofline to provide ancillary storage (Minor alterations to previous planning approval SQ/120/03 unimplemented)	No objection but ask for non-severance clause	Permitted
DC/15/0224	Saul Southwater Street Southwater Horsham West Sussex RH13 9BN	Single Storey Extension	No Objection	Permitted
DC/15/0248	Bluecoat Salisbury Road Horsham West Sussex RH13 0AJ	Replacement Car Port	No objection, but ask for non-severance clause	Permitted
DC/15/0286	96 College Road	Single storey side extension to provide separate osteopathic treatment room & waiting room	No objection	Permitted

**P190/03/15 PLANNING COMPLIANCE ACTION**

Nothing to report.

**P191/03/15 DATE OF NEXT MEETING –**

**The date of the next meeting is Thursday, 4<sup>th</sup> June 2015**

**The meeting closed at 8.30 p.m.**