

SOUTHWATER PARISH COUNCIL

The Minutes of the PLANNING COMMITTEE Meeting held on Thursday, 7th July 2016 in the Council Chamber, Beeson House, Southwater commencing at 7.30 p.m.

Present: Chairman: Mr G. Watkins

**Mr P. Buckley Mr G. Cole
 Mrs P. Flores-Moore Mr B. Greening
 Mrs J. Hutchings**

Clerk: Mrs J. Nagy

County Councillor: Not present

District Councillors: Not present

Press: Not present

Members of the Public: None

P54/07/16 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.

Mrs Flores-Moore reported that horse and trap racing was taking place in Blakes Farm Rd onto Hop Oast Roundabout. The Deputy Clerk advised that she should report such incident to the police at the time. She said that at the last meeting this Committee had discussed a District Council Public Order Protection consultation, which if agreed would assist in prohibiting such activities.

Mrs Flores-Moore enquired as to the latest situation with regard to a possible boundary change to the south of the parish, with the intention to include the proposed Wates development. The Deputy Clerk reported that she and the Chairman were meeting with Mr Crowley, Chief Executive of the District Council, on Monday 11th July, and this was a matter to be discussed.

Mrs Flores-Moore enquired if all Section 106 payments had been made that related to the Courtlands development. The Deputy Clerk replied that she believed that the majority of the sums owed had been paid, but this was a matter that, again, would be discussed at the meeting with Mr Crowley.

Mr Greening asked if the tree that he had reported as being down on a footpath near Bourne Hill Farm had been removed. The Deputy Clerk said that the office did not get confirmation of completion of works when reporting such items.

Mr Watkins reported that Berkeley's construction traffic was still accessing the site from the wrong direction, but he understood that this would be covered later in the meeting.

Mrs Varley said that she believed that the one way signs in Station Rd were still missing.

The Deputy Clerk said that this had been reported on several times, and she would now escalate this.

There being no members of the public present, Standing Orders were not raised.

P55/07/16 APOLOGIES

There were apologies noted and agreed from Mr Apted, Mr Neale, Ms O'Toole-Quinn, and Mrs Varley.

P56/07/16 DECLARATIONS OF INTEREST

The Deputy Clerk confirmed that she has now received updated Registers of Interests from all councillors.

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.

Mrs Flores-Moore declared in interest in planning application DC/16/1161 at 12, The Brook, as she believed that she was related to the applicant.

Mr Cole declared an interest in DC/16/1260 & 1261 at Christ's Hospital as he is an Old Blue.

P57/07/16 MINUTES

It was proposed by Mr Buckley, seconded by Mr Cole and RESOLVED by all present that the Minutes of the Planning Committee meeting held on Thursday, 9th June 2016 be accepted as a true and correct record of the meeting.

P58/07/16 CHAIRMAN'S ANNOUNCEMENTS

The Chairman had no announcements.

P59/07/16 CORRESPONDENCE

Parking Charges in the Country Park

The Deputy Clerk reported that the County Council had agreed that the District Council could commence charging for parking at Southwater Country Park. This is to be £1.50 per day during the summer, and 50p per day during the winter. The charging scheme would commence on 25th July.

Members noted this information

P60/07/16 NEIGHBOURHOOD PLAN

Ray Wright, Consultant, has now seen the draft policies, which have also been circulated to the Steering Group. Once Mr Wright's comments and amendments have been incorporated, a meeting of the Steering Group will be held to agree these. Also for discussion at this meeting, will be the Site Assessment criteria.

The Call for Sites officially ended on 30th June; one additional site has been put forwarded, and a meeting with the agent is being scheduled imminently.

Some of the grant funding from Locality will have to be returned, the sum of £2249. Monies were to fund both the Scoping Report and the Sustainability Assessment, but only the Scoping Report has been completed to date, and the deadline of 31st March has now passed. Locality indicated that there would be no issue in re-applying for the money for the Sustainability Assessment as this had already been approved in principal.

Quotes are now being sought for a Landscape Assessment, so funding for this can be sought from Locality at the same time.

