

SOUTHWATER PARISH COUNCIL

The Minutes of the **PLANNING COMMITTEE** Meeting held on Thursday, 4th December 2014 in the Council Chamber, Beeson House, Southwater commencing at 7.30 p.m.

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

Mrs S. Alway	Mr L. Apted
Mr P. Buckley	Mr G. Cole
Mr K. Diamond	Mrs B Varley

Clerk: **Mrs J. Nagy**

County Councillor: **Not present**

District Councillors: **Not present**

Press: **Not present**

Members of the Public: **One**

P123/12/14 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.

Mrs Varley asked about the possibility of having a bus shelter installed at the Village Hall. The Deputy Clerk said that the Parish Office had also had an enquiry about a shelter at the bus stop at Bourne Hill Nursery. She advised Councillors that the Council had not budgeted for the provision of any new shelters in the village.

It was agreed to consider both the Village Hall and Bourne Hill nursery stops as possible sites for bus shelters when considering Section 106 agreements. The provision of bus shelters should also be considered as part of the Neighbourhood Plan process.

Mrs Varley reported that the area around the green in Woodlands Way was very poorly lit by the new street lights. Mr Buckley said that the contractors were still on site, so the situation may improve.

It was agreed to monitor the situation.

Mrs Varley reported that a property in Millfield, on the corner of Abbotsleigh were parking vehicles in Abbots Leigh right up to the junction, affecting the sight lines; indeed a resident had a “near miss” recently, being unable to see oncoming traffic. It is believed that the occupier may be a police officer, as one of the vehicles was a police car.

The Deputy Clerk is to consult with PCSO Cecil, as it was thought that to report the vehicles on Crimestoppers was the best way to deal with this matter.

Mr Diamond suggested that the Council may like to consider gravelling the area around

the War Memorial as some had found the grass slippery at the last Remembrance Service. Mrs Alway suggested that matting such as that used in marquees could be used, so that the grass could be retained.

Mr Diamond said that a Working Party had been set up in relation to the Remembrance Service and the War Memorial so these matters could be discussed then.

Mr Watkins proposed the suspension of Standing Orders to enable members of the public to speak. This was seconded by Mr Cole and agreed by all.

As no member of the public wished to speak, Standing Orders were reinstated.

P124/12/14 APOLOGIES

There were apologies from Mrs Flores-Moore and Mrs Hutchings.

P125/12/14 DECLARATIONS OF INTEREST

The Deputy Clerk referred Councillors to correspondence issued in relation to the Member's Code of Conduct and Standing Orders. The information contained a flow chart which should assist Members in reaching their decision as to whether or not to declare an interest.

The Deputy Clerk informed Members that her role was to provide impartial information and advice in relation to such matters, but that it was for the Member concerned to decide whether or not to declare an interest and what the nature of that may be. The Deputy Clerk referred Members at this point to the Nolan principles setting out standards of behaviour required by Members of a Council.

Members are advised to consider the agenda for the meeting and determine in advance if they may have a personal, prejudicial or Disclosable Pecuniary Interest in any agenda item. If a Member decided they do have a declarable interest, they are reminded that the interest must be declared at the commencement of the consideration of the agenda item; or when the interest becomes apparent to them. Details of the interest will be minuted.

Where you have a Prejudicial Interest (which is not a Disclosable Pecuniary Interest) Members are reminded that they must now withdraw from the meeting chamber after making representations or asking questions.

If the interest is a Disclosable Pecuniary Interest, Members are reminded that they must take no part in the discussion of the item at all; or participate in any voting; and must withdraw from the meeting chamber; unless they have received a dispensation

The Deputy Clerk reported that it has come to the Clerk's attention that a lobby group has mentioned that some members of the Council have been assisting with/setting up/ in the background of said group.

The Deputy Clerk asked members to look at the advice on the County association's – SSALC – website re lobby groups and then complete a Register of Members Interest Update Form should they feel this to be appropriate.

Mr Watkins asked the Deputy Clerk if this whole statement needed to be read at each

meeting. She replied that she had asked the Clerk after the previous meeting, and had been instructed that it did.

P126/12/14 MINUTES

It was proposed by Mr Apted seconded by Mr Cole and RESOLVED by all present that the Minutes of the Planning Committee meeting held on Thursday, 6th November 2014 be accepted as a true and correct record of the meeting, after the amendment that Mr Neale should be recorded as attending the meeting.

P127/12/14 CHAIRMAN'S ANNOUNCEMENTS

The Chairman had no announcements.

