

# Southwater Parish Council



## **Draft Planning Committee Meeting Minutes**

Wednesday 3<sup>rd</sup> October, 2018, 7.30pm  
Beeson House  
Lintot Square  
Southwater  
Horsham  
RH13 9LA

### **Committee Members**

Cllr Graham Watkins (Chairman)  
Cllr Neil Whitear (Vice Chairman)  
Cllr Geoff Cole  
Cllr Joy Hutchings  
Cllr N.Knott  
Cllr M.Lewis  
Cllr Derek Moore  
Cllr Michael Neale  
Cllr Geoff Scoon  
Cllr Barbara Varley  
Cllr Heather Williams



## 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.,

Telephone No: 01403 733202 Fax: 01403 732420  
Email: Catherine.Tobin@southwater-pc.gov.uk  
Community Web Site: [www.southwater-pc.gov.uk](http://www.southwater-pc.gov.uk)

### MINUTES

**The Minutes of the PLANNING COMMITTEE meeting held on Wednesday, 3<sup>rd</sup> October, 2018 in the Council Chamber, Beeson House, Southwater, West Sussex, RH13 9LA commencing at 7.30pm.**

<b>Chairman:</b>	<b>Cllr N.Whitear</b>	
	<b>Cllr J Hutchings</b>	<b>Cllr M.Lewis</b>
	<b>Cllr D.Moore</b>	<b>Cllr G Scoon</b>
	<b>Cllr B Varley</b>	<b>Cllr H.Williams</b>
<b>Clerk to the Meeting:</b>	<b>Mrs C.M.Tobin</b>	
<b>County Councillor:</b>	<b>Not Present</b>	
<b>District Councillors:</b>	<b>Not Present</b>	
<b>Press:</b>	<b>Not Present</b>	
<b>Members of the Public:</b>	<b>7</b>	

#### **P75/10/18 PUBLIC PARTICIPATION**

The Chairman asked those present to turn mobile phones to silent for the duration of the meeting, unless the phone call was deemed urgent in which case phone calls could be received with permission from the Chairman. In the event of a fire alarm sounding, everyone would be directed to evacuate the building via the exits indicated.

The Chairman advised that the meeting was being recorded in accordance with Standing Orders for minute purposes. The Chairman asked members of the public if they intended to record the meeting. Members of the public did not wish to record the meeting.

**No member of the public had requested to speak at the meeting.**

**P76/10/18 APOLOGIES FOR ABSENCE**

Apologies for absence was received from Cllrs. Cole, Neale and Watkins. Cllr Knott has indicated that she will be arriving late.

**Councillors NOTED and APPROVED the absence.**

**P77/10/18 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 anything of note to declare at this point in the meeting.

Cllr Whitear stated that he had a non-financial declaration in that he would be speaking to the Committee in relation to the Chairman of Council's Planning application which had been passed to him.

Cllr Scoon declared an interest in a property in York Close which was due to be discussed as he knew the individuals.

**Two declarations of interests were declared at this point in the meeting.**

**P78/10/18 MINUTES**

**It was proposed by Cllr M.Lewis, and seconded by Cllr D.Moore, and RESOLVED by all present that the Minutes of the Planning Committee meeting held on Wednesday 5<sup>th</sup> September 2018 be accepted as a true and correct record of the meeting.**

**P79/10/18 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman reminded all present that the Parish Council had approved the Southwater Neighbourhood Development Plan for Regulation 14 public consultation which would run from 6<sup>th</sup> October until 18<sup>th</sup> November although the intention was to extend this to encompass the Southwater Christmas Event on the 24<sup>th</sup> November.

**Members NOTED this information.**

With regard to the Neighbourhood Plan, Chairman of Council has indicated that all correspondence and responses in relation to planning matters should be reviewed by the Chairman. Vice-Chairman of Council and Mr.Metcalf of Enplan to ensure that they do not in any way conflict with the emerging Neighbourhood Plan policies. The Clerk stated that it was not a question in this instance on a vote, as the matter had not been on the agenda; but it was noted and being good practice, this would be put in place in terms of the administration of planning recommendations.

**Councillors NOTED the Chairman's comments.**

**P80/10/18 CORRESPONDENCE**

West Sussex County Council – Household Waste Recycling Sites

A new scheme comes into force on the 1st October, this means householders in West Sussex who use a van, pickup or single axle trailer for private purposes will need to obtain a free permit. The permit is available to West Sussex residents only and allows those who drive a commercial type vehicle or have a trailer to continue to use it to

dispose of just their household waste. The scheme does not cover waste generated by a business or household waste that has been collected by a trader for a charge.