Mr Cole asked when a revision to the Parish Design Statement was planned. Mr Watkins said that some aspects had been included in the draft policies; once these have been reviewed then the Parish Design Statement can be revisited if necessary.

Mr Watkins said that he will be attending a meeting with Mr Wright to discuss the draft policies, along with the Deputy Clerk, so would be able to report back to the next meeting.

Members noted this information

P61/07/16 PRE-APPLICATION ADVICE

The Pre-Application Advice Group has not met since the last meeting.

Members noted this information

P62/07/16 BERKELEY HOMES

The Deputy Clerk continues to report construction traffic coming in from the south, which is contrary to the agreed access plan. However, work has now commenced in Church Lane, and such traffic does access from the southern end. There should be no vehicles between Church Lane and the Cedar Drive roundabout.

The Site Manager confirms that he is meeting with contractors today to reiterate the requirements of the planning permission; this does mean however, that they will not be able to visit local shops in Lintot Square area for lunch etc.

In addition, Berkeleys previously advised that the lights at Cedar Drive would be removed on or around 4th July. It now seems that the lights will be there to the end of August to accommodate works to the new gas main and avoid traffic management being reinstated 3 weeks after what would have been the completion of the works, effectively meaning one management plan instead of two.

The traffic lights have failed on more than one occasion, and banksmen have been used to direct traffic. Concerns were raised as to what would happen if the lights failed at night, when no construction staff were on site. It was thought that there was an alarm system.

Mr Watkins said that there appeared to be too many barriers around the traffic lights, which obstructed sight lines and street lights. In addition, the heras fencing is too close

to the road, in his opinion. He would also like to know if the displacement of residential traffic onto other roads to avoid the lights, such as along Cripplegate Lane, had been taken into account in the Construction Traffic Management Plan. He reported that both the volume and speed of local traffic along Cripplegate Lane has increased in recent weeks.

The Deputy Clerk reminded members that the monthly meetings with Berkeleys and Highways have been discontinued, to be called on an ad hoc basis when required.

The Deputy Clerk was asked to arrange a meeting with Berkeleys and Highways to discuss concerns over traffic management and site safety.

P63/07/16 TREE PRESERVATION ORDERS & OTHER TREE MATTERS

Tree Management Plan

As instructed, the Deputy Clerk is investigating the provision of a Tree Management Plan, and is in discussion with Mr Jim Quaife, the council's tree consultant.

Charlock Way

At the last Finance & General Purposes meeting the ongoing issue with roots from trees on Parish Council land causing damage to paving at a property in Charlock Way was discussed, and the Committee resolved that notwithstanding the advice of a tree consultant it would not accept liability for the encroachment of tree roots from its land, as in this case, no damage had been made to the house, only to garden features.

This information has been relayed to the householder, who has said that he intends to take further legal advice on the matter.

Members noted this information

P64/07/16 PUBLIC OPEN SPACE

Public Order Protection Order Consultation

Councillors will recall that the District Council is seeking to introduce a Public Spaces Protection Order under Section 59 of the Anti-Social Behaviour, Crime and Policing Act 2014 to prohibit certain anti-social activities within the district, such as anti-social consumption of alcohol in a public place, Parkour or free-running, anti-social use of vehicles, anti-social use of horse drawn vehicles, dog fouling and control of dogs.

The District Council has confirmed that once approved, the Parish Council can apply the Order to land in its ownership. As instructed, the Deputy Clerk, asked if the use of illegal drugs could be added to the list of prohibited activities; however this is not necessary, as illegal drugs are by definition, illegal.

Members noted this information

P65/07/16 HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES, FOOTPATHS AND RIGHTS OF WAY

Development off Millfield, Southwater – DC/16/0137

Mr Neale represented the Council at the Development Control North Committee on 6th

July, speaking in objection to the proposals. Councillors will recall this application related to the erection of five homes, but were not built to plan, necessitating an amended application.

However, in the interim, the developers have approached the District Council for advice in relation to the street name. The District Council has put forward the Parish Council's policy that names from the War Memorial should be used, and the developer has selected Standing Close, after James Standing. Private Standing died in April 1917, and lived in Southwater St.

