

SOUTHWATER PARISH COUNCIL

The Minutes of the PLANNING COMMITTEE meeting held on Wednesday 3rd May 2017 in the Beeson House, 26 Lintot Square, Southwater, West Sussex, RH13 9LA commencing at 7.30pm.

Present: Chairman: Cllr G Watkins

**Cllr L Apted
Cllr R Dye
Cllr M Neale
Cllr B Varley**

**Cllr G Cole
Cllr B Greening
Cllr R O'Toole Quinn**

Mr Derek Moore, 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: Four

P20/05/17 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.

The Chairman asked if anyone present wished to address the Committee. The four members of the public present requested to speak regarding a planning application scheduled for later in the meeting. They were asked to wait until the relevant point within the meeting when they would be given the opportunity to address the meeting at that point.

P21/05/17 APOLOGIES

There were apologies noted and agreed from Cllrs Davies, Flores-Moore and Ms H Timson. Cllr Hutchings was not present at the meeting and offered no apologies for absence.

Councillors NOTED and APPROVED the absences.

P22/05/17 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 Michael Neale declared an interest in S106/17/0002 regarding modification or discharge of land West of Blakes Farm Cottage ref SQ/91/91 as this area is adjacent to his property. The Chair clarified there was no pecuniary interest and so Cllr Neale remained in the room.

P23/05/17 MINUTES

It was proposed by Cllr Cole and seconded by Cllr Varley and RESOLVED by all present that the Minutes of the Planning Committee meeting held on Wednesday 5th April 2017 be accepted as a true and correct record of the meeting.

P24/05/17 CHAIRMAN'S ANNOUNCEMENTS

The Chairman indicated that he had no announcements.

P25/05/17 CORRESPONDENCE

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

Councillors NOTED correspondence received.

P26/05/17 NEIGHBOURHOOD PLAN

The Chairman informed Members that a meeting had been scheduled for Tuesday 16th May when the focus groups will meet to discuss the various policies put forward and to revisit the call for sites.

Councillors NOTED this information.

Cllr Dye entered the meeting at 7.35pm.

P27/05/17 BERKLEY HOMES

The Chairman reported that a meeting with Berkeley's had been held on Thursday 27th April in which they dealt with the current applications that were up for discussion later in this meeting. A report from that meeting will be prepared when the Clerk returns and will be circulated within the council.

Councillors NOTED the information.

P28/05/17 HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES, VERGES, FOOTPATHS AND RIGHT OF WAY -

Request for footway extension on Church Lane

The Chairman reported a letter had been received from a member of the Parish asking the Council to consider the need for an extension to the footpath west along Church Lane

to Bonfire Hill. This highway is frequently used by members of the public including running groups and those with children. The National Speed Limit applies to this road. A report will be compiled by the Clerk for inclusion in the next planning meeting.

Footpath Closure at Christ's Hospital School

The Clerk highlighted the recent legal battle fought by the Ramblers Association and Harrow School after Harrow wished to re-divert public footpaths away from its playing fields. It has set a precedence that may be relevant when reviewing footpath closures at Christ's Hospital.

Southwater Country Park

Cllr Varley raised a point regarding the Southwater Country Park (SCP) overflow car park in Ben's Field closing prior to the advertised time of 6pm. This resulted in a member of the public being locked in the car park at 4.45pm. The Chairman stated he has communicated with Evan Giles, Parks and Countryside Manager for Horsham District Council (HDC), who explained Ben's Field will be open until 6pm each evening and the overflow car park on Worthing Road will be open permanently as HDC do not have enough staff to open and close the gate there. The Chair said he would contact Steve Delahunt regarding the opening of Ben's Field and request a further meeting with Mr Giles as nothing had happened regarding actions previously discussed regarding testing of the water at SCP, the disabled access to the water etc. Cllr Cole requested that signage at SCP be included in that discussion as it was inadequate.

Councillors NOTED this information.

