



SOUTHWATER PARISH COUNCIL

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

Telephone number: 01403 733202

Email: Clerk@Southwater-pc.gov.uk

Community Website: www.southwater-pc.gov.uk

Minutes of the Planning Committee meeting held on Friday 10th January 2020 in the Council Chamber, Beeson House, Southwater, West Sussex, RH13 9LA commencing at 7.30pm.

Present:

Councillors: G Cole (Chairman of this meeting), D Moore, G Scoon, B Varley, N Knott (arrived 7.45pm)

Members of the Public: 19

Assistant Clerk: Justin Tyler

District Councillors: Not Present

Press: Not Present

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 Chairman. 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.

1. APOLOGIES FOR ABSENCE

The following apologies were received: Cllr Watkins, Cllr Neale, Cllr Williams.

2. DECLARATIONS OF INTEREST

None.

Meeting adjourned.

3. PUBLIC FORUM – (maximum 3 minutes per person with an overall limit of 15 minutes). All parishioners wishing to speak, must make their name known to the Clerk prior to the commencement of the meeting.

Resident Miss Louise Edwards raised her concerns in relation to planning application DC/19/2464 and the impact of the proposed footpath intersecting with Shaws Lane and the arising traffic safety concerns as a result of the path and farm vehicles using the lane. Further concerns were raised regarding the impact on privacy caused by the proposed LEAP (Local Equipped Area for Play), maintenance requirements of the wooden gate and public footpath 1652, and the potential flood risks from surface water. The Chairman recommended Miss Edwards send these concerns onto HDC directly and SPC would also notify them of these points.

Resident Mr Steve Sarjant expressed his concerns in relation to planning application DC/19/2464 and the lack of a car park for the proposed LEAP and how this could result in cars parking on verges, and thus the impact this

would have on traffic safety and restricting emergency and farm vehicles on Shaws Lane. Mr Sarjant also stated that he strongly objected to the application on the basis of the adverse impact on the landscape.

Resident Mr Chris Little queried how much weight SPC's recommendations had on HDC's final planning decision. The Chairman advised that an approved Neighbourhood Plan should give SPC much more weight in planning decisions. Further clarification was sought by Mr Little as to whether the 80 additional houses was in addition to the original application by Berkeley Homes. Councillor Scoon confirmed that DC/19/2464 forms the final phase of development under outline planning consent DC/14/0590.

Resident Mr Colin Young gave his congratulations regarding the erection of the village sign on Mill Straight. Mr Young asked whether the tenant at Easteds Barn had been rightly reprimanded for the breaches in terms of parking spaces and lighting, why the resolution date had been missed and whether the council had any undertakings to prevent any further breaches. The Assistant Clerk stated that an update was given at the F&GP Meeting on 18th December 2019 which answered these questions and the minutes would soon be available. The Chairman explained that it would be difficult to predict if further breaches would ever happen but the Council would deal with them accordingly. Mr Young asked if the tenants were taking responsibility for all costs associated with rectifying the issues and why the Council had submitted the application. The Chairman explained that the Council had submitted the applications as owners of the building and any associated costs relating to planning or breaches were billed to the tenant accordingly. Mr Young explained that he was not at the planning meeting on the 4th December 2019 but questioned why the draft minutes did not state a declaration of interest from Councillor Watkins with respect to planning application DC/19/2238. The Chairman was unsure, however, Councillor Scoon confirmed that no discussion took place in regard to that application. The Chairman advised the minutes would need to have amendments if required prior to approval.

Meeting reconvened.

4. MINUTES – To approve the minutes of the Planning Committee meeting of 4th December 2019.

The Assistant Clerk noted that an amendment to Planning Committee meeting date of 6th November 2019 should read as 4th December 2019 and the minutes approved at Full Council Meeting referred to under Item 6. should actually read as 6th November 2019 not 2nd October 2019. The Chairman also advised an amendment would need to be carried out to reflect that DC/19/2238 was not discussed. The minutes of the Planning Committee meeting of the 4th December 2019 aptly reflect the applications that were not discussed at that meeting.

The minutes of the Planning Committee meeting of 4th December 2019 and 10th January 2020 are to be considered at Full Parish Council meeting to be held on 29th January 2020 subject to the above amendments.

5. CHAIRMAN'S REPORT

Nothing to report.

6. CORRESPONDENCE –

- i. To receive and note correspondence received from HDC regarding the Horsham District Local Plan 2019-2036.

The Chairman stated that HDC would be publishing their assessment of the sites that had been put forward for development from 17 February 2020. The public consultation will commence on 17 February until the end of March 2020 when all feedback would be considered. The timetable will provide for a second round of consultation in the Autumn, aiming for the Inspector, on behalf of the Secretary of State, to examine it in 2021.

7. TO DISCUSS POSSIBLE REPLACEMENT OF FINGER POSTS IN SOUTHWATER

Ass.
Clerk

Discussion took place regarding the different finger posts located in Southwater. The Chairman noted that the Council had no duty to provide or replace them and the finger posts were not recognised by WSCC or Local Highways Authority as official road signs but could be considered as aesthetically pleasing assets to the village. Councillor Scoon requested the Assistant Clerk find out what the costs would be to replace them.