The permits are being introduced to help address congestion at the sites, eliminate illegal disposal of commercial waste and discourage out of county visitors from bringing in large loads. Over 8000 permits have been issued so far.

As well as the new permit scheme, some vehicles will no longer be allowed to use HWRS's restricted vehicles include:

- Multi axle trailers (four wheels)
- Horse boxes
- Tipper Trucks
- Flatbed or drop-side trucks
- Luton (box) type vans

**Councillors NOTED the information provided.**

**P81/10/18 BERKELEY HOMES**

The Chairman of the meeting indicated that Berkeley's had arranged a site visit for councillors the previous week. Councillors noted the progress on the new community building, the location of both the Skatepark and Multi Games Area and also the new play area situated close to the Downslink, all of which should be ready for transfer from April 2019.

Cllr Mike Lewis said that he was under the impression that this building was to be leased to a third party. The Clerk stated that subject to planning permissions this third party was likely to lease Easteds Barn, legal discussions were in hand. Cllr Moore said that it would be nice for councillors and the community to see drawings of the proposals. The Clerk indicated that both matters had been circulated to councillors as part of the planning process along with drawings of the play area. Should would ask if there were any conceptual drawings which would be less technical which could possibly be displayed of the play area and if so, she would arrange for these to be put on the website. Cllr Whitear said that whilst the ground works were being undertaken he understood that no expense was being spared in this especially surrounding the new wooden train and track feature. The Clerk indicated that the play area would have something for all ages.

Berkeley's had also kindly agreed to demolish early the existing Church Lane play area which required remedial work and have offered to store the Rocking Horse which is to be retained discussions were ongoing as to the arrangements.

**P82/10/18 MILLER HOMES**

No meeting had taken place with the developer nor is one planned at this point in time.

**Councillors NOTED the information provided.**

**P83/10/18 HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES, VERGES, FOOTPATHS AND RIGHTS OF WAY**

Southwater Junior Academy

The Clerk referred to revised drawings received from West Sussex County Highways in relation to proposals to amend the lining outside Southwater Junior Academy in order to tackle the problems with parents parking in the layby. The proposal includes additional double yellow line protection around exist of drop and go area; protect the end of the layby 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 services that also operates at night.

Cllr Whitear said that he had personally written to the two schools as a resident living in Timbermill in that parents were obstructing people’s driveways and pavements. Discussions then took place about possible enforcement issues, with Cllr Varley stating that Castlewood School had a ‘walking bus’ scheme which worked well perhaps this too could be adopted by the two other village schools. Cllr Williams stated that she believed that the schools had schemes in place to try and combat the issue of some parents parking inconsiderately.

**Councillors had no objection to the proposals being put forward and the Clerk would respond to the County Council accordingly.**

West Sussex County Council

Permission has been granted to advertise a proposed traffic Order the effect of which will be introduce double yellow lines on sections of Christ’s Hospital Road and The Avenue and at the junction of Station Road and King Edward Avenue and single yellow lines on sections of Bluecoat Pond and Barnes Wallis Avenue.

The Clerk indicated that she had been lead to believe prior to the meeting that further traffic surveys were being undertaken, the Clerk would therefore be discussing this with the Area Highways Manager and whether this affected the proposed advertisement. The Clerk indicated that various meetings had been attended along with resident’s representatives and Christ’s Hospital to find a solution to the increasing issue of parking at and around the railway station; which caused nuisance to local residents.

**Councillors NOTED the proposed advertisement in relation to the traffic order should anyone wish to comment they should do so through the proper channels.**

**P84/10/18 NEW PLANNING APPLICATIONS**

Application Number	Applicant	Reason for Application	Recommendation
DISC/18/0174 Graham Watkins	Berkeley Homes Development Site Worthing Road Southwater West Sussex	Approval of details reserved by conditions 3 (underground trenching) and 6 (exterior materials and finishes and colours on 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).	No objection, these conditions were thought to enhance the outline planning permission

