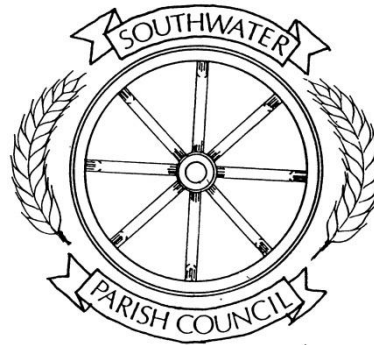


Southwater Parish Council

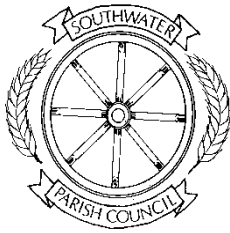


Draft Planning Committee Meeting Minutes

Wednesday 6th February 2019, 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



SOUTHWATER PARISH COUNCIL

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



Clerk: **Mrs.C.M.Tobin**
FSLCC.,

Telephone No: 01403 733202 Fax: 01403 732420
Email: Catherine.Tobin@southwater-pc.gov.uk
Community Web Site: www.southwater-pc.gov.uk

MINUTES

The Minutes of the PLANNING COMMITTEE meeting held on Wednesday, 6th February 2019 in the Council Chamber, Beeson House, Southwater, West Sussex, RH13 9LA commencing at 7.30pm.

Chairman:	Cllr N.Whitear	
	Cllr G.Cole	Cllr J Hutchings
	Cllr M.Neale	Cllr B.Varley
Clerk to the Meeting:	Mrs C.M.Tobin	
County Councillor:	Not present	
District Councillors:	Not present	
Press:	Not present	
Members of the Public:	7	

P17/02/19 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.

The Beckley Stud applicant then addressed the Committee in terms of he wished to discuss the site in general. He was given advice in that the application before the committee related to the second amendment i.e., the gate. A heated discussion took place when advice was given to the resident as to how he should proceed in terms of if he wished to pursue a complaint. The applicant was also given advice in that if he wished to speak on the application, then he should do so at that juncture, for unless

required to do so when the committee discussed this he would not be in a position to do so.

No other members of public present wished to speak.

P18/02/19 APOLOGIES FOR ABSENCE

The Chairman stated that apologies for absence were received from Cllrs Knott, Lewis, Moore and Scoon.

Councillors NOTED and APPROVED the absences.

P19/02/19 DECLARATIONS OF INTERESTS

The Chairman 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. The Clerk confirmed that she had not received any declarations at that point in the meeting.

Members NOTED this information.

P20/02/19 MINUTES

It was proposed by Cllr Cole, seconded by Cllr Whitear, and RESOLVED by all present that the Minutes of the Planning Committee meeting 2nd January 2019 be accepted as a true and correct record of the meeting. The Chairman indicated that these had previously been approved by the December Full Council Meeting.

P21/02/19 CHAIRMAN'S ANNOUNCEMENTS

The Chairman had no announcements.

P22/02/19 CORRESPONDENCE

Soft Sand Review of the West Sussex Joint Minerals Local Plan: Issues and Options Consultation (Regulation 18)

The Clerk referred members to this document which had been circulated to all members of Council.

Members NOTED the information provided.

Horsham Cycling Forum

Information has been received from the Horsham Cycling Forum, its next meeting being the 5th February; this having been circulated to Members of Council.

West Sussex Local Access Forum – Aiming to Improve and Protect Countryside Access Annual Report and Recruitment for Members

The West Sussex Local Access Forum (WSLAF) aims to improve and protect access to the countryside. Enclosed with the information was the Annual Report of the Forum along with literature in terms of recruitment for new Members.

Members are NOTED.

Legal & General Press Release

The Council have received a press release from Legal & General Capital in relation to their purchase of 500 plus acres of a multi tenure development site from Liberty this site is based at the north of Horsham. It is Legal & General's ambition to tackle the UK's housing crisis by scaling up overall housing delivery and providing homes for all ages, tenures and social groups.... A copy of this news release has been circulated to all councillors.

Members NOTED the information.

P23/02/19 BERKELEY HOMES

The Chairman stated that he believed there were no further updates in relation to meetings with Berkeley Homes.

P24/02/19 MILLER HOMES

The Clerk stated that her office were still awaiting news of the new village sign which was being fabricated at the blacksmiths.

The Clerk had no further information regarding complaints made to Highways in relation to the roundabout. The Chairman of the Meeting indicated that there were still bricks lifting up and that the Clerk should chase Highways on this.