P128/12/14 CORRESPONDENCE

Horsham Football Club

It has now been confirmed that the application to build a new football ground and stadium on land at Horsham Golf Park will not be going to District Council Committee on 16th December. A revised date has yet to be set, although it is hoped all outstanding matters will be resolved by late January.

P129/12/14 HORSHAM DISTRICT COUNCIL PLANNING FRAMEWORK

The Deputy Clerk has issued a report in relation to the Inspection Hearing that took place last month.

It is anticipated that the Inspector will give an indication of his initial findings before Christmas, with a full report being received in the New Year.

It was RESOLVED to minute a vote of thanks to the Deputy Clerk for her representation of the Council at the Hearing meeting, and also for her report of the proceedings.

P130/12/14 NEIGHBOURHOOD PLAN

A successful meeting was held on 20th November, and focus groups are now meeting separately to consider possible questions for the draft questionnaire.

The Neighbourhood exhibition stand was at Southwater Christmas Festival on 29th November, and comments made have been circulated to focus groups.

Mr Diamond reported that he was now leading the Infrastructure Focus Group for the Neighbourhood Plan, and Mrs Flores-Moore who had previously led this Group had transferred to the Culture Group.

Mr Apted noted that the format of the last Neighbourhood Plan meeting, when there was a short general meeting followed by the focus groups breaking out into their groups, worked well.

Mr Watkins, who is Chair of the Neighbourhood Plan Steering Group agreed, saying that this format would be adopted from now on.

P131/12/14 PRE-APPLICATION ADVICE

The Pre-Application advice group has not met since the last meeting.

P132/12/14 TREE PRESERVATION ORDERS AND OTHER TREE MATTERS

Nothing to report.

P133/12/14 PUBLIC OPEN SPACE

Skate Park

Mr Watkins reported that he and Mr Cole had visited the site and confirmed that the repair work is almost complete. The only outstanding item is the repair of the end wall nearest the A24, and this should be completed this Friday.

Mr Watkins and Mr Cole would re-visit the site on Friday, to check the work, and if satisfactory then the invoice for the final payment would be authorised.

P134/12/14 HIGHWAYS, DRAINAGE, STREET NAMES, FOOTPATHS AND RIGHTS OF WAY

Southwater Country Park, Station Rd, Cripplegate Lane Traffic Order

The County Council is consulting on the proposed double yellow lines in the Cripplegate Lane/Station Rd area. This project has been ongoing for over year now, to address parking problems around this junction.

The Deputy Clerk has issued a press release to the County Times on the matter, which has been circulated to Councillors.

Mr Cole said that to control the parking in this area first was the wrong way around – the extensions to the County Park car parks should be carried out first, in his opinion, before work on the new Dinosaur Park commenced.

Mr Watkins reminded him that this project had been ongoing for some time, over two years to his recollection, so was in essence unrelated to the new Dinosaur Park.

It was RESOLVED that the Council would support the Traffic Order.

Highways Works Programme

The County Council is consulting on the Draft Works Programme for 2015/2016 and 2016/2017.

Some of the works identified in Southwater, such as in Church Lane, Two Mile Ash and Christ's Hospital are scheduled to take place in 2016/2017 which may be the time that development is taking place.

It was RESOLVED that the Parish Council would point out that the phasing of some of the proposed works may cause conflict will possible development.

Management of the Public Rights of Way in West Sussex

The County Council has written to advise that the nine month inspection schedule of public rights of way has been changed to be every fifteen months. This is due to the fact that the

levels of defects now being found have reduced over the past years.

Previously, the inspection took place every eighteen months.

Some works will still be carried out on an annual basis, and these include:

- Summer clearance that clears surface vegetation on selected paths
- Capital improvement programme
- Via the Volunteer Task Programme

P135/12/14 NEW PLANNING APPLICATIONS

Application No	Address	Reason	Recommendation
DC/14/2511 Mrs Alway	Mr Neil Blanch Roundstone Park, Worthing Road, Southwater	Surgery to 2 x Oak Tree (T1) and (T2)	No objection
DC/14/2515 Mrs Alway	Mr Richard Young Ash Place Cottage, Two Mile Ash, Horsham	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

P136/12/14 PLANNING APPEALS

There have been no appeals lodged since the last meeting.

