

SOUTHWATER PARISH COUNCIL

The Minutes of the **PLANNING COMMITTEE** Meeting held on Thursday, 10th September 2015 in the Council Chamber, Beeson House, Southwater commencing at 7.30 p.m.

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

Mr L. Apted	Mr P. Buckley
Mr G. Cole	Mr K. Diamond
Mrs P. Flores-Moore	Mr A. Green
Mrs J. Hutchings	Mr M. Neale
Mrs B. Varley	

Clerk: **Mrs J. Nagy**

County Councillor: **Not present**

District Councillors: **Not present**

Press: **Not present**

Members of the Public: **None**

P74/09/15 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.

Mr Watkins reported that the development currently taking place behind what was 27, Millfield, has erected herring fencing which block the pavement, forcing pedestrians to walk in the road. In addition, the site is untidy. The Deputy Clerk will report this to enforcement.

Mrs Flores-Moore asked if there was any progress with creating a footpath/pavement between the RSPCA and Worthing Rd. The Deputy Clerk said there was not. Mrs Flores- Moore said that she would continue to ask this question at each meeting.

Mr Diamond enquired about the latest situation with regards to the dilapidated dormouse bridge at Martindales. The Deputy Clerk reported that she has tried to contact Barretts on several occasions, both by telephone and email, to try to ascertain the contact details for the management company and has not had a response. She will try again.

Mrs Hutchings reported that heavy lorries are using the bridge over the Downlink, despite the weight restriction signage. The Deputy Clerk will report this to Highways.

Mrs Flores-Moore reported that there was mud on the road at the Oakview development

and asked the Deputy Clerk to check if there is a wheel washer on site.

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

P75/09/15 APOLOGIES

There were no apologies as all Committee members were present.

P76/09/15 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.

P77/09/15 MINUTES

It was proposed by Mr Apted seconded by Mr Buckley and RESOLVED by all present that the Minutes of the Planning Committee meeting held on Thursday, 9th July 2015 be accepted as a true and correct record of the meeting.

P78/09/15 CHAIRMAN'S ANNOUNCEMENTS

Mr Watkins had no announcements.

P79/09/15 CORRESPONDENCE

Freedom of Information Request

Horsham District Council has now responded to the Freedom of Information request was in relation to transport risk assessments at Hop Oast and Pollards Hill roundabouts, and the tender process and costs involved in the WSP Transport Study.

Copies of this response have been circulated to Councillors and the Deputy Clerk invited comments thereon.

It was RESOLVED to defer this item to the next meeting.

Communities against Gatwick Noise and Emissions or CAGNE

CAGNE have written to invite the parish council to support its efforts about changes to flight paths and Gatwick Airport.

This group was formed in 2014 after the new flight path trial.

It would be happy to attend a Council meeting to present its views.

It was agreed that the Deputy Clerk would write to CAGNE to ascertain what its presentation would be about, with particular reference to Southwater, prior to inviting them to attend a Council meeting

P80/09/15 HORSHAM DISTRICT COUNCIL PLANNING FRAMEWORK

Following the Examination in July, the Inspector's final report is expected imminently, and it is hoped that the HDPF will be taken to the Council meeting in October for adoption.

However, North Horsham Parish Council has indicated that it will be asking for a Judicial Review into the District Council's decision to identify North Horsham as a strategic site for 2500 houses in the HDPF. £30,000 has been put aside to fund this, although it is understood that the costs involved can far exceed this.

Should the Judicial Review be successfully lodged, then this will delay the adoption of the HDPF indefinitely.

It was noted that several members of North Horsham Parish Council are also District Councillors which may be considered a matter for the Standards Board.

Mr Watkins said that North Horsham Parish Councillors may not realise that they will be held personally financially liable should the Judicial Review costs escalate.

P81/09/15 NEIGHBOURHOOD PLAN

Mr Watkins reported that an excellent result from the Parish Survey had been achieved with over a 31% response rate. There were no great surprises and members had been circulated the documents.

Now that these have been viewed by members they can be uploaded onto the Parish Council's website.

Mr Watkins reported that a Steering Group meeting had been held on 6th August, when the results had been presented and draft policies had been suggested based on these.

A meeting was subsequently held with the Neighbourhood Plan consultants, Ray Wright and Chris Carey, at which these policy suggestions were written up. The Deputy Clerk is now working on these in conjunction with the consultants in order to present these to a Steering Group meeting scheduled for 17th September.