		<a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=P9JOBXIJM IC00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=P9JOBXIJM IC00</a>	
DC/18/0944 Graham Watkins	Thakeham Homes Ltd Land at Grid Reference 516346 129774 Tower Hill Horsham West Sussex	Amendments to: Erection of 90 dwellings to include 58 private units and 32 affordable units, creation of proposed vehicular access, internal roads and footpaths, car parking, sustainable drainage system, open space with associated landscaping and amenity space. <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=P858LJJ07D 00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=P858LJJ07D 00</a>	<b>Strong Objection</b> <ul style="list-style-type: none"> <li>Plan contrary to HDPF Policies</li> <li>Outside the built up area of Southwater Parish and Horsham</li> <li>HDC have a 5 year land supply</li> <li>HDC SHEELA classified the site as available although no considered developable</li> <li>HDC Policy seeks to retain settlement patterns; this application would not do so</li> <li>Application would encroach on open land between Horsham and Southwater</li> <li>High density development in excess of 100 habitable rooms per acre</li> <li>Continued flooding risk</li> <li>This application is premature in the context of an emerging Southwater Neighbourhood Development Plan which has been approved for Regulation 14 consultation (taking place 5<sup>th</sup> October to 16<sup>th</sup> November 18) and is expected to be submitted to HDC in January 19. The NPPG is clear that where the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, taking the policies in the Framework and any other material considerations into account a prematurity argument be used to recommend objection to the application. Objection therefore on the grounds of prematurity.</li> <li>The application is contrary to the emerging Southwater Neighbourhood Development Plan. Part of this site is proposed to be allocated as Local Green Space as it is demonstrably special to the local community and holds a particular local significance. In this instance the land proposed is designated acts as a gateway to the Countryside.</li> </ul>
DC/18/1540 Graham Watkins	Mr S Jolliff and Ms K Murphy Woodlands Worthing Road Horsham West Sussex RH13 9AT	Outline application with some matters reserved for the demolition of an existing outbuilding and erection of a detached dwelling and approval of access	The Clerk indicated that HDC had APPROVED this application and the committee had delegated to Cllrs Whitear and Watkins.

		<a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PCD7TYJFHD00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PCD7TYJFHD00</a>	The Clerk to check why HDC did not received the response which had been provided. The Clerk explained that this was one of two applications which she was investigating. Cllr Whitear said that the recommendation had been to object on over-intensification
DC/18/1547 Graham Watkins	Mr R Standley Stables Bourne Hill House Kerves Lane Horsham West Sussex RH13 6RJ	Erection of a side extension to an existing agricultural barn. <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PCDLSIJFHT00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PCDLSIJFHT00</a>	No objection, however the Council would like to have a condition on the barn is used for the use of the farm and that it be solely for the ancillary use of the existing farm and no other purpose
DC/18/1548 Geoff Cole	Mr and Dr Carrick and Quigley 9 Warren Drive Southwater Horsham West Sussex RH13 9GL	Erection of a two storey side extension (re-submission of previously approved application DC/14/2425). <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PCEWWCJFHX00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PCEWWCJFHX00</a>	Decision delegated to Cllr Whitear and the Clerk. Cllr Whitear would visit the property as Cllr Cole was unavailable at the time of the meeting.
DC/18/1645 Denis Bull	Colm Killian 27 Abbots Leigh Southwater Horsham West Sussex RH13 9HX	Surgery to 2 x Oak and 2 x Ash <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PD356CIJFN00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PD356CIJFN00</a>	No objection to 25% reduction but seek consultation with the District Council's Arboriculturist
DC/18/1777 Geoff Scoon	Mr and Mrs S Kear 35 Hazel Close Southwater Horsham West Sussex RH13 9GN	Erection of a single storey rear extension. <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PDSWYZJFV800">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PDSWYZJFV800</a>	No objection
DC/18/1788 Neil Whitear	Mr John Ross 16 Fletchers Southwater Horsham West Sussex RH13 9BE	Erection of a single storey rear extension and replacement of existing conservatory to single storey extension. <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PDV6VTIJ02X00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PDV6VTIJ02X00</a>	Objection based on the following grounds <ul style="list-style-type: none"> <li>No rear access to the rear of the property</li> <li>Overintensification of the site the application being consider over 50% of the overall site.</li> </ul> <p><b>NOTE THE PARISH COUNCIL WILL WISH TO DISCUSS AT THE HDC PLANNING COMMITTEE</b></p>
DC/18/1799 Neale Whitear	Lawnswood Cripplegate Lane Southwater Horsham West Sussex RH13 9HN	Application to confirm either the substantial completion of building works on a date four years previous (Certificate of Lawful Development - Existing) <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PDWXGLJFWF00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PDWXGLJFWF00</a>	No objection
DC/18/1805 Michael Neale	Mr Pulvermacher Land To The North of Christs Hospital Station Christs Hospital Horsham West Sussex RH13 0NE	Infilling of former railway line to facilitate pedestrian access as part of the new routing of the South Downs Link <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PDYGWALJFWQ00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PDYGWALJFWQ00</a>	No objection
DC/18/1808 Derek Moore	5 Abbots Leigh Southwater Horsham West Sussex RH13 9HX	Non material amendment to previously approved application DC/18/0914 (Erection of a single storey rear extension including installation of 2 roof lights and log burner flue pipe). Relocation of stove flue and installation of side door and window to north east elevation, installation of bifold doors to rear. <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=e">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=e</a>	This application had been approved by HDC as they had not received the parish council's recommendation. The Parish recommendation was no objection

