

Southwater Parish Council



Draft Planning Committee Meeting Minutes

Wednesday 5th December, 2018, 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
Cllr Heather Williams



SOUTHWATER PARISH COUNCIL

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



Clerk: **Mrs.C.M.Tobin**
Cert.Ed.L.Pol.FILCM.,

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MINUTES

The Minutes of the PLANNING COMMITTEE meeting held on Wednesday, 5th December, 2018 in the Council Chamber, Beeson House, Southwater, West Sussex, RH13 9LA commencing at 7.30pm.

Chairman:	Cllr G.Watkins	
	Cllr G.Cole	Cllr J Hutchings
	Cllr M.Lewis	Cllr D.Moore
	Cllr M.Neale	Cllr G.Scoon
	Cllr B Varley	Cllr N.Whitear
Clerk to the Meeting:	Mrs C.M.Tobin	
County Councillor:	Not present	
District Councillors:	Not present	
Press:	Not present	
Members of the Public:	5	

P105/12/18 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.

P106/12/18 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr. Williams.

Councillors NOTED and APPROVED the apologies.

P107/12/18 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.

There were no declarations of interest at this point.

P108/12/18 MINUTES

The Chairman advised that these had already been approved by Full Council, however, it was proposed by Cllr. Whitear and seconded by Cllr. Cole and RESOLVED by all present that the Minutes of the Planning Committee meeting held on Wednesday 7th November 2018 be accepted as a true and correct record of the meeting.

P109/12/18 CHAIRMAN'S ANNOUNCEMENTS

The Chairman stated that he had one announcement that the Planning Authority had the previous evening approved the planning application in relation to Easteds Barn. Legal documentation in relation to the proposed lease would now be pursued with the prospective tenant.

Members NOTED this information.

P110/12/18 CORRESPONDENCE

The Clerk advised Members that the Council had received a letter from a local resident who had attended a recent planning meeting of the Council in that the resident wished to have the record of the last planning meeting altered. The Clerk having spoken with the Chairman of Council had declined to change the minutes; only Council may do so. The Clerk stated that the minutes of any meeting were not word for word but more a flavour of the meeting and it was felt that this was conveyed within the draft minutes produced. This matter was discussed briefly at the Full Council meeting in November and minutes approved as a true and correct record by the Council.

Councillors NOTED this and AGREED that the minutes reflected the meeting which had taken place.

P111/12/18 BERKELEY HOMES

The Clerk indicated that approaches had been made to the Southwater Art Club in relation to the artwork for the new brick walls to be put in close to the old railway bridge section; this being unrepairable. Specifications had been sent as requested to the Arts Club.

The Clerk confirmed that she had heard back from the Fletcher Trust who had confirmed that in principle they were agreeable to a D1 & D2 use of the new building; naturally they would like to know as and when available to whom the Council might lease the building to. This information had been forwarded to Berkeley's for information.

Councillors NOTED this information.

P112/12/18 MILLER HOMES

The Clerk confirmed that she had spoken to WSCC Highways regarding the positioning of the new Village Sign for the area, and was awaiting feedback from the Highways Inspector.

The new Village Sign had been ordered by Millers; the original having been lost.

The Clerk had also heard back albeit briefly from the Area Highways Manager on the question of the breaking up of the roundabout brick section. He was to instruct an Officer to attend and feedback to the Council. Council were asked in future to ensure that reports were submitted via Love West Sussex, as the officer had been on leave and had only just seen the correspondence. The Clerk informed members of the Committee that the local Inspector has confirmed that the roundabout will need some work but that it is not dangerous. The Chairman considered that works were required to prevent this happening in the future. It was considered that there was an inadequate kerb foundation; they were there to support those bricks. There was a need to go back to West Sussex County Council and to request a site meeting to take a proper look at this as the current response was considered to be unacceptable.

Councillors NOTED this information.

P113/12/18 HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES, VERGES, FOOTPATHS AND RIGHTS OF WAY

Oak Road/Ivy Close, Southwater

The Clerk confirmed that the new street Light in Oak Road/Ivy Close is to be moved as agreed by the Finance & General Purposes Committee and will be repositioned and adopted by West Sussex County Council.

Councillors NOTED the information.

New Grit Bin – Ivy Close; residents had asked for a new grit bin for this area which leads from the twitten to Worthing Road. The Clerk had written to West Sussex County Council asking whether there was any funding for such provision. No reply had yet been received.

Councillors NOTED the information and action taken to date by the Clerk.

A Member asked if West Sussex County Council could be asked to take over all Parish Council lighting. The Clerk advised that several year ago the Council was asked if it wanted to join the PFI Agreement with SSE, but the Parish Council did not respond at that time and therefore they will not allow the Council to be part of that

contract. As and when there was development the lighting can be adopted, but West Sussex County Council will not take the others.

