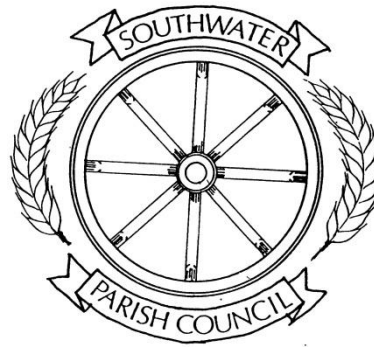


Southwater Parish Council



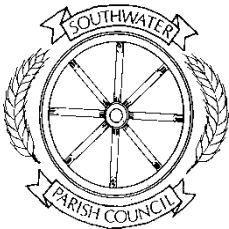
Planning Committee Meeting Minutes

Wednesday 7 March 2018, 7.30pm

Beeson House
Lintot Square
Southwater
Horsham
RH13 9LA

Committee Members

Cllr Graham Watkins (Chairman)
Cllr Laurie Apted (Vice Chairman)
Cllr Geoff Cole
Cllr Ross Dye
Cllr Joy Hutchings
Cllr Derek Moore
Cllr Michael Neale
Cllr Rachel O'Toole-Quinn
Mr Geoff Scoon
Cllr Barbara Varley



SOUTHWATER PARISH COUNCIL

Beeson House,
26 Lintot Square,
Fairbank Road,
Southwater,
West Sussex
RH13 9LA



Clerk: **Mrs.C.M.Tobin**
Cert.Ed.L.Pol.FILCM.,

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DRAFT MINUTES

The Minutes of the **Planning Committee** of the Parish Council held in **Beeson House, Lintot Square, Southwater, West Sussex, RH13 9LA** on **Wednesday 7 March 2018 at 7.30pm**.

Chairman: Cllr G Watkins

Cllr G Cole
Cllr J Hutchings
Cllr M Neale
Cllr B Varley

Cllr R Dye
Cllr D Moore
Cllr G Scoon

Meeting Clerk: Ms N Donbavand

County Councillor: Not present

District Councillors: Not present

Press: Not present

Members of the Public: One

P163/03/18 **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 Chairman. In the event of a fire alarm sounding, everyone should evacuate the building via the exits indicated.

The Chairman advised that the meeting was being recorded for the purposes of minute taking.

P164/03/18 **APOLOGIES**

Apologies for absence were received from Cllrs Apted and O'Toole-Quinn.

Councillors NOTED and APPROVED the absence.

P165/03/18 **DECLARATION OF INTERESTS**

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

There were no declarations of interest were made.

P166/03/18

MINUTES

It was proposed by Cllr Moore and seconded by Cllr Varley and RESOLVED by all present that the Minutes of the Planning Committee meeting held on Wednesday 14 February 2018 be accepted as a true and correct record of the meeting.

P167/03/18

CHAIRMAN'S ANNOUNCEMENTS

The Chairman announced that flowers and a 'get well' card had been sent to the Clerk on behalf of Members and Parish Council Staff.

Members NOTED the information.

P168/03/18

CORRESPONDENCE

There was no correspondence to report other than which has already been circulated to Members.

Members NOTED the information.

P169/03/18

BERKELEY HOMES

There was nothing to report under this item.

Members NOTED the information.

P170/03/18

MILLER HOMES

Councillors were informed that road closures were scheduled for 26 March 2018 at 09:30 until 29 March 2018 at 17:00. The restriction would be in place day-time only from 09:30 to 17:00. The works coincide with the planned roadworks at Hop Oast roundabout, scheduled to start the week commencing 12 March 2018 for twenty six weeks, despite reassurances a clash would not occur. The Chairman has raised the issue with District Councillor Vickers but doubted that anything could be done to prevent the clash.

Members NOTED the information.

P171/03/18

SOUTHWATER JUNIOR ACADEMY

Members were referred to, and asked for comments on, the documentation regarding the proposed amendments to pick up and drop off around Southwater Junior Academy. In addition to the original proposal; the following were also proposed.