All Horsham District Neighbourhood Plans are required to have a Strategic Environmental Assessment or SEA carried out, but the Deputy Clerk has been having difficulties finding a company with the capacity to take this on. She now has one contact which she is pursuing, in the hope that a quotation can be provided for the assessment. It is intended to apply to Locality for grant funding to assist in the work.

P82/09/15 PRE-APPLICATION ADVICE

The Pre-Application Advice Group met with a developer to view plans to build homes in an area of land off Tower Hill.

P83/09/15 TREE PRESERVATION ORDERS AND OTHER TREE MATTERS

Land to the rear of Hazel Close

There is an ongoing issue in this area in that householders in the area have removed trees on Parish Council land.

One of these householders has still not replaced his rear fence. The Deputy Clerk has written to him to advise him that the fence needs to be re-instated within 14 days, or the Council will put it back and invoice him for the cost, which is envisaged to be around £400.

Mr Watkins advised the Deputy Clerk to consider registering the land with the Land Registry on its Property Alert Service.

It was RESOLVED that the boundary be reinstated with temporary fencing such as orange netting rather than pay for a new fence; the householder removed the fence, it was up to him/her to replace it.

Insurance Claim at 49 Charlock Way

A claim was raised by the householder in 2013/2013 relating to tree roots allegedly emanating from trees on Parish Council land causing damage to his paving slabs. However, the file was closed in October 2013 as no liability could be attached to the Council, given the evidence at the time.

The householder has contacted the Council to say that the damage is now worse, and the insurance file has been re-opened with Zurich, the Council's insurers.

Councillors noted this information

In addition, the householder has asked permission to fell a willow tree on Parish Council land, and Mr Diamond is looking at this as Tree Warden.

Tree Preservation Order

A TPO has been made to a band of mixed woodland to the north of The Copse, Worthing Rd

Members noted this information.

P84/09/15 PUBLIC OPEN SPACE

The Forge

The Clerk wrote to all properties in The Forge and Timbermill whose gardens back on to Pond Farm Ghyll, as it was noticed that some have extended their gardens onto Parish Council land.

Two of the properties instructed solicitors to apply for the land to be registered in their name under Adverse Possession.

At last night's Finance & General Purposes Committee, it was agreed to instruct the Council's solicitors to write to all properties stating that all fences must be reinstated forthwith.

P85/09/15 HIGHWAYS, DRAINAGE, STREET NAMES, FOOTPATHS AND RIGHTS OF WAY

Consultation of Diversion of Bridleway 1642, extinguishment of part of Footpath 1650 and upgrade to bridleway of parts of Footpaths 1650 and 1651

These paths are all on Christ's Hospital School land and the School is seeking to divert them away from the open school grounds, as several incidents have been reported relating to public users of the paths in recent months which have compromised the safety of children and staff.

It was RESOLVED that there was no objection to the diversion.

Naming of new development

Horsham District Council has advised that the developer have put forward the name “Oakview” for the new road accessing 13 houses being built off Worthing Rd. This reflects the name of the house that was demolished to make way for the access road, which in turn was due to the abundance of oak trees on the site.

Whilst Councillors had no objection per se to the name “Oakview”, it had been previously agreed that during the 2014-2018 World War Centenary period that naming new developments after names featuring on the War Memorial would be promoted.

A meeting is to be held on Friday, 11th September with community groups to discuss the Centenary of the end of the First World War in 2018, and the naming of roads would be discussed then.

The Deputy Clerk pointed out that recent trends has been to name new roads after the developer’s name for marketing of the site, without consulting with the Parish Council at all, for example, Courtlands, Willowmead, Grand Oaks Grange, and now Oakview.

It was RESOLVED that the Deputy Clerk would respond to the District Council asking that the developers consider using one of the names from the War Memorial. In addition, she is to write to the developers of Willow Mead and Grand Oaks Grange to ask that they consider using a War Memorial name.

Other Highways Matters

The Blakes Farm Rd road sign is set against a hedge, and this hedge has grown out so far around the sign it is not easily visible.

Large lorries are continuing to try to access Southwater St through Warren Drive, despite this being a no through road and signposted as such.

The Deputy Clerk will report both matters to Highways.