A Member reported that if you go down Southwater Street towards Newfoundout, just past the chicane near Peglars Way, a massive puddle forms as soon as it rains; there is a bank both sides so nowhere for the water to go. It was asked that this be raised with West Sussex County Council as it was a hazard.

It was reported that Donkey Bridge, near the Bax Castle, was becoming quite dangerous as there was now two levels of hump where it joins the pillar underneath the bridge. The bridge had dropped and low cars could ground. There had been a near accident there when a lorry came over the bridge. There was a need for a sign on the Barns Green Road. There was a weight limit on the bridge, but unfortunately this appeared to be being ignored. These matters should be reported.

P114/12/18 NEW PLANNING APPLICATIONS

The Chairman suspended Standing Orders to enable the public to speak.

The new Secretary of the Village Hall Management Committee wished to speak regarding the Berkeley Homes development DC/18/1225. This related to a land transfer as part of a S.106 agreement to provide a much needed play area for the Village Hall pre-school and greatly improved car parking. The Village Hall Management Committee strongly supported this application.

The Chairman of the Village Hall stated that he had been working on this since 2014 as originally there was no additional parking for the Village Hall or Church. There were a few teething problems, but he asked the Parish Council to support this application.

Standing Orders were duly re-instated.

Application Number	Applicant	Reason for Application	Parish Decision
DC/18/1599 Michael Neale	Land West of Northgate Christs Hospital Horsham West Sussex RH13 0LD	Erection of 2 no. dwellings with associated landscaping and car parking to the land west of Northgate house. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PCQKFNLJFKW00	Refused by Horsham District Council
DC/18/1255 In Office	Berkeley Homes Development Site Worthing Road Southwater West Sussex	Reserved matters approval sought for layout, appearance, landscaping and access for the provision of allotments and car park with associated access and landscaping works pursuant to outline planning permission DC/14/0590. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PA9LNGLJMOR00	No objection
DC/18/1788 Neil Whitear	16 Fletchers Southwater	Amendment to; Erection of a single storey rear extension and replacement of existing	No objection

		conservatory with single storey extension https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PDV6VTIJ02X00	
DC/18/2028 Graham Watkins	2 Foxfield Cottages Southwater Horsham West Sussex	Amendment to: Erection of a two storey dwelling https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PFIESELJGAB00	Objection on the basis that the proposed plan would bring the line forward of the established building line and would be detrimental to the character of the area and contrary to the Village Design Statement. Council would like to speak to committee if Officer recommends approval
DC/18/2240 Neil Whitear	1 Bakers Close Southwater Horsham West Sussex RH13 9DX	Repositioning of existing fence. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PGU6BJJGME00	No objection subject to the new fence terminating no further than level with the front of the property and a distance of a minimum of 0.75 – 1m is retained from the new fence to the public footpath. Council would not wish to see a bush planted on the remainder of the green area and would like the Planning Authority to check the original conditions when the property was built to ensure that this did not require the space to be kept as is currently.
DC/18/2245 Geoff Cole	Blackwater Farm Jackrells Lane Southwater West Sussex	Prior Notification for the erection of an agricultural pole barn https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PGUO5ELJ02X00	Refused by Horsham District Council
DC/18/2261 Geoff Scoon	109 Woodlands Way Southwater Horsham West Sussex RH13 9DS	Erection of a two storey side extension. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PH06YQJGNY00	Objection on the following grounds:- <ul style="list-style-type: none"> • Over-intensification of site • Out of character with the street scene • Loss of car parking space • Contrary to Southwater Parish Design Statement 2011 CG1, DG5.1 and DG5.4 and Item 15 Summary of Design Guidelines Council would wish to speak on this application at committee if Officer recommends approval
DC/18/2264 Joy Hutchings	9 Beechwood Southwater Horsham West Sussex RH13 9JU	Erection of a single storey front extension. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PH06ZSLJGO100	No objection
DC/18/2302 Graham Watkins	Brookfield House Worthing Roads Southwater RH13 9DT	Outline application for the demolition of existing dwelling and erection of three dwellings, all matters reserved except access. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PHD2TRJGQW00	Objection on basis of over intensification of site which could form a precedent. Committee also concerned about highway matters with proposed entrances being so close to the entrances of the infant school and future entrance/exit to the Berkeley's site