		<a href="#">xternalDocuments&amp;keyVal=PDYJPBIJF WV00</a>	
DC/18/1826 Geoff Cole	Mr L Middleton Beckley Stud Reeds Lane Southwater Horsham West Sussex RH13 9DQ	Erection of a 60m x 30m sand school. <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PE7O9KLJFYT00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PE7O9KLJFYT00</a>	<ul style="list-style-type: none"> <li>This application is concurrent with a separate application for the re-siting of a container and the “retention of a mobile home”. The retention is in fact exchanging an existing 40 sq.m., caravan with one of 124 sq.m.</li> <li>Concern raised about the continuing sequence of new planning applications in expanding facilities by stealth.</li> <li>The Design and Access Statement states that this is a for a combine use of equestrian, <b>residential</b>, charitable and agricultural use; this is misleading since the relevant conditional actually states “the occupation of the dwelling hereby permitted shall be limited to a personal solely or mainly working at Beckley Stud, Reeds Lane, Southwater”</li> <li>The size of container is excessive in terms of accommodation in that it could accommodate up to six persons which is far in excess of the requirements of one person referred to in DC/17/2048.</li> <li>Application is contrary to HDPF Policies.</li> </ul>
DC/18/1856 Neil Whitear	Mr and Mrs Cailles-Gentry 10 Wealdon Close Southwater Horsham West Sussex RH13 9HP	Erection of a two storey front, side and rear extensions. <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PEF4Z5IJG0Q00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PEF4Z5IJG0Q00</a>	<p><b>Vote</b> <b>For = 2</b> <b>Against = 5</b></p> <p>Objection on the grounds of insufficient parking for a five bedroom house contrary to the emerging Neighbourhood Development Plan</p>
DC/18/1897 Geoff Scoon	Martin Street 37 York Close Southwater Horsham West Sussex RH13 9XJ	Erection of a two storey side extension. <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PEMP6ELJG2Z00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PEMP6ELJG2Z00</a>	<ul style="list-style-type: none"> <li>Objection on the grounds that the application would be alter the street scene</li> <li>Contrary to both HDC and current Parish Plan and emerging Neighbourhood Plan</li> <li>Safety conditions in terms of the parking with shared drives with neighbouring properties</li> </ul> <p><b>NOTE THE PARISH COUNCIL WILL WISH TO SPEAK ON THIS APPLICATION AT THE HDC PLANNING COMMITTEE</b></p>
DC/18/1899 Derek Moore	Miss Emma Fox 13 Camelot Close Southwater Horsham West Sussex RH13 9XP	Erection of a front porch enclosure. <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PEMRWSLJ02X00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PEMRWSLJ02X00</a>	No objection
DC/18/2036 Denis Bull	Mr Mark Pullen Pond Farm Ghyll South of Cedar Drive Southwater West Sussex	Fell 1 x Oak <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=e">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=e</a>	No objection

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DC/18/2046 Denis Bull	Mrs Sandra Sadecki 99 Woodlands Way Southwater Horsham West Sussex RH13 9TF	Fell 1 z Oak <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PFNKKEIJ0FH00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PFNKKEIJ0FH00</a>	No objection

**P85/10/18 NEIGHBOURHOOD PLAN**

The Chairman confirmed to those present that the Parish Council at its meeting of the 26<sup>th</sup> September the Council approved and adopted the Southwater Neighbourhood Development Plan which would go out for consultation from 5<sup>th</sup> October to 16<sup>th</sup> November 2018. This would be further extended to include the Christmas event when the display will be available in Beeson House.

**Councillors NOTED the dates of the Regulation 14 Consultation process this being held within Beeson House between 5<sup>th</sup> October to 16<sup>th</sup> November with an additional week until the 24<sup>th</sup> November.**

**P86/10/18 PLANNING APPEALS**

Highways Act 1980 Sections 118B and 119B Footway around Christ’s Hospital Playing fields – this rerouting has been refused by the Inspector following a public enquiry.

**Councillors NOTED this information.**

**P87/10/18 DISTRICT COUNCIL DECISIONS**

None to report with the printed list having been provided to Members prior to the meeting.

**P88/10/18 PLANNING COMPLIANCE ACTION**

Nothing to report.

**P89/10/18 DATE OF NEXT MEETING: Wednesday 7<sup>th</sup> November 2018.**

**The meeting finished at 8.55 pm.**

**Chairman.....**

**Date of Signature.....**