P29/05/17 HORSHAM DISTRICT COUNCIL CONSULTATION ON THE GYPSY, TRAVELLER AND TRAVELLING SHOWPEOPLE DRAFT SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT

The Chair referred to the document written by Horsham District Council (HDC) which refers to the requirement under Chapter 8 of the Horsham District Planning Framework (HDPF) to provide land allocation for permanent residential pitches beyond 2017.

Councillors NOTED this information.

P30/05/17 NEW PLANNING APPLICATIONS

Application No.	Applicant	Reason for Application	Recommendation
DC/17/0378 Geoff Cole	Mr Rowan McIntyre 5 Millfield Southwater Horsham West Sussex RH13 9HU	Amendment to Proposed double storey rear extension, side conversion of existing garage and change to front roof detail over ground floor porch https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OLIPGFJG9Z00	Objection based on contravention of Parish Design Statement. The Chair will send a letter to Barbara Childs at HDC regarding the consideration of Southwater Parish Design Statement when effecting decisions
DC/17/0520 Graham Watkins	Londis Worthing Road Southwater Horsham	Erection of 1 No 2 bed flats at first floor level above existing retail unit. Provision of 2 No car parking spaces, bike store and bin store. Replacement horse chestnut tree previously removed. (Resubmission of DC/16/2684)	Already approved by HDC

DC/17/0632 Ross Dye	Mr David Taylor 76 Woodlands Way Southwater Horsham West Sussex RH13 9JA	Erection of a first floor side extension over garage https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OMYHZIJ07D00	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
DC/17/0639 In Office	Berkeleys Berkeley Homes Development Site Worthing Road Southwater West Sussex	Erection of advertising hoarding measuring 82.2m long by 2.5m high and 17.1m long by 2.5m high https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=ON444JJJGQ500	Already submitted with no objections offered

Chairman suspended Standing Orders to permit members of the public to speak.

DC/17/0733 - 2 Testers Close, Southwater, Horsham, West Sussex, RH13 9BF – Members received a presentation from the neighbours of 2 Testers Close offering objections to the planning application. The Chair ascertained the enforcement officer at HDC had been notified and this has prompted the retrospective planning application received. The decision made was to offer strong objections based on contravention of the Parish Design Statement, contravention of Highways regulations with relation to parking and contravention of the Ancillary Accommodation clause. A recommendation will also be made to planning enforcement at HDC to deal with the breach in planning regulations.

Chairman reinstated Standing Orders at 8.06pm.

DC/17/0733 Geoff Cole	Mrs Yetunde Quartermaine Tanimola 2 Testers Close Southwater Horsham West Sussex RH13 9BF	Conversion of detached double garage to ancillary self-contained residential unit https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=ONMSEIJJGVO00	Strong objections based on contravention of Parish Design Statement; contravention of Highway Regulations with relation to parking and emergency vehicle access; contravention of Ancillary Accommodation clause
DC/17/0751 Ross Dye	Martin Street 3 The Gables Southwater Horsham West Sussex RH13 9BW	Erection of a single storey rear extension https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=ONSCAXIJGX000	No objections
DC/17/0785 Michael Neale	Bourne Hill Stables Ltd Bourne Hill Stables Kerves Lane Horsham West Sussex RH13 6RJ	Proposed extension of existing equestrian outdoor arena and site re-profiling https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=ONXZ6EIJGYN00	Deferral and delegation in meeting to the Chair and Cllr Neale for further investigation and then subsequently, no objection provided that condition 15 of the original application is re applied to this application. In that it is for private use only
DC/17/0788 Geoff Cole	Mr Brian Elliott Hop Oast Depot Worthing Road Horsham West Sussex RH13 0AR	Proposed automatic truck wash and screening https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=ONZAA8IJGYT00	Objection as it is not screened sufficiently from the A24 and will be visible from the road. Consider repositioning further into the corner by trees and consideration of increasing screening from view
DC/17/0838 Barbara Varley	Mr and Mrs P Gooch 4 York Close Southwater Horsham West Sussex RH13 9XJ	Erection of a single storey side extension https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OOCBQPIJH2800	No objections
DC/17/0842 In Office	Berkeleys Berkeley Homes Development Site Worthing Road Southwater West Sussex	Proposed erection of a single storey sports pavilion following a grant of outline planning permission (DC/14/0590). https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OOCMXXIJH2F00	No objections
DC/17/0851 In Office	Berkeleys Berkeley Homes Development Site Worthing Road Southwater West Sussex	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	No objection but a copy of the dimension drawing for a sub committee meeting