The Clerk to report once again to Highways concerns regarding the southern roundabout by the Miller/Wates Development.

P25/02/19 BOVIS HOMES

The Clerk informed members that Horsham District Council still had some outstanding conditions in relation to the play area and public open space. It is hoped that these can be dealt with quickly with the Parish Council then adopting the land and commuted sums.

Councillors NOTED this information.

P26/02/19 HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES, VERGES, FOOTPATHS AND RIGHTS OF WAY

The Clerk indicated that the County and District Councillors were looking at a missing section of footway in relation to the Miller Development.

The Clerk had nothing to report on this and asked members if they had any concerns to be referred to the WSCC Highways Department.

Cllr Varley stated that there was also a section missing from Roman Lane to Cripplegate Lane which also be addressed. The Clerk stated that she would advise the County Councillor of this fact as he was investigating the other missing section.

Councillors NOTED this information.

**P27/02/19 HORSHAM DISTRICT COUNCIL HOUSING LAND REPORT
DECEMBER 2018**

The Clerk referred members to the reported published and circulated to all members dated December 2018.

Members NOTED the information provided.

P28/02/19 NEW PLANNING APPLICATIONS

Application Number	Applicant	Reason for Application	Recommendation
DC/18/1622 Geoff Cole	Beckley Stud Reeds Lane Southwater Horsham	Amendment to: Removal of existing mobile home. Positioning of new mobile home and relocation of stables https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PCU9RBIJFM000	Objection based on height and visibility in that this is contrary to Horsham District Council policies.
DC/18/2355 Graham Watkins	Godfreys of Horsham Worthing Road Southwater Horsham West Sussex RH13 9HA	Change of use from car showroom (Sui-generis) to Supermarket (Retail A1) and removal of mezzanine floor. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=PHKPVYIJGT900	Delegated to Cllr Watkins this to follow onsite meetings with WSCC Highways and HDC representatives.
DC/18/2699 Graham Watkins	Okash Worthing Road Southwater Horsham	Outline application for the demolition of the existing detached dwellings and the erection of a building that will accommodate eight two bedroom flats with associated parking and landscaping, with all matters reserved. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PJXO7VJHHEK00	Delegated to Cllr Watkins this to follow onsite meetings with WSCC Highways and HDC representatives.
DC/18/2712 Derek Moore	Lennox Wood Southwater Business Park Worthing Road Southwater Horsham West Sussex RH13 9JJ	Installation of three new external condensers to supplement cooling and heating to the office and relocate two existing condensers. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PJZIW3LJHF800	Delegated to Cllrs Whitear and Watkins
DC/18/2715 Geoff Cole	103 Woodlands Way Southwater Horsham West Sussex	Erection of a single storey side extension	Objection on the basis of lack of rear access, no access to the garage and the flat roof

		https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PJZOHCLJHFD00	being contrary to the Parish Design Statement.
DC/18/2723 Geoff Cole	Greengarth 3 Green Close Southwater Horsham West Sussex RH13 9UU	Change of use from a garage and office to an ancillary domestic dwelling. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PK1DKOLJHFR00	No objection subject to a non-severance order on the property
DC/18/2729 Neil Whitear	Butlers Ghyll Farm Pollards Way Southwater Horsham West Sussex RH13 9AQ	Retrospective application for the enlargement and alterations to the junction of Pollards Drive and A24 https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PK386VIJHG800	No objection
DC/18/2734 Geoff Cole	Beckley Farm Coltstaple Lane Horsham West Sussex RH13 9BA	Demolition of existing conservatory and erection of a single storey side extension https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=summary&keyVal=PK3DT4IJHGF00	No objections

At this point in the meeting 8.03 pm., a resident left the Chamber.

DC/19/0066 Neil Whitear	5 Beechwood Southwater Horsham West Sussex RH13 9JU	Erection of a first story rear extension https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PL5T1KIJHNT00	No objection
DC/19/0070 Graham Watkins	59 Bamborough Close Southwater Horsham West Sussex RH13 9XG	Conversion of existing garage and erection of a part single, part two storey side extension https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PL5WOQIJ02X00	Delegated to Cllr Watkins
DC/19/0076 Joy Hutchings	49 York Close Southwater Horsham West Sussex	Erection of a single storey side extension https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=details&keyVal=PL7NOLIJHOA00	No objection
DC/18/0080 Derek Moore	33 Nutham Lane Southwater Horsham West Sussex RH13 9GG	Retrospective application for the replacement of existing polycarbonate conservatory roof with a prefabricated warm roof with 4 x roof lights. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PLBD19IJHP000	No objection

