

## **SOUTHWATER PARISH COUNCIL**

**The Minutes of the PLANNING COMMITTEE meeting held on Wednesday 7<sup>th</sup> June 2017 in Beeson House, 26 Lintot Square, Southwater, West Sussex, RH13 9LA commencing at 7.30pm.**

**Present: Chairman: Cllr G Watkins**

**Cllr G Cole  
Cllr R Dye  
Cllr D Moore  
Cllr B Varley**

**Cllr P Davies  
Cllr J Hutchings  
Cllr M Neale**

**Mr Geoff Scoon, Co-Opted Non-Voting Member of Council**

**Clerk: Ms N Donbavand**

**County Councillor: Not present**

**District Councillors: Not present**

**Press: Not present**

**Members of the Public: 4**

### **P35/06/17 PUBLIC PARTICIPATION**

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 Chair. 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 for the purposes of minute taking and the recording will be destroyed after the minutes had been ratified.

The Chairman asked if anyone present wished to address the Committee. No member of the public indicated they wished to speak at that moment.

### **P36/06/17 APOLOGIES**

There were apologies noted and agreed from Cllr Apted and Cllr O'Toole-Quinn

**Councillors NOTED and APPROVED the absence.**

### **P37/06/17 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 Dye declared an interest in DC/17/0995 regarding a proposed first floor (room in roof) extension as this is an area near to his property. The Chairman clarified there was no pecuniary interest and so Cllr Dye remained in the room.**

**Cllr Michael Neale declared an interest in DC/17/1023 regarding Phase 4 Oakhurst Business Park, Wilberforce Way, Southwater, West Sussex, RH13 9RT to his property. The Chairman clarified there was no pecuniary interest and so Cllr Neale remained in the room.**

**P38/06/17 MINUTES**

In reference to the meeting on Wednesday 3<sup>rd</sup> May, Cllr Hutchings stated that she had offered apologies prior to the meeting contrary to that stated in the minute reference P21/05/17.

**It was proposed by Cllr Neale and seconded by Cllr Cole and RESOLVED by all present that the Minutes of the Planning Committee meeting held on Wednesday 3<sup>rd</sup> May be accepted as a true and correct record of the meeting with the amendment above.**

**P39/06/17 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman indicated that he had no announcements other than to welcome Cllr Moore as a full voting Councillor and Mr Scoon as a non voting Councillor to the table for their first meeting in these roles.

**P40/06/17 CORRESPONDENCE**

The Chairman reported that other than the correspondence sent to Councillors there were no items to report.

**Councillors NOTED correspondence received.**

**P41/06/17 NEIGHBOURHOOD PLAN**

The Chairman updated the Council with developments regarding the Neighbourhood Plan. He stated the Neighbourhood Plan meeting held on Tuesday 6<sup>th</sup> June was sparsely attended but the following proposals were approved: The Housing Needs Assessment, funding is being prepared for this via a grant; Strategic and Environmental assessment draft policies and associated advice via ENPLAN and a review of the call for sites which is being done hopefully within the next month.

Dates for the Steering Group will appear in the Neighbourhood Plan minutes. The next meeting is 11<sup>th</sup> July 2017.

**Councillors NOTED this information.**

**P42/06/17 BERKELEY HOMES**

The Chairman identified there is nothing to report this month as no meeting occurred due to Berkeley being engaged in judicial review on one of their sites. The next meeting with Berkeley will be followed by a meeting with Miller Homes since there are a

number of compliance issues that need addressing with Miller. It is then expected that future meetings will be held with both Miller and Berkeley Homes.

**Councillors NOTED the information.**

**P43/06/17 HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES, VERGES, FOOTPATHS AND RIGHT OF WAY -**

Closure of Bridleway 3567 - the Downlink footpath

The Clerk brought to the Councils attention the West Sussex County Council temporary closure notice for the Downlink footpath. The closure will come into effect on 12<sup>th</sup> June 2017 and will last for six months or until the bridleway is safe to reopen whichever is sooner. It is expected the works will take two months to complete.

Cllr Cole explained the notices received are inadequate and do not fully explain where the closures will take place. The Clerk will contact the department responsible to see if the information provided can be clearer in future.

Cllr Hutchings also commented that the diversion signs currently around the village do not appear to make sense especially that which leads from Cripplegate Lane into the car park. The Chairman explained representations have been made to Southern Water by the Clerk. Southern Water replied they had no signs sufficient enough to explain the situation. Evan Giles and Steve Delahunt have been meeting with Southern Water to rectify the situation but current talks seem to have failed to rectify the problem.

**Councillors NOTED this information.**

**P44/06/17 PUBLIC ART PROJECT**

The Clerk referred members to a request from Jeremy Knight, the Museum and Heritage officer at Horsham District Council for guidance in relation to a grant available for the public art project funded by Bovis. They were informed the amount available through s106 contributions is £28,073 and although ring fenced for 'public art', suggestions for the project should be explored. The Clerk requested two volunteers to assist with this project. Cllrs Hutchings and Moore volunteered.