P86/09/15 PLANNING APPLICATIONS TO BE RATIFIED

The following applications were considered under delegated powers:

Application No	Address	Reason	Recommendation
DC/15/1626 Geoff Cole	David Kimpton Martingale Coltstaple Lane	Demolition of the existing dwelling and outbuildings, erection of a replacement dwelling and refurbishment of the existing garage	Would comment with the same recommendation as previous, this being - No objection with a non-severance clause being put on the granny annexe, with the preference stated that this be removed in its entirety. Request TPO to be put on the tree in the eastern garden section of the proposals..
DC/15/1667 Michael Neale	Mr Oliver Budgen Old Lodge Christ's Hospital	Erection of a 2 bay oak frame garage (Householder application for Listed Building Consent)	Permission was given under DC/14/0617 for parking and turning area only. Object to this application due to mass and scale of proposed garage (which is, in effect, a two storey building) which would have an overbearing impact on a listed building, and would be overdevelopment of the site.

PLANNING APPLICATIONS TO BE RATIFIED (CONT)

Application No	Address	Reason	Recommendation
DC/15/1671 Kieran Diamond	C/O Mr Elliot Clayton-Turner 173, Woodlands Way	Surgery to 1 Oak Tree	No objection
DC/15/1720 Kieran Diamond	Mr Hart 3 Lakeside Drive	Surgery to 1 Oak Tree	No objection to a 20% crown reduction
DC/15/1030 Graham Watkins	Mr David Keenan Robin Hood and Carrick Worthing Road	Demolition of existing dwellings (Robin Hood and Carrick) and construction of 9 dwellings (Approval of Reserved Matters following approval of outline permission DC/14/1775)	Object, as flat roofs to dormers are contrary to Parish Design Statement
DC/15/1820 Graham Watkins	Land North of Jackrell Farm Jackrells Lane Southwater	Prior Notification for Storage Building	No Parish Council recommendation supplied. No objection from HDC.

It was **RESOLVED** by all present that the above recommendations were duly ratified.

P87/09/15 NEW PLANNING APPLICATIONS

Application No	Address	Reason	Recommendation
DC/15/1669 Adrian Green	Mr and Mrs P Wallace 60 Blakes Farm Road Southwater	Single storey side / rear extension	Permitted by HDC
DC/15/1708 Graham Watkins	Mrs P A Buckingham Lloyds Field, Reeds Lane Southwater	Erection of stable building (two loose boxes) and field shelter and the construction of hardstanding and track to existing vehicular access	Object, as see no justified need for this new building in the countryside
DC/15/1816 Peter Buckley	Mr Peter Westerguard Stoneleigh, Tower Hill	Relocate access and close up existing access	Concerns over sight lines on new access, but no objection provided WSCC Highways approve
DC/15/1825 Graham Watkins	Jackerell Bungalow Development Site Reeds Lane Southwater	Demolition of existing garage and erection of 2 new detached garages	No objection but ask for non-severance clause
DC/15/1891 Joy Hutchings	Mr Paul Whiteley 32 Dover Close Southwater	Two storey rear and side extension to existing house	Object, due to over-intensification of site, due to size of extension
DC/15/1912 Kieran Diamond	Mrs Sally Curtis 4 Woodpeckers Southwater	Surgery to 2x Field Maples and 3x Hazel Coppice	Consider 30% reduction too much; would not object to 5%
DC/15/1934 Michael Neale	Mr D Kitson 20 Abbots Leigh Southwater	Erection of a two storey side extension and replacement detached garage	Object as roofline not hipped or dropped as per the Parish Design Statement
DC/15/1935 Geoff Cole	Mr and Mrs Andrew Bardot Lanaways Farm Two Mile Ash	Repair and conversion of granary, within the curtilage of a Grade II Listed Farmhouse, into a family art studio	No objection but ask for non-severance clause

P88/09/15 PLANNING APPEALS

There have been no appeals lodged since the last meeting.

