



SOUTHWATER PARISH COUNCIL

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

Telephone number: 01403 733202

Email: Clerk@Southwater-pc.gov.uk

Community Website: www.southwater-pc.gov.uk

Minutes of the Planning Committee meeting held on Wednesday 4th December 2019 in the Council Chamber, Beeson House, Southwater, West Sussex, RH13 9LA commencing at 7.30pm.

Present:

Councillors: G Watkins (Chairman), G Cole (Vice Chairman), D Moore, G Scoon, R Williams

Members of the Public: 3

Assistant Clerk: Justin Tyler

District Councillors: Not Present

Press: Not Present

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.

1. APOLOGIES FOR ABSENCE

The following apologies were received: Cllr Varley, Cllr Knott and Cllr Neale

2. DECLARATIONS OF INTEREST

None.

3. PLANNING COMMITTEE MEMBERS

To receive and note Cllr Timson stepping down as Planning Committee Member.

4. TO APPOINT AN ADDITIONAL COUNCILLOR TO THE PLANNING COMMITTEE

Cllr Williams was appointed as a new member of the Planning Committee. Proposed by Cllr Scoon, seconded by Cllr Moore and **AGREED** unanimously.

Meeting adjourned.

5. PUBLIC FORUM - (maximum 3 minutes per person with an overall limit of 15 minutes). All parishioners wishing to speak, must make their name known to the Clerk prior to the commencement of the meeting.

Mrs N Brown queried why traffic monitoring had been initiated on Nutham Lane as it is a dead end and if Southwater Parish Council had anything to do with it. The Chairman confirmed that the Council was not involved and it was simply coincidence that WSCC was doing a survey of traffic in the area. Mrs N Brown stated she had spoken to the traffic surveyor and he confirmed that he was not WSCC. The Chairman explained that WSCC would in any case have had to give

permission and would try to find out with HDC if there is any planned development and if so the number of units. The Chairman also stated the Council had not taken any pre-application advice with relation to Nutham Lane. Cllr Cole stated that he had noticed there was also a vehicle counter north of Worthing Road.

GW

Mrs N Brown referenced item 110:19 at Full Council Meeting 20th November 2019 and how the Woodlands and Public Open Space Report had Option B approved and asked how the Council would proceed with such disposal and how public would be consulted. The Chairman stated that despite the statement on the website there appeared to be no previous policy approved by the Council which references disposal of public open space and woodland. He explained that the woodland and public open space was causing incredibly large expenditure demands and previously home owners who have historically requested to extend their gardens had been refused in the past and a conversation with public would be considered prior to any such disposal.

Mr Conde stated that there were industrial bags of salt, grit and sand at the end of Nutham Lane outside the allotments and expressed his concerns that they were harming the ecology of the area, causing an eye sore and obstruct the path. The Chairman requested Cllr Williams investigate and report back to the Assistant Clerk to progress matters.

RW /
Asst.
Clerk

Meeting reconvened.

6. MINUTES – To approve the Minutes of the Planning Committee meeting of 6th November 2019.

Minutes of the Planning Committee meeting of 6th November 2019 were approved at Full Council Meeting on 20th November 2019.

7. CHAIRMAN'S REPORT

The Chairman gave an update that a meeting was arranged with WSCC and Highways regarding the staggered T-junction at Church Lane to discuss the situation and prepare a report. A further update on the outcome of the meeting would be given at the next planning committee meeting. Cllr Cole stated that there was also issues with the drainage at the junction and expressed his concerns that it could be a potential hazard in icy weather. Cllr Moore further added that the drain by the Church on Church Lane was blocked and the Chairman requested he report it to WSCC.

The Chairman gave an updated that a meeting had also been arranged with HDC and planning consultant Andrew Metcalfe to discuss Nutham Lane Open Space and Easteds Barn.

The Woodland and Public Open Spaces Report had now also been published on the Southwater Parish Council website.

8. CORRESPONDENCE

i) To receive and note correspondence received from HDC regarding the Warnham Neighbourhood Plan.

The Chairman read out correspondence relating to Warnham Neighbourhood Plan being awarded the RTPi South East Excellence in Plan Making Practise Award 2019 at the RPTI South East AGM and Awards Evening at the Spinnaker Tower, Portsmouth. Noted and received.

ii) To receive and note correspondence from Itchingfield Parish Council regarding Regulation 14 Consultation.