Members noted this information.

P66/07/16 DC/16/0642 – LAND WEST OF MILL STRAIGHT, SOUTHWATER

This application to build 193 homes was discussed at Development Control South, on 21st June, and was deferred in order to address the following:

- Moving the northern building line further south, to take new houses further away from existing dwellings in The Fieldings and Worthing Rd
- To redress the reduction in 3 bed homes from Outline the Reserved Matters applications
- To address the omission of the half basket ball court

Northern Building Line

The Parish Council did not object to the position of the northern building line; this was raised by The Fieldings Residents Group. However, the housing has been moved to a distances from 24 metres to 37 metres away from existing housing

Provision of 3 bed homes

Outline application was for 79 three bedroom homes, and this was reduced to 62 in the Reserved Matters. The Parish Council objected to this, citing evidence in it recent Housing Needs Survey.

The proposed number of three bed homes is now 73, an increase of 11, yet still 6 less than the Outline permission. Nine of these unit have been taken from the total of 4 bed (was 54 now 45) and two from 2 bed (was 21 now 19) From market housing not affordable and the affordable remains the same at 78 units or 40%.

Half basketball court

To be clear, the Parish Council wanted an area of tarmac with a hoop, that teenagers could use as a leisure/play activity; play equipment for younger children is already included on site.

It was considered that this could not be "fitted in" and a sum or around £13000 was proposed for a half court or other provision for youth activity at either the Leisure Centre or the Skate Park. However, the Parish Council pointed out that neither land owner – the Parish Council in the case of the Leisure Centre or the District Council in the case of the Skate Park – had been consulted.

The Deputy Clerk has been in discussion with both Wates and the District Council as to how best to resolve the matter.

To put the half court on the site – the apparent available space is within the protection zone of Hog's Wood, which is protected woodland, so would not be possible.

To put the half court at the Leisure Centre – the only available space would be adjacent to the play area. The Council wishes to keep the pitch areas clear, as it is building up Section 106 monies for pitch improvement, possibly installation of a 3G. The Deputy Clerk suggested that with a proper basketball facility on site – the MUGA – she was not sure that a half court would be used.

She reminded councillors that she is working on a project to refurbish the Leisure Centre play area, using Section 106 monies, and perhaps the £13,000 could be added to this sum to provide a unit for older children. This would require a variation in the Section 106, as “youth activity” does not cover play.

Skate Park – The area of tarmac on which the Skate Park stands is leased from the District Council by the Parish Council. To put a half court adjacent to the Skate Park would be on District Council land.

The Country Park is a Site of Nature Conservation Interest, so initially the District Council was reluctant to consider; but have now agreed that a site probably can be provided in the Country Park, so long as it is sympathetically designed to fit into the environment. The location needs to be carefully chosen so as not to disrupt the grassland too much, given the SSSI status.

At this point the Chairman proposed the suspension of Standing Orders to allow members of the public to speak. This was seconded by Mr Buckley and agreed by all.

Mr Handley of The Fieldings Residents’ Group said that residents felt that they were not being listened to. The northern building line should be moved further south to allow for the boundary of TPO’d trees. He made reference to a briefing paper that he had written; this had not been circulated to councillors as it had only been received by the parish office that afternoon. He referred to the Kew Root Survey, which stated that the maximum root radius of an oak was 30 metres, which provides a basis for his opinion that the northern building line should be this distance away from the boundary of trees, and not the 20 metres as is present.

The Fieldings was built in the 1970s before building regulations required consideration of subsidence. However, several houses have experienced subsidence requiring underpinning. It is envisaged that similar problems will be suffered by the new houses.

A public footpath runs along the northern boundary, which is to be made a bridleway under the proposals. The anticipated increased footfall and hoof fall will compact the soil and affect the root system of the trees.

Mr Handley pointed out that the Residents’ Group was not saying that the houses should not be built, only that they should be built further to the south.

Mrs Flores-Moore asked if the Group had shared its concerns with Shipley Parish Council, as the site was geographically in Shipley. Mr Handley said that he had not, but would do so.