P137/12/14 DISTRICT COUNCIL PLANNING DECISIONS

Application No	Address	Reason	Recommendation	HDC Decision
DC/13/1412	Old Goods Yard Christ's Hospital Horsham West Sussex	Outline planning application for residential development of up to 47 units including re-use of the former railway goods building, extended station car park, new roadways and footpaths and associated landscaping	Object with comments	Permitted
DC/14/1606	Ellington House Worthing Road	Erection of 6 detached dwellings with associated parking and landscaping (Land rear of Ellington House and Hazelhurst)	No Objection	Permitted
DC/14/1825	124 Woodlands Way	Surgery to 1 x Oak Tree (T1) Tree Preservation Order	No Objection	Permitted
DC/14/2024 & 2025	The Cock Inn Worthing Road	Erection of planter to car park boundary (Full Permission)	No Objection	permitted
DC/14/2045	Granary Cottage Cripplegate Lane Southwater Horsham West Sussex RH13 9JD	Conversion of and extension to existing garage to form a self contained annexe for dependant relative	no objection subject to non-severance clause being applied	Permitted
DC/14/2077	Tanglewood Shipley Rd RH13 9BG	Surgery to 1 x Ash Tree (Tree preservation Order)	no objection subject to crown being balanced	Permitted
DC/14/2094	21 Little Bridges Close Southwater	Fell 1 x Oak Tree (T4) Tree Preservation Order	30% Reduction to crown recommended	Permitted
DC/14/2106	83 Timbermill Southwater	Surgery to 1 x Ash Tree (Tree Preservation Order)	No Objection	Permitted
DC/14/2130 & 2131	Christ's Hospital School The Avenue Christ's Hospital	Addition of two dwellings linked to Grecians East and West boarding houses as ancillary accommodation for assistant house parents and family (Full Planning)	No Objection	Permitted
DC/14/2163	Ashmeadow Worthing Rd RH13 9BH	Minor external alterations to including new cladding, roof light, infilling of existing roof void & minor extension of roof to accommodate new barge boards.	Deferred to Planning Committee due to files not being visible on the District Council Website	Permitted

DISTRICT COUNCIL PLANNING DECISIONS (CONT)

	Address	Reason	Recommendation	HDC Decision
DC/14/2164	Silver Birch Roberts Close Southwater	Minor external alterations including new cladding, roof light, infilling of balcony at roof level and minor extension of roof to accommodate new barge boards	Deferred to Planning Committee due to files not being visible on the District Council Website	Permitted
DC/14/2192	Horsham Golf Park Denne Park Horsham West Sussex RH13 0AX	Non material amendment to previously approved DC/09/0746 (Change of use of stud farm to golf course, re-configuration of existing golf course (including importation of inert material) to form a 18 hole golf course plus junior/beginners short course; bunds, mounding, landscaping and 3 new ponds. Demolition of existing farmhouse, farm buildings, green keepers' compound and bothy. Refurbishment and extension of existing clubhouse to include hospitality/function facilities, new fitness suite building and extension to existing car park) Listing of all the approved documents to be provided within the Decision Notice as a Planning Condition.	Deferred to await written confirmation on questions raised with Planning Officers, thereafter to be delegated to the Chairman of Planning, Chairman of Council and the Clerk.	Permitted
DC/14/2307	32 Woodlands Way	Surgery to 1 x Oak Tree		Permitted
DC/14/2310	149 Woodlands Way	Notification of proposed larger home extension extending 3.3m from the rear elevation to a maximum height of 3.6m and an eaves height of 2.25m.		Permitted
DC/14/2374	Welbury Salisbury Road Horsham West Sussex RH13 0AJ	Non material amendment to previously approved application DC/14/1529 (Construction of single storey rear extension and external alterations) to add a lantern roof light in the flat roof of the proposed extension.	No objection	Permitted

DC/14/2045 Granary Cottage, Cripplegate Lane – Mr Watkins asked if a non-severance condition had been included in the decision notice, and the Deputy Clerk confirmed that it had.

DC/14/2192 Horsham Golf Park – Mr Watkins said that he had spoken to the Planning Officer to clarify this application, and it had merely related to confirmation of documentation being supplied.

P138/12/14 PLANNING COMPLIANCE ACTION

89, Blakes Farm Rd

This property has the driveway to the side, opening onto Warren Drive. The hedging to one side of the drive has been removed and a close board fence over 6ft high has been erected. This has been reported to the Enforcement Team for investigation.

P139/12/14 DATE OF NEXT MEETING –

The date of the next meeting is Thursday, 8th January 2015

The meeting closed at 8.10 p.m.