The Chairman read out correspondence regarding the Regulation 14 consultation period for Itchingfield Parish Council which runs until midnight Friday 13th December 2019. Noted and received.

9. BERKELEY HOMES

The Chairman announced that two planning applications had been received and would be discussed under item 12 of the meeting.

It was further noted that Max Gaulton would be leaving Berkeley Homes and the Chairman and Councillors present gave their thanks for all the help and support Max had given the Council and for helping instigate sponsorship for the Christmas Event, which has continued the last 3 years.

10. MILLER HOMES – To receive any further updates

The Chairman stated that a meeting at the end of January was scheduled with Miller Homes and their contractor, Gracelands, to discuss the roundabout and drainage.

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

The Chairman stated that Miller homes was now in possession of the new village sign and the consultancy period for the road sign ends on 5th December 2019 at which point the sign would be installed soon after.

12. NEW PLANNING APPLICATIONS FOR CONSIDERATION

Discussion of applications DC/19/2008, DC/19/2205, DC/19/2219 and DC/19/2238 were not undertaken.

Application Number	Applicant	Reason for Application	Parish Decision	Neighbour Consultation Date	Date of Determination
DC/19/2008 Michael Neale	30 Warren Drive Southwater Horsham West Sussex RH13 9GL	Erection of a single storey rear extension to existing garage. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PYR14AIJ02X00	No objection subject to the adjacent trees not having their roots affected by the foundations. <i>This application was not discussed.</i> <i>The Assistant Clerk forwarded on the recommendation from the Councillor assigned to the application onto HDC after the Neighbour Consultation deadline.</i>	29 th November 2019	26 th November 2019
DC/19/2205 Barbara Varley	85 Camelot Close Southwater Horsham West Sussex RH13 9XQ	Erection of a single storey rear extension. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=Q04WYBIJLD300	No objection. <i>This application was not discussed.</i> <i>The Assistant Clerk forwarded on the recommendation from the Councillor assigned to the application onto HDC after the Neighbour Consultation deadline.</i>	20 th November 2019	24 th December 2019
DC/19/2219 Graham Watkins	The Copse Worthing Road Horsham West Sussex RH13 9AT	Demolition of existing dwelling and erection of 15 dwellings, access garages and car parking. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=Q08ED3IJLDT00	Object as the application had not changed from previous submission to which the Council objected. <i>This application was not discussed.</i> <i>The Assistant Clerk forwarded on the recommendation from the Councillor assigned to the application onto HDC after the Neighbour Consultation deadline.</i>	5 th December 2019	7 th February 2020
DC/19/2238 Geoff Scoon	Lawnswood Cripplegate Lane Southwater Horsham West Sussex RH13 9HN	Erection of a single storey office and store (Certificate of Lawful Development - Existing) https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=Q0C3PEIJLET00	No objection. <i>This application was not discussed.</i> <i>The Assistant Clerk forwarded on the recommendation from the Councillor assigned to the application onto HDC after the Neighbour Consultation deadline.</i>	28 th November 2019	31 st December 2019

DC/19/2255 Derek Moore	16 Cedar Drive Southwater Horsham West Sussex RH13 9UW	Demolition of existing conservatory and erection of a single storey rear extension, conversion of garage into habitable living space for the use of a gym https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=Q0HNPKIJLG700	Object on the basis that the flat roof is contrary to the visual design statement and a pitched roof is easily achievable.	28 th November 2019	31 st December 2019
DC/19/2282 In Office	3 Lakeside Drive Southwater Horsham West Sussex RH13 9TR	Surgery to 1 x Oak https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=Q0NAZAIJLHR00	No objection.	Not available	9 th January 2020
DC/19/2308 Graham Watkins	Berkeley Homes Development Site Worthing Road Southwater West Sussex	Non Material Amendment to previously approved application DC/15/2064 (Erection of 244 dwellings (including 54 retirement living apartments) with associated access, parking and landscape works pursuant to outline planning permission DC/14/0590 (Approval of Reserved Matters)) Amendments to layout and elevations of plots 113-115, 141-149 and 156-160 https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=Q0V2K9IJ02X00	No objection.	Not available	9 th December 2019
DC/19/2311 Graham Watkins	Berkeley Homes Development Site Worthing Road Southwater West Sussex	Non Material Amendment to previously approved application DC/17/2319 (Reserved Matters for the erection of 68 dwellings (including 8 affordable dwellings) with associated garaging, access, parking and landscaping works. (Following approval of previous outline application DC/14/0590) Amendments to the elevations of plots 272-275. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=Q0V6N8IJ02X00	No objection.	Not available	9 th December 2019
DC/19/2329 Derek Moore	B&W Group Ltd Lennox Wood Southwater Business Park Southwater Horsham RH13 9JJ	Installation of 2. No non-illuminated fascia signs to carpark and front entrance https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=Q10BXIJLKA00	No objection.	11 December 2019	10 th January 2020