		https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OOLJ8MIJH4500	
DC/17/0874 Graham Watkins	Mr S Jolliff and Miss K Murphy Woodlands Worthing Road Horsham West Sussex RH13 9AT	Front and rear extension to existing bungalow with roof alterations to form two storey house. Demolition of existing garage and erection of replacement double garage/workshop. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OOPPQQIJ0CW00	No objections
DC/17/0875 Joy Hutchings	Mrs L McIndoe 63 Woodlands Way Southwater Horsham West Sussex RH13 9TF	Erection of single storey side extension to existing dwelling https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OOPR7CIJH5F00	Deferred for re-allocation and report
S106/17/0002 Michael Neale	Land West of Blakes Farm Cottage Southwater Street Southwater West Sussex	Modification or Discharge of planning obligations to application SQ/91/92 https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OM50X5IJ02X00	Deferred to Cllr Watkins for report
DC/17/0882 In Office	Mr and Mrs Peter Brewster 8 Oak Close Southwater Horsham West Sussex RH13 9ET	Proposed demolition of existing front side and rear extensions and construction of new front extension to form larger hall and new rear extension to form new family room https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OORAJZIJ06O00	Objection based on contravention of Parish Design Statement in terms of the proposed flat roof

P31/05/17 PLANNING APPEALS

The Chairman reported there were no items to report.

Councillors NOTED this information.

P32/05/17 DISTRICT COUNCIL DECISIONS

Application No	Address	Reason	Our Recommendation	HDC Decision
DC/17/0073	45 Corfe Close Southwater Horsham West Sussex RH13 9XL	Two storey side extension and retention of enlargement to the residential curtilage	No Objection	Permitted
DC/17/0280	Little Pilfolds Tower Hill Horsham West Sussex RH13 0JZ	Proposed new house (outline)	Objection based on highway concerns and the inaccuracies between statements, application form and plan. Members were concerned about the District Council's validation process in allowing this application to proceed.	Refused
DC/17/0322	The Beeches 3 Willowmead Southwater Horsham West Sussex RH13 9AJ	Erection of car port to the north east elevation	Objection contrary to the PDS flat roof and is not in keeping with property	Permitted
DC/17/0381	104 Timber Mill Southwater Horsham West Sussex RH13 9SR	Erection of a single storey rear extension	Objection due to incorrect details on the application form in relation to the property number. Members were concerned about the District Council's validation	Permitted
DC/17/0413	14 Timber Mill Southwater Horsham West Sussex RH13 9SY	Erection of a two storey and single storey side extension	Objections based on over intensification of the plot and highways concerns specifically not enough parking for the proposed development.	Refused
DC/17/0427	15 Poppy Close Southwater Horsham West Sussex RH13 9GW	Erection of two storey and single storey side extension	No objections	Permitted

DC/17/0520	Londis Worthing Road Southwater Horsham West Sussex RH13 9HE	Erection of 2 No 1 bed flats at first floor level above existing retail unit. Provision of 2 No car parking spaces, bike store and bin store. Replacement horse chestnut tree previously removed. (Resubmission of DC/16/2684)	No Objections	Permitted
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P33/05/17 PLANNING COMPLIANCE ACTION

There were no items of note.

Councillors NOTED this information.

P34/05/17 DATE OF NEXT MEETING

The date of the next meeting is Wednesday 7th June 2017.

The meeting closed at 8.55pm.