P89/09/15 DISTRICT COUNCIL PLANNING DECISIONS

Application No	Address	Reason	Recommendation	HDC Decision
DC/15/0153	Birchwood Cottages Shaws Lane	Change of Use and Conversion of Existing Barn to Holiday Accommodation	Object due to concerns over access and creation of a new business in the countryside. Should HDC be minded to permit, then ask for a non-severance clause.	Permitted
DC/15/0283	Horsham Golf Park	Variation of Conditions 6 and 7 of DC/09/0746 to allow partial occupation of the development prior to the construction of the additional car parking spaces and cycle storage.	No objection	Permitted
DC/15/0667	Land To The South of Christ's Hospital School	Installation of photovoltaic array,	No objection	Permitted
DC/15/0695	9 The Meadows	Fell 1 x Oak Tree (T6)surgery to 5 x Oak Trees (T1-T5) Tree Preservation Order	No objection	Permitted
DC/15/0748	Barnes Wallis Avenue Christs Hospital	Surgery to 16 Horse Chestnut Trees	No Objection	Permitted
DC/15/0858	Charwood House Oakhurst Business Park	Surgery to 2x Oak trees	No Objection	Permitted
DC/15/0877	Oaklands, Coltstaple Lane	Erection of equestrian/agricultural building to house a stable block, wash down area, hay storage, tack room, feed and agricultural machinery storage including two full size tractors.	No comment supplied	Refused
DC/15/0860	The Co-Operative Store Lintot Square Fairbank Road	S.73 application for the variation of condition 13 to allow for extended opening hours (DC/04/1901 dated 11/10/2004)	No objection to extension to opening hours of store, but ask that deliveries should not take place after 22.00 for the amenity of neighbouring properties.	Permitted
DC/15/1040	15 The Fieldings	First Floor Extension over existing garage	No Objection	Refused
DC/15/1091	Weald House Southwater Business Park	Change of use of building from mixed use (Class A1/B1/D1 & D2) to Class D1 on ground floor and Class B1 on first floor.	Customer made comments neither objecting to or supporting the Planning Application	Permitted
DC/15/1104	Mr David Mclay 29 Nutham Lane	First floor side extension over existing garage and utility room to provide enlarged bathroom, bedroom and study area	Object, as roof line not hipped or dropped, as per parish design statement	Permitted
DC/15/1209	15 Wealdon Close Southwater	Demolish existing garage and erection of two storey side extension, single storey side/rear extension and pitched over existing rear extension	Object, as extension not subservient to main dwelling as per Parish Design	Refused
DC/15/1282	Oakview and Land Rear of Tیره Little Twynham and Tenure House	Removal of condition 6 (DC/13/1474) relating to sustainable construction	Object, as want Code 3 condition to remain	Permitted
DC/15/1314	Mr Martin 140 Woodlands Way	New mono-pitch roof over existing front garage/extension (To reflect planning consent DC/15/0553)	No objection	Permitted
DC/15/1332	Beckley Farm Coltstaple Lane	Proposed agricultural barn for storage of hay, feed and agricultural plant and machinery	No objection condition should be placed in relation to the development in that this barn should be used only for the purposes of the planning application (hay, feed, plant and machinery) and not other uses.	Refuse Prior Approval
DC/15/1328	43 Blakes Farm Road	Single Storey Rear Extension	No Objection	Permitted
DC/15/1410	17 Pevensey Road	Single Storey Extension	No comment supplied	Permitted
DC/15/1415	Easteds Farm Easteds Lane	Erection of 1 x 4 bedroom detached dwelling	Objection on the grounds that this proposed development lies within the curtilage of a Listed Building and over-intensification of the site. The development would have an over bearing and dominant impact on the Listed Building being at a higher level.	Refused
DC/15/1448	San Jose Shipley Road Southwater	Rear second storey extension	Objection to the proposed flat roof and overdevelopment of the site. The VDS states that the roof should be pitched.	Permitted

DISTRICT COUNCIL PLANNING DECISIONS (CONT)

Application No	Address	Reason	Recommendation	HDC Decision
DC/15/1487	Silver Lea Southwater Street	Two storey side extension and loft conversion	Objection as the proposed flat roof is contrary to the Village Design Statement	Permitted
DC/15/1556	Bt Cellnet Aerial Mast Jackrells Farm Jackrells Lane	Prior Notification to add 1 x dish (0.3m) to the existing mast	No objection	No Objection to notification
DC/15/1561	36 The Fieldings	Variation of condition A (DC/15/0893) Two storey side extension to be increased at the rear by 1.125m	No objection	Permitted

P90/09/15 PLANNING COMPLIANCE ACTION

55, York Close

A third extension is being erected at this property, and the Deputy Clerk queried whether all three fell within permitted development rights. Enforcement confirmed that they do.

Mr Watkins suggested that the Deputy Clerk ask Building Control for copies of the plans for the extensions.

Oakhurst Business Park

A resident in Southwater St has reported that Nursing Hygiene in Oakhurst Business Park is operating in the early hours of the morning, which is outside the permitted hours of business.

However, another resident has reported out of hours operation at Volvo, also in Oakhurst Business Park, so it is unclear which business is in breach of condition.

Both relate to vehicle movements, thought to be fork-lift trucks, with reversing sounders.

P91/09/15 DATE OF NEXT MEETING –

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

The meeting closed at 8.40 p.m.