- Additional Double Yellow Line protection around exit of drop & go area.
- Protect the end of the lay-by outside school from permanent parking (this causes visibility issues) we have sought to address this by adding a bus-cage and shifting it to the southern end. (There is a regular bus service that also operates at night)

Members agreed the situation needed addressing. They felt the proposals would improve sight lines around the area and in principle would improve the situation but commented that a more comprehensive review and development of the area was required. They were concerned that the scheme relied on the effective enforcement and monitoring of the situation. They would ask that the new restrictions are strictly enforced and monitored and if the new scheme did not

work sufficiently, that the situation was further reviewed.

They acknowledged the schools were working on educating parents to encourage transport use away from cars to other modes of transport with limited success. Concern was expressed regarding displacement away from the front of the schools and into other surrounding areas where problems are now being experienced.

Members AGREED to submit a response to West Sussex County Council summarising the points made above.

P172/03/18

SOUTHWATER PARISH CHURCH COMMUNITY HALL

Members were informed that communication had been received from Southwater Parish Church asking for help to build a new community hall. Members were asked to consider adding the request to the CIL regulations for funding to be made available from future CIL allocations.

At this point in the meeting the Chairman raised standing orders to permit a member of the public to speak.

A member of the public explained that he believed the Church at the present time did not have a lease on the Church Hall from the diocese and it was the intention of the diocese in the long term to build on the land currently occupied by the vicarage and the Church Hall. This had probably generated the request for assistance from the Parish Council for replacement Church Hall and possibly a site on which to locate it.

The Chairman re-instated Standing Orders.

Members of Council felt that although another community space could be useful, they were not confident of the business case for such as raising money through CIL funding could take a significant amount of time.

Members AGREED that Southwater Parish Church would be contacted and asked to submit a business case for consideration at a later meeting.

P173/03/18

VELO SOUTH

Members were informed of a new cycle event scheduled for Sunday 23 September 2018. The route appeared to come through Southwater, although this was subject to confirmation from the event company, CSM Active Ltd. The route will be subject to road closures and more information will be forthcoming. Members were asked to note the information at this stage.

Members NOTED the information.

P174/03/18

BUS ROUTE 3 – SOUTHERN TRANSIT

Members were referred to a letter received from the Director of Southern Transit Bus Co Ltd asking for assistance from the Parish Council with regard to the increase in frequency of bus route 3 Shoreham to Horsham know as the ‘Adur Valley Line’.

The company were asking the Parish Council to consider how it may like to assist the bus company. In particular, to receive feedback on the perception of the route 3 service and its future.

Members AGREED that a post would be created on the website and Parish Council social media asking members of the public for comments to be fed back to Southern Transit Bus Co Ltd.

P175/03/18

HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES, VERGES, FOOTPATHS AND RIGHTS OF WAY

There was nothing to report under this item.

Members NOTED the information.

P176/03/18

NEW PLANNING APPLICATIONS

To consider and agree on recommendation to submit to Horsham District Council as Local Planning Authority:

Application No.	Applicant	Reason for Application	Parish Decision
DC/18/0056 Graham Watkins	Piggeries Praters Farm Two Mile Ash Horsham	Amendment to: Proposed change of use from stables to single dwelling with associated building works and operational development (amendments to previously approved scheme (DC/17/1202) to amend design of dwelling, the landscaping of the site and bin/cycle storage https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=P4IIRXIJ0D600	Objection based on change of use from agricultural to residential, insufficient access and contravention of the Parish design statement.
DC/18/0183 Geoff Cole	Mr Anthony Waide 1 Church Lane Southwater Horsham West Sussex RH13 9EB	Creation of a new highway access and laying of a gravel driveway to front of main dwelling https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=P35NPSIJKT000	No objection
DC/18/0257 Graham Watkins	Mr Chris Allen Kenton Tower Hill Horsham West Sussex RH13 0AH	Erection of a part two storey part single storey rear/side extension with new drive access and front fence. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=P3KH1RIJKY800	No objection
DC/18/0272 Graham Watkins	Michael Allen Avedissian Pond Farmhouse Worthing Road Southwater Horsham West Sussex RH13 9BS	Repaving of paths to the front and side of dwelling, creation of a new driveway from parking area to main entrance drive and repairs to damaged roof tiles. (Listed Building Consent). https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=P3QEYPIJKZJ00	No objection
DC/18/0276 Geoff Cole	Mr Richard Hamlin 1 Roberts Close Southwater Horsham West Sussex RH13 9BJ	Demolition of existing detached garage and erection of new single storey detached residential outbuilding. Erection of a single storey rear extension to main existing house https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=P3QJJQIJ07D00	No objection however the Parish Council would request that a non-severance clause is in place.
DC/18/0303 Denis Bull	Mr Mark Pullen Newlane Wood Worthing Road Southwater West Sussex	Fell 1 x Goat Willow and Surgery to 2 x Ash Trees https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=P3TZHRIJ0D600	No objection
DC/18/0313 Michael Neale	Russell Baxter Station Road Christs Hospital West Sussex	Install High Speed Broadband Cabinet https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=P3W3VNIJ02X00	No objection
DC/18/0330 Geoff Cole	Mr H Rhioui Glenava Andrews Road Southwater Horsham West Sussex RH13 9EU	Removal of existing garage and erection of double side garage with first floor ancillary accommodation https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=P41DF7IIL2K00	No objection and the Parish Council ask that the planning officer at Horsham District Council contact the client to request that they consider amending plans to change the flat roof to a pitched roof.
DC/18/0357 Geoff Cole	Mr and Mrs D Knight 29 Warren Drive Southwater Horsham West Sussex RH13 9GL	Erection of first floor side extension and two storey rear extension. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=external	No objection