Mr Handley wanted to circulate additional papers; the Deputy Clerk said that this was not permitted.

Mr Watkins said that foundations can be designed to be resistant to tree roots and therefore subsidence. However, he assumed that the concerns around possible soil compaction related to the existing houses in The Fieldings, and not to the new houses.

Mr Handley said that this was the case. In addition, he was aware of an underground spring on the site; if the developer were to divert the water, where would it go?

Mr Watkins said that a properly designed diversion should not cause problems, and that would be a matter for Building Control to assess.

Mr Cole queried the land ownership of the bridleway. Mr Handley said that the right of way was currently a footpath, not a bridleway; the change was planned as part of the proposals. However, this path met another footpath at the western corner of the northern boundary, with a stile, so it was difficult to see where any horses would go at that point.

Standing Orders were reinstated.

Mr Buckley said that with regard to the separation between new houses and the tree line, the bigger the better, in his opinion. Mrs Flores-Moore agreed, saying that she supported the proposed northern building line being pushed back. She was concerned that TPO'd trees would be lost if this did not happen.

It was felt that, whatever the outcome with the northern boundary, there should be a condition that there should be no ancillary development, such as extensions and garages etc., to the north of the building line.

Mr Cole thought that the Council should make it clear that any separation should be measured from the tree line, and not built wall to proposed wall.

It was agreed that there should be a minimum separation of at least 24 metres between the walls of the proposed new houses and the tree line; this was then revised to "at least 35 metres."

With regard to the housing mix, it would have been preferable for the shortfall in 3 bed homes to be taken in total from 4 and 5 bed homes rather than 2 bed homes; however, the revised mix was deemed to be acceptable.

With regard to the half basketball court, it would be preferable to have this on site, but it appears that the District Council has agreed that this can go at Southwater County Park, at a suitable location.

The Deputy Clerk's report that the c£13,500 allocated for the provision of the half court was noted; the issue of consultation on draft Section 106 agreements should continue to be progressed by her.

It was therefore RESOLVED that the Committee would comment on the revised proposals as follows:

- **The northern building line should be moved further south so as to be at least 35 metres from the tree line to the walls of proposed houses**
- **The revised housing mix was deemed to be acceptable.**
- **The site of the half basket ball court is yet to be finalised. This would be preferably put on the development site, with a second choice being at the**

Country Park. The Deputy Clerk will progress the matter and report back to this Committee.