DC/19/0093 Derek Moore	Volvo Construction Equipment Oakhurst Business Park Wilberforce Way Southwater Horsham West Sussex RH13 9RT	Installation of 1 x Fascia sign https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PLDLLOIHPN00	No objection
DC/19/0104 Geoff Cole	68 Cedar Drive Southwater Horsham West Sussex RH13 9UW	Non material amendment to previously approved DC/18/0640 (Demolition of existing garage and erection of 2 storey side extension) Relating to small window on front elevation https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PLGX1OIJHQC00	No objection
DC/19/0107 Denis Bull	126 Timber Mill Southwater Horsham West Sussex RH13 9SR	Fell 1 x Oak, Surgery 1 x Oak. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PLGX2IJHOF00	Delegated to the Clerk.
DC/19/0123 Michael Neale	Land North of Wilberforce Way Southwater West Sussex RH13 9RS	Erection of two employment buildings for use classes B1(c) and B8 with associated access, car parking and landscaping. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PLJ8FGIJHR900	Objection on the following grounds:- <ul style="list-style-type: none"> • Over-intensification of site • Proximity to residential housing and potential conflict re noise • The site being in close proximity to a wildlife corridor a full appraisal being required <p>The Parish Council would in the event of approval ask, that WSCC be consulted about the provision of a footway along Blakes Farms Road and, Consider and implement operating limits for the users in order to protect local residents.</p>
DC/19/0143 Michael Neale	11 Larkspur Way Southwater Horsham West Sussex RH13 9GR	Non material amendment to previously approved DC/18/0987 (Conversion of existing integral garage to habitable space including installation of larger rear patio door and front window) Minor change to style of proposed window (Garage Conversion) to East Elevation. Minor change to arrangement of proposed doors to West Elevation. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PLQ6CEIJHSV00	No objection

DC/19/0157 Graham Watkins	Blackwater Jackrells Southwater West Sussex	Farm Lane	Agricultural prior notification proposed storage building to access hay machines https://public- access.horsham.gov.uk/public - access/applicationDetails.do? activeTab=externalDocument s&keyVal=PLS696LJ02X00	Delegated to Cllr Watkins
DC/19/0172 Graham Watkins	Broadacres Homes Development Site Worthing Southwater West Sussex	Berkeley Road	Erection of 4 additional flags https://public- access.horsham.gov.uk/public - access/applicationDetails.do? activeTab=externalDocument s&keyVal=PLVTBKJ02X00	No objection
NC/19/0005 Graham Watkins	Southwater Academy Worthing Road	Junior	Removal of two no existing modular classrooms and replacement of two modular classrooms	No objection
NC/19/0004	Southwater Academy Worthing Road	Infant	Removal of two no existing modular classrooms and replacement of two modular classrooms	No objection

P29/02/19 SOUTHWATER BOUNDARY REVIEW

The Clerk confirmed, that the additional housing land currently in Shipley Parish will be incorporated within the Southwater Parished boundary. The Clerk stated that this boundary review with different to the Electoral boundary.

A short discussion took place in that Cllr Neale, asked whether this would assist Southwater Parish Council in terms of the budget for the next financial year. The Clerk stated that in theory it may assist, but she had no knowledge of the number of Band D properties concerned but subject to some already being in place this could assist the Council. Cllr Cole remarked on the use of Band D to calculate the percentage increase in budget.

Councillors NOTED this information.

P30/02/19 NEIGHBOURHOOD PLAN

The Chairman stated that a meeting had taken place the previous evening involving the Steering Group, the next meeting being on the 19th February at which time it was hoped to bring this to Council on the 27th February at an Extraordinary Parish Council meeting for the next stage in the process.

Councillors NOTED the information.

P31/02/19 PLANNING APPEALS

None received at this point.

P32/02/19 DISTRICT COUNCIL DECISIONS

The Clerk referred to the table relating to the decisions by the District Council in relation to recent applications.

P33/02/19 PLANNING COMPLIANCE ACTION

The Clerk referred to the matter of the Bovis site where conditions were still to be implemented by the developer.

Councillors NOTED this information.

P34/02/19 DATE OF NEXT MEETING

The date of the next meeting will be 6th March 2019.

The meeting finished at

Chairman.....

Date of Signature.....

DRAFT