**Councillors NOTED this information.**

**P45/06/17 NEW PLANNING APPLICATIONS**

Application No	Applicant	Reason for Application	Recommendation
DC/17/0773 In Office	Mrs Loughran 10 Woodlands Way and 7 Beechwood Southwater Horsham West Sussex RH13 9HZ	Surgery to 2 x Oaks (no.10 Woodlands and no.7 Beechwood) <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=ONXFM4IJGY900">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=ONXFM4IJGY900</a>	No objections subject to a standard acceptance of 25% to 30% reduction
DC/17/0787 In Office	Mr Andrew Cross 33 Roman Lane Southwater Horsham West Sussex RH13 9AF	Part retrospective application for erection of raised decking in rear garden <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=ONXZ7AIJGYP00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=ONXZ7AIJGYP00</a>	No objection
DC/17/0862 Graham Watkins	Mr Darioush Fatehnia Southwater Kebab Worthing Road Southwater Horsham West Sussex RH13 9HE	Demolition of fire damaged redundant bakery and the construction of three 1 bedroom cottages <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OOP7N1IJH4Z00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OOP7N1IJH4Z00</a>	Objection based on overdevelopment of the area; insufficient amenity space and poor parking
DC/17/0888 Michael Neale	Mr & Mrs C Richardson Welbury Salisbury Road Horsham West Sussex RH13 0AJ	Demolition of existing concrete shed. Proposed erection of rear extension to detached double garage <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OORJ0GIJH5W00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OORJ0GIJH5W00</a>	No Objection

**The Chairman suspended standing orders at 8pm to permit members of the public to speak.**

**DC/17/0995 – Thorpe Lee, Denne Park, Horsham, West Sussex, RH13 0AY** - The Council received a brief presentation from the owner of Thorpe Lee.

**Standing Orders were re-instated at 8.02pm. After a brief discussion the Council agreed to offer no objection.**

DC/17/0995 Michael Neale	Mr Nigel Langridge Thorpe Lee Denne Park Horsham West Sussex RH13 0AY	Proposed first floor (room-in-roof) extension <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OPFIXCIJHC900">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OPFIXCIJHC900</a>	No Objection
DC/17/0971 Ross Dye	Mr Ryan Watkinson 114 College Road Southwater Horsham West Sussex RH13 9DE	Prior approval for the erection of a single storey rear extension with a pitched roof, which would extend beyond the rear wall of the original house by 3m, for which the maximum height would be 4m, and for which the height of the eaves would be 3m. <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OPDBKUIJ07D00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OPDBKUIJ07D00</a>	No Objection

**Cllr Davies entered the meeting at 8.06pm. The Chairman suspended standing orders at 8.06pm to permit members of the public to speak.**

**DC/17/1023 – Phase 4, Oakhurst Business Park, Wilberforce Way, Southwater, RH13 9RT** - The Council received a brief presentation from members of the public who reside in accommodation close to the potential development. They object to the development. The objection is based on the erosion of the earth bund originally put in by Horsham Council to protect local residents from noise and to ensure the view from the houses was primarily trees rather than industrial estate. The distance between the houses and the development will be significantly reduced. Noise pollution will be also regularly evident from 7am and the resident is concerned this will be magnified if the proposal is permitted. The required 30m gap between commercial and residential units will also be contravened with this development.

**Standing Orders were re-instated at 8.10pm.**

The Chairman explained his concerns regarding the proposal echoed those raised above and while he acknowledged a need for commercial development in Southwater, a point the Neighbour Plan intends to address via its 'call for sites', the erosion of the 30m boundary into the bund (designed for the protection of residents) is unacceptable in the Council's view. There is also the question of environment and the protection of wildlife and the potential increase in noise pollution in the area. Therefore strong objections are offered by the Council.

Cllr Dye stated the site was originally earmarked to be fire station and the removal of this agreement is contrary to that originally made. Cllr Dye agreed to represent Southwater Parish Council at subsequent meetings with HDC if the application is put forward for approval.