DC/19/2334 Geoff Cole	1 Shipley Road Southwater Horsham West Sussex RH13 9BD	Part demolition of existing rear ground floor. Erection of a part single storey and part two storey rear extension and erection of a single storey front porch extension with a pitched roof. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=Q15QDLIJKW00	No objection but recommend pitched roof.	11 th December 2019	13 th January 2020
DC/19/2346 Geoff Scoon	44 College Road Southwater Horsham West Sussex RH13 9EH	Erection of two storey attached 3 bedroom dwelling with associated parking. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=Q184J4JLLM00	No objection.	11 th December 2019	14 th January 2020
DC/19/2348 Michael Neale	Christ's Hospital School The Avenue Christ's Hospital Horsham West Sussex RH13 0LJ	Removal of 12 no. existing floodlights to be replaced with an LED controllable system to the two existing all weather pitches north west of the campus. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=Q19FPEIJLLS00	No objection.	12 th December 2019	15 th January 2020
DC/19/2349 Geoff Scoon	22 Corfe Close Southwater Horsham West Sussex RH13 9XL	Erection of a first floor side extension and porch canopy front extension. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=Q19FQ7IJLLU00	Objection on the basis of highway safety, traffic caused by lack of onsite parking and increase in number of bedrooms.	12 th December 2019	15 th January 2020
DC/19/2367 Graham Watkins	Stables Bourne Hill House Kerves Lane Horsham West Sussex RH13 6RJ	Erection of stable block https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=Q1D53EIJLMS00	No objection.	19 th December 2019	22 nd January 2020
DC/19/2372 Michael Neale	Christ's Hospital School The Avenue Christ's Hospital Horsham West Sussex RH13 0LJ	Variation of condition 5 of previously approved application number DC/17/2635 (Erection of temporary road for construction traffic for the duration of the development of previously permitted catering facilities (DC/17/1216)) Amendment sought to retain the haul road for potential use for further developments https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=Q1D53EIJLMS00	No objection.	17 th December 2019	20 th January 2020

		iveTab=externalDocuments&keyVal=Q1IP19IJLNR00			
DC/19/2377 Michael Neale	Christ's Hospital School The Avenue Christ's Hospital Horsham West Sussex RH13 0LJ	Retention of existing contractors compound for a temporary period of 5 years to create an area of overspill car parking with bollard lighting for use in association with Christ's Hospital School and related sports facilities. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=Q1IUNHIJLNZ00	No objection.	17 th December 2019	20 th January 2019

13. NEIGHBOURHOOD PLAN - To receive an update.

The Chairman gave an update on the Neighbourhood Plan which noted that an inspector had now been appointed (Mr Derek Stebbings B.A (Hons) Dip. E.P. MRTPI) and was confident the inspection could mostly be carried out by written representation however and element may require a Neighbourhood Plan Hearing.

A successful outcome at referendum would result in the Parish of Southwater benefiting from a rise in Community Infrastructure Levy (CIL) from 15% to 25%.

14. PLANNING APPEALS – (Information only)

None.

15. DISTRICT COUNCIL DECISIONS – (Information only)

None.

16. PLANNING COMPLIANCE ACTION

The Chairman noted that Easteds Barn in relation to public open space had been discussed under item 5 with respect to Mrs N Brown's question and a meeting had been arranged with HDC compliance and a planning consultant to resolve matters.

17. DATE OF NEXT MEETING – 8th January 2020

The Meeting ended at 8.26pm