		Documents&keyVal=P455IQJL3R00	
DC/18/0363 Geoff Cole	Mr Scott Andrews Deerswood Southwater Street Southwater Horsham West Sussex RH13 9BN	Retrospective application for the erection of a two storey detached dwelling, a detached triple garage with store and BBQ area, a detached garage, the creation of a new highway access with associated landscaping and amenity land. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=P472XZJL4B00	Submitted via a separate e-mail
DC/18/0405 Denis Bull	Mr Deryck Wright 25 The Fieldings Southwater Horsham West Sussex RH13 9LY	Surgery to 2 x Oak Trees https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=P411RXJ10D600	No Objection. No More than 30% reduction in thinning.

P177/03/18 PLANNING APPEALS

DC/17/1566: Tanimola, 2 Testers Close.

Conversion of a double garage into an annexe ancillary to the main dwelling.

Appeal Allowed

DC/17/2230: 29 Roman Lane, Southwater Horsham West Sussex RH13 9AF.
Proposed extension to front porch and installation of 1x rear dormer and 2x front rooflight with associated loft conversion. (Amendments following refusal of previous application DC/17/1583).

Appeal Dismissed

Members NOTED the information.

P178/03/18 DISTRICT COUNCIL DECISIONS

Application No	Address	Reason	Our Recommendation	HDC Decision
DC/17/2522	4 Amberglade Southwater Horsham West Sussex RH13 9UB	Surgery to 1 x Oak	No Objection	Permitted
DC/17/2778	21 Timbermill Southwater Horsham West Sussex RH13 9SX	Surgery to 1 x Oak	No Objection	Permitted
DC/17/2858	110 Timber Mill Southwater Horsham West Sussex RH13 9SR	Erection of single storey rear extension and extension to existing porch	Objection based on the inclusion of a flat roof contrary to Southwater Parish Design Statement 13.4 Building features	Permitted
DC/17/2871	87 Blakes Farm Road Southwater Horsham West Sussex RH13 9GH	Proposed single storey rear extension	No Objection	Permitted
DC/18/0114	29 Warren Drive Southwater Horsham West Sussex RH13 9GL	Non material amendment to previously approved DC/16/2711 (Proposed Extension and Alterations (part first floor to the side and part two storey to the rear). Change ground floor corner French doors to (west) side facing French doors and rear (south) facing window. Provision of first floor ensuite requiring the existing (east) side facing window move sideways and the addition of a soil vent pipe on east elevation.	Permitted By HDC	Permitted

DC/18/0145	Old Lodge Christs Hospital Horsham West Sussex RH13 0LB	Non-Material Amendment of previously approved DC/17/0466 (Erection of single storey rear extension with a glass link and removal of internal partition). Installation of a new skylight to the north facing roof of the extension and proposed mezzanine with spiral staircase	No Objection	Permitted
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P179/03/18 PLANNING COMPLIANCE ACTION

No planning compliance actions in Southwater are currently being investigated by the District Council and there is currently no report of further possible breaches.

Members NOTED the information.

P180/03/18 DATE OF NEXT MEETING: Wednesday 4th April 2018.

The meeting finished at 8.24 pm.