DC/17/1023 Graham Watkins	Mrs Carol Mazgay Phase 4 Oakhurst Business Park Wilberforce Way Southwater West Sussex RH13 9RT	Final phase (No. 4) of Oakhurst Business Park. Proposed erection of 8 No. small business units arranged in 2 groups with associated hardstanding and parking. <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OPMS0SIJHDY00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OPMS0SIJHDY00</a>	Objection based on the significant erosion of bund and loss of habitat in an environmentally sensitive area and increase in noise pollution
DC/17/1029 In Office	Berkeley Homes Development Site Worthing Road Southwater West Sussex	Proposed erection of a single non-illuminated signboard <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OPOEB2IJHEA00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OPOEB2IJHEA00</a>	No objection
DC/17/1057 In Office	Gardener House College Road Southwater West Sussex	Surgery to 1 x Oak <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OPS94WIJHFJ00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OPS94WIJHFJ00</a>	No objections subject to a standard acceptance of 25% to 30% reduction
DC/17/1173 Michael Neale	Mr and Mrs Richard and Deborah Good Kings Farm Coltstaple Lane Horsham West Sussex RH13 9BA	Proposed erection of single storey side extension and associated internal alterations (Householder) <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OQESCEIJHL000">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OQESCEIJHL000</a>	Objection based on the plan not being in keeping with a Grade II listed building and no use of local material ie Horsham Stone
DC/17/1174 Michael Neale	Mr and Mrs Richard and Deborah Good Kings Farm Coltstaple Lane Horsham West Sussex RH13 9BA	Proposed erection of single storey side extension and associated internal alterations (Listed Building Consent) <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OQESCIJHL100">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OQESCIJHL100</a>	Objection based on the plan not being in keeping with a Grade II listed building and no use of local material ie Horsham Stone

## P46/06/17 PLANNING APPEALS

The Chairman reported there were no items to report.

**Councillors NOTED this information.**

## P47/06/17 DISTRICT COUNCIL DECISIONS

Application No	Address	Reason	Our Recommendation	HDC Decision
DC/16/1961	Land at Station Yard Christ's Hospital Horsham West Sussex RH13 0NE	Reserved matters submission seeking approval of appearance, landscaping, layout and scale following planning approval DC/13/1412	No Objection	Permitted
DC/17/0378	5 Millfield Southwater Horsham West Sussex RH13 9HU	Proposed double storey rear extension, side conversion of existing garage and change to front roof detail over ground floor porch	Objections based on contravention of the parish design statement. Members were also concerned the property overlooked neighbours properties.	Permitted
DC/17/0448	Land West of Blakes Farm Cottage Southwater Street Southwater West Sussex	Surgery to 2 x Oak Trees and 2 x Ash Trees	No objections subject to a standard acceptance of 25% to 30% reduction	Permitted
DC/17/0513	16 Castlewood Road Southwater Horsham West Sussex RH13 9US	Erection of two storey side extension	Objection based on lack of a dropped roof in contravention of the design statement	Permitted
DC/17/0579	Easteds Farm Easteds Lane Southwater Horsham West Sussex RH13 9DP	Erection of a 2m fence to replace Leylandii trees (Listed Building)	No Objections	Refused
DC/17/0604	23 Dover Close Southwater Horsham West Sussex	Surgery to 1 x Oak	No Objection subject to a standard acceptance of 25% to 30% reduction	Permitted

	<b>RH13 9XX</b>			
<b>DC/17/0632</b>	<b>76 Woodlands Way Southwater Horsham West Sussex RH13 9JA</b>	<b>Erection of a first floor side extension over garage</b>	<b>Objection based on contravention of Parish Design Statement and HDC plan in that it is not subservient to the existing property and there is not enough provision for parking</b>	<b>Permitted</b>
<b>DC/17/0639</b>	<b>Berkeley Homes Development Site Worthing Road Southwater West Sussex</b>	<b>Erection of hoarding</b>	<b>Already submitted with no objections offered</b>	<b>Permitted</b>
<b>DC/17/0751</b>	<b>3 The Gables Southwater Horsham West Sussex RH13 9BW</b>	<b>Erection of a single storey rear extension</b>	<b>No Objections</b>	<b>Permitted</b>
<b>DC/17/0838</b>	<b>4 York Close Southwater Horsham West Sussex RH13 9XJ</b>	<b>Erection of a single storey side extension</b>	<b>No Objections</b>	<b>Permitted</b>
<b>DC/17/0851</b>	<b>Berkeley Homes Development Site Worthing Road Southwater West Sussex</b>	<b>Non material amendment to previously approved application DC/16/1919 (Provision of a community building, 2 x football pitches, a cricket pitch, 2 x tennis courts, a multi-use games area (MUGA), a skate park, a LEAP-NEAP with associated access, parking and landscaping works (application for approval of Reserved Matters following outline approval DC/14/0590- Residential development of up to 540 dwellings and 54 retirement living apartments, associated vehicular, cycle and pedestrian access, drainage and landscape works)). Amended community building porch entrance and roof hip tiling</b>	<b>No Objection but a copy of the dimension drawing for a sub committee meeting</b>	<b>Permitted</b>

**P48/06/17 PLANNING COMPLIANCE ACTION**

There were no items of note.

**Councillors NOTED this information.**

**P49/06/17 DATE OF NEXT MEETING: Wednesday 5<sup>th</sup> July 2017**

**The meeting closed at 8.40pm**