P67/07/16 NEW PLANNING APPLICATIONS

Application No.	Applicant	Reason for Application	Recommendation
DC/16/1131 Joy Hutchings	Mr G. Turnwell 30 Nutham Lane Southwater	First Floor Side Extension	Object as the roof line should be dropped as per the Parish Design Statement
DC/16/1188 Laurie Apted	Mr F. Newell 23 Nutham Lane Southwater	Proposed roof extension	Object as the roof line should be dropped as per the Parish Design Statement
DC/16/1161 Michael Neale	Mr & Mrs M. Chitty 12 The Brook Southwater	Demolition of existing single storey pitched roof garage and erection of a two storey side extension to the east elevation	Object, as style of extension is detrimental to the street scene and is not sympathetic to its surroundings. Please note Councillor Flores-Moore declared a personal interest in this application.
DC/16/1201 Graham Watkins	Jim Lye Hop Oast Service Station Worthing Road	Installation of Adblue storage tank, fuel dispensers and associated underground pipework	No objection
DC/16/1202 Billy Greening	Mr M. Durrant 53 York Close Southwater	First floor extension above existing ground floor extension and alterations to front porch	No objection
DC/16/1207 Kieran Diamond	Mr & Mrs Langridge Thorpe Lee Denne Park	First floor extension over living / kitchen area	Object, as bulk and mass of resulting dwelling would be out of keeping with street scene, and not sympathetic to its surroundings.
DC/16/1213 Kieran Diamond	Mrs D. McKnight Home Farm Cottage Denne Park Horsham	Erection of single dwelling with associated garden, landscaping, driveway and carport (Outline)	Object, due to proposed new dwelling outside the built up area of Southwater. Not in keeping with the surroundings, not in character with the area
DC/16/1260 & 1261 Michael Neale	Christ's Hospital School The Avenue Christ's Hospital	Renewal of 6 pairs of double doors with single doors at the Big School (Part of Christ's Hospital School) (Full Planning)	No objection Please note Councillor Cole declared a personal interest in this application
DC/16/1268 Barbara Varley	Mr & Mrs S Price 9 Millfield, Southwater	Proposed single storey rear extension, replacement of flat roof over garage with pitched roof and existing flat roof over bay windows to the south west elevation to be replaced with mono pitched roof	No objection
DC/16/1332 Michael Neale	Mr J. Waumsley Bemerton Salisbury Road Horsham	Proposed garage/car port	No objection, but ask that condition to be put on to require proposed garage/car port is not to be used as accommodation.
DC/16/1334 Peter Buckley	Mr Chris Ong 2 Mapledown Close Southwater	Proposed two storey side extension	Object, as roof line is not hipped or dropped for the whole extension, making the extension subservient to the main dwelling as per Parish Design Statement
DC/16/1364 Laurie Apted	Mr J Page 73 Charlock Way Southwater	Proposed rear extension to the existing detached garage and the removal of the existing wooden boundary fence and the construction of new brick boundary wall.	Object, as would entail creation of a new dwelling. Concerns over creation of a new gateway onto land, owned it is believed by WSCC. If minded to permit, ask for non severance clause.
DC/16/1365 Michael Neale	Mr & Mrs M Burke The Corner Salisbury Road Horsham	Proposed single storey side and rear gym extension and front open porch	No objection
DC/16/1368 Rachael O'Toole-Quinn	Mr James Cherry Luddesdown Worthing Road Southwater	Proposed single storey rear extension	No objection

P68/07/16 PLANNING APPEALS

DC/15/2460 – Erection of two bedroom self-build dwelling at Butlers Cottage, Tower Hill

An appeal has been lodged against the Council's refusal of planning consent, on the ground that the proposed new dwelling is outside the built up area of Southwater, is not sympathetic to its surroundings and affects the setting of a listed building

P69/07/16 DISTRICT COUNCIL DECISIONS

Application No	Address	Reason	Recommendation	HDC Decision
DC/15/2127	Land West of Blakes Farm Cottage Southwater Street Southwater West Sussex	Erection of two detached dwellings, two detached double carports, provision of public footpath and associated works	Object	Permitted
DC/16/0789	Christ's Hospital School The Avenue Christ's Hospital	New all-weather pitch to replace existing with associated fencing and floodlights	No Objection	Permitted
DC/16/0841	56 Bluecoat Pond Christ's Hospital Horsham	Replacement of garden fence with 1.8m high brick wall	No Objection	Permitted
DC/16/0848	32 Quarry Way Southwater	Two storey rear and side extension and single storey rear extension	No Objection	Permitted
DC/16/0963	Oaklands, Two Mile Ash Horsham	Erection of a single storey extension, infill roof and dormer windows and formation of habitable accommodation in roof void	Delegate to Mr Green and the Acting Clerk	Permitted
DC/16/0973	17 Great Lime Kilns Southwater	Proposed ground floor side extension to existing garage	No Objection	Permitted
DC/16/1211	12 Bottings Hill Cripplegate Lane Southwater	Non Material Amendment to previously approved application DC/11/2588 (Two storey side extension and part single storey rear extension) to form a bay window with extended roof over	Permitted by HDC before Planning Committee	Permitted

P70/07/16 PLANNING COMPLIANCE ACTION

2, Castlewood Rd

This house, on the corner of Castlewood Rd and Cedar Drive, removed a hedge to the front and replaced it with post and rail fencing. The Deputy Clerk has queried whether this is contrary to conditions relating to the open plan aspect of the area

Berkeley Homes

The Deputy Clerk has reported construction traffic not complying with the traffic management plan.

P71/07/16 DATE OF NEXT MEETING

The date of the next meeting is Thursday, 8th September at 7.30pm in the Council Chamber, Beeson House.

There are no meetings in August

The meeting closed at 9.25 pm.