8. BERKELEY HOMES - To discuss and approve any other matters in relation to Berkeley Homes.

None.

9. MILLER HOMES - To discuss and approve any other matters in relation to Miller Homes.

The Chairman updated the committee that the new Southwater sign had now been on Mill Straight close to the A24 roundabout.

10. HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES, VERGES, FOOTPATHS AND RIGHTS OF WAY– To discuss and approve any matters in relation to the above

None.

11. NEW PLANNING APPLICATIONS FOR CONSIDERATION

Application Number	Applicant	Reason for Application	Parish Decision	Neighbour Consultation Date	Date of Determination
DC/19/1854 Derek Moore	4 Abbots Leigh Southwater Horsham West Sussex RH13 9HX	Amendment to: Erection of a first floor side extension and alternations https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PXMCAIJKQV00	No Objection as amended plans improve the look of the extension.	25 th December 2019	19 th December 2019
DC/19/2315 Derek Moore	New Southwater Sports Club Church Lane Southwater West Sussex RH13 9BT	Construction of a triple bay practice cricket net. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=Q0WKO8IJ02X00	No Objection.	25 December 2019	29 th January 2020
DC/19/2346 Geoff Scoon	44 College Road Southwater Horsham West Sussex RH13 9EH	Resubmission of; Erection of two storey attached 3-bedroom dwelling with associated parking. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=Q184J4IJLLM00	No Objection subject to Local Highways Authority approving additional or extended drop down curbs for each property. Mitigation measures for parking, traffic congestion and disruption improve viability in comparison to previous planning application DC/19/1292.	11 th December 2019	14 th January 2020

DC/19/2389 Graham Watkins	Godfreys of Horsham Worthing Road Southwater RH13 9HA	Demolition of southern end of existing building, alterations to the west elevation including new fenestration, raising of shopfront and installation of illuminated sign https://public- access.horsham.gov.uk/publ ic- access/applicationDetails.do ?activeTab=externalDocume nts&keyVal=Q1KUTHIJLOK00	Objection on the basis that the site use ceased and is now requested to recontinue and this application along with the application of the adjacent site to 8 Flats is an overdevelopment of the area when taken in conjunction with the adjacent site and supermarket, specifically with the need for additional parking required for the car showroom. The supermarket development shows that the parking onsite at present is up to maximum capacity and the additional business use would exceed that desired. The speed limit in the area outside the development is 30mph not 40mph which shows the additional need for caution. A representative from Southwater Council would like to speak on this application if HDC deem it applicable for approval.	19 th December 2019	1 st January 2020
DC/19/2403 Robert Williams	38 Millfield Southwater Horsham West Sussex RH13 9HS	Erection of a single storey rear extension. https://public- access.horsham.gov.uk/publ ic- access/applicationDetails.do ?activeTab=externalDocume nts&keyVal=Q1OPT6IJLPL00	No Objection subject to changing flat roof to a pitched roof.	25 th December 2019	28 th January 2020
DC/19/2411 Geoff Scoon	39 Woodlands Way Southwater Horsham West Sussex RH13 9HY	Demolition of existing garage and removal of existing shed. Erection of a two storey side extension and construction of a single storey entrance porch. https://public- access.horsham.gov.uk/publ ic- access/applicationDetails.do ?activeTab=externalDocume nts&keyVal=Q1QBHMJJ07D0 0	Objection on the basis that the proposed extension would result in the loss of off road parking. On road parking would be on the bend of Woodlands Way, adding potential traffic congestion and obstruction impacting amenities of the residents of Woodlands Way. Demolition and relocation of the garage would result in the drive being shortened by 2 vehicles causing a parking reduction. Potential line of sight concern for traffic with extension on bend of Woodlands Way. This is contrary to National Planning Policy Framework, para 110, Horsham District Planning Framework Policy 14 and Southwater Neighbourhood Plan SNP14.	24 th December 2019	24 th January 2020
DC/19/2417 Graham Watkins	Capital Fish and Chips 14 - 15 Lintot Square Fairbank Road Southwater Horsham West Sussex RH13 9LA	Installation of a ventilation pipe to the outside East elevation of the shop. https://public- access.horsham.gov.uk/publ ic- access/applicationDetails.do ?activeTab=externalDocume nts&keyVal=Q1RYCFIJLQD00	No Objection subject to approval by Environmental Health in relation to noise and smell.	30 th December 2019	31 st January 2020
DC/19/2426 Graham Watkins	Londis Worthing Road Southwater Horsham West Sussex RH13 9HE	Erection of single storey extension to retail unit, relocation of existing external staircase and previously approved parking spaces and associated open storage area for retail use https://public- access.horsham.gov.uk/publ ic- access/applicationDetails.do	No Objection.	8 th January 2020	6 th February 2020

		?activeTab=externalDocuments&keyVal=Q1XL75IJLRL00			
DC/19/2430 Graham Watkins	Plot 173 Berkeley Homes Development Site Worthing Road Southwater West Sussex	Temporary change of use to sales and marketing suite https://public- access.horsham.gov.uk/publ ic- access/applicationDetails.do ?activeTab=externalDocume nts&keyVal=Q1XUDFIJ02X00	No Objection.	26 th December 2019	30 th January 2020
DC/19/2436 Geoff Cole	The Corner House Oak Close Southwater Horsham West Sussex RH13 9ET	Erection of a 0.95m high fence adjacent to private access with associated landscaping (Certificate of Lawful Development - Proposed).	Strongly Object as the owner is seeking to fence off part of a road which others in road have a right of way established under covenants in the deeds of all owners of this private road.	26 th December 2019	29 th January 2020
DC/19/2447 Geoff Scoon	23 Wealdon Close Southwater Horsham West Sussex RH13 9HP	Erection of a single storey side extension https://public- access.horsham.gov.uk/publ ic- access/applicationDetails.do ?activeTab=externalDocume nts&keyVal=Q21LMLJLSV00	No Objection.	27 th December 2019	30 th January 2020
DC/19/2451 Derek Moore	59 Bamborough Close Southwater Horsham West Sussex RH13 9XG	Erection of an orangery to rear elevation. https://public- access.horsham.gov.uk/publ ic- access/applicationDetails.do ?activeTab=externalDocume nts&keyVal=Q2385SIJ07D00	Objection on the basis of the flat roof and the drawings supplied are somewhat misleading.	30 th December 2019	31 st January 2020
DC/19/2464 Graham Watkins	Berkeley Homes Development Site Worthing Road Southwater RH13 9BT	Erection of 80 dwellings with associated access, parking and landscaping at Land West of Worthing Road (Phase 5), Southwater	No Objection subject to review of the proposed footpath intersecting with Shaws Lane as there are safety concerns given traffic coming from a working farm. SPC further request a review due to concerns raised by members of the public relating to lack of parking for the proposed LEAP and how this could result in cars parking on verges, and thus the impact this would have on traffic safety and restricting emergency vehicles and farm vehicles on Shaws Lane. Also concerns were presented on the impact of privacy, lighting, impact on landscape and potential flood risks from surface water as a result of the raised ground level.	1 st January 2020	9 th March 2020
DC/19/2493 Michael Neale	Wellers Farm Southwater Street Southwater Horsham West Sussex RH13 9BN	Erection of a single storey side extension (Householder) https://public- access.horsham.gov.uk/publ ic- access/applicationDetails.do ?activeTab=externalDocume nts&keyVal=Q2E6E0IJLW800	No Objection.	6 th January 2020	6 th February 2020

DC/19/2494 Michael Neale	Wellers Farm Southwater Street Southwater Horsham West Sussex RH13 9BN	Erection of a single storey side extension (Listed Building Consent) https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=Q2E6E3IJLW900	No Objection.	6 th January 2020	6 th February 2020
DC/19/2501 In Office	Roundstone Park Worthing Road Southwater West Sussex	Fell 2 x Oaks and Surgery to 13 x Oaks and 1 x Ash https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=Q2G0MZIJ0D600	No Objection.	Not Available	7 th February 2020
DC/19/2504 Michael Neale	94 Bluecoat Pond Christ's Hospital Horsham West Sussex RH13 0NW	Erection of a single storey rear extension https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=Q2G6KSIJLWV00	Invalid application. Withdrawn from HDC website.	10 th January 2020	12 th February 2020
DC/19/2536 Graham Watkins	Londis Worthing Road Southwater Horsham West Sussex RH13 9HE	Conversion of existing 1 No. 2-bed flat to 2 No. 1-bed flats https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=Q2NZ81IJLZ400	No Objection.	9 th January 2020	11 th February 2020
DC/19/2542 Geoff Cole	Bath House Denne Park Horsham West Sussex RH13 0AY	Removal of existing window sill on north gable elevation and the installation of a balcony. Installation of 3x roof lights to the first floor eastern roof slope. Installation of 2x roof lights to the first floor western roof slope.	No Objection.	10 th January 2020	14 th February 2020

12. NEIGHBOURHOOD PLAN – To receive an update

None.

13. PLANNING APPEALS – (Information only)

Discussion took place regarding the York Close application DC/19/2027 and the variance between SPC's recommendation of objection to the permitted decision of HDC. Councillor Scoon expressed his concerns over parking.

Councillor Moore recommended a meeting be setup for Planning Committee members to go through the new parking document by WSCC. He requested the Assistant Clerk arrange a meeting and training for the newest members of the committee.

Ass.
Clerk

14. DISTRICT COUNCIL DECISIONS – (Information only)

None.

15. PLANNING COMPLIANCE ACTION

None.

16. DATE OF NEXT MEETING – 5th February 2020.

The Meeting ended at 8.55 pm