DC/18/2348 Denis Bull	Pond Farm Ghyll South of Cedar Drive Southwater West Sussex	Five Year Management Plan for Woodland Edge https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PHKBQJ0D600	No objection
DC/18/2349 Michael Neale	The Avenue Christs Hospital Horsham West Sussex RH13 0LJ	Retrospective application for the reroofing of the theatre and classroom block and alterations to parapet walls at first floor level (Full Planning) https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PHKBY6LJGSY00	No objection
DC/18/2350 Michael Neale	The Avenue Christs Hospital Horsham West Sussex RH13 0LJ	Retrospective application for the reroofing of the theatre and classroom block and alterations to parapet walls at first floor level (Listed Building Consent) https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PHKBYEIJGSZ00	No objection
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) removal of mezzanine floor. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PHKPVYIJGT900	SWPC Committee would like an onsite meeting with Planning Officer and Developer to discuss the long term ambitions for the site which are unclear therefore the SWPC would object strongly to this application as it believes that there would be significant conflicts with regards to highways etc.
DC/18/2356 Graham Watkins	Godfreys of Horsham Worthing Road Southwater Horsham West Sussex RH13 9HA	Erection of 1x non-illuminated external fascia sign with opening times. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PHKPW5IJGTA00	As above for DC/18/2355
DC/18/2384 Denis Bull	Pond Farm Ghyll South of Cedar Drive Southwater West Sussex	Fell 1 x Ash, Surgery 1 x Oak. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PHS3ABJ0FH00	No objection
DC/18/2395 Geoff Cole	133 Blakes Farm Road Southwater Horsham West Sussex RH13 9GU	Erection of a single storey side extension. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PHVADKIJGVP00	No objection
DC/18/2426 Denis Bull	132 Woodlands Way Southwater Horsham West Sussex	Surgery to 1 x Oak https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PI4JQ7IJGXU00	No Objection
DC/18/2455 Denis Bull	Plot C1 Oakhurst Business Park Wilberforce Way Southwater	Surgery 2 x Field Maples https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PI80TTLJ0FH00	No Objection
DC/18/2468 Neil Whitear	1 Bourne Hill Cottages Kerves Lane Horsham West Sussex RH13 6RJ	Erection of a detached garage and improvements to existing driveway. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PI80TTLJ0FH00	No objection subject to the existing hedgerow to be removed by no more than 2m to ensure that the current

		access/applicationDetails.do?activeTab=externalDocuments&keyVal=PIBYEGIJGZZ00	rural setting be retained. Non severance order condition required
DC/18/2477 Derek Moore	The Coppice Tower Hill Horsham West Sussex RH13 0JT	Instillation of a window on the first floor, front elevation of an ancillary building. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PIHD71JH1200	No objection to a window.
DC/18/2482 Derek Moore	13 Great Lime Kilns Southwater Horsham West Sussex	Erection of a single storey rear extension and conversion of garage to habitable living space. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PIHTH51JH1A00	No objection
DC/18/2493	Bourne Hill Byre Kerves Lane Horsham West Sussex RH13 6RJ	Erection of a single storey rear extension. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PLJWJZ1JH1Y00	Decision deferred to Chairman of Committee and the Clerk

P115/12/18 NEIGHBOURHOOD PLAN

The Chairman advised that the legal advice had been received and that this had been discussed along with comments emanating from the Neighbourhood Plan Regulation 14 Consultation with the Neighbourhood Plan Steering Group the previous evening 4th December 2018.

The Neighbourhood Plan Steering Group had met the evening before on the 4th December and instructions were provided to the appointed consultants, with a working party of four formed to review the comments made by developers, statutory bodies and local residents. The Steering Group and Parish Council will be required to furnish the following documentation:- Highways Assessment (currently awaited from Berkeley's) although a consultant appointed by the Parish Council will carry out an overview. Historic England have requested a Heritage Impact Assessment in relation to the Grade 2* Great House Farm, Viability Assessment and Heritage Asset Statement. This work will require further input from the consultants to ensure that the deadline of 23rd January 2019 is met.

Councillors NOTED this information.

P116/12/18 PLANNING APPEALS

None at this point other than those ongoing and previously reported to Committee.

There was still concern about The Copse, Worthing Road, Southwater.

P117/12/18 DISTRICT COUNCIL DECISIONS

The Clerk referred members to the listing which they should have received via the office in relation to decisions made highlighting those which were contrary to the Parish recommendations.

Councillors NOTED the listing provided.

P118/12/18 PLANNING COMPLIANCE ACTION

The Clerk's office had reported the following:-

1. Facility formerly known as Godfrey's Garage re; potentially unauthorised building works which may require planning permission and or/change of use.
2. Horsham Football Club – it was reported to the Clerk's office that the Football Club had indicated on their website that there were golf balls landing on their pitches these it is believed centred around safety. Due to the original planning conditions and concerns raised at the time regarding the height of the nets this has been reported to Planning Enforcement.

P119/12/18 HORSHAM DISTRICT COUNCIL – SHELAH HOUSING REPORT**

The Chairman indicated that due to the confidential nature of the business to be transacted he would like to exclude the press and public, this was seconded by Cllr. Neale and agreed by all present.

The Clerk referred members to the Confidential Schedule provided to them, this showed all land put forward by developers within the boundary of Southwater. Only two areas of land were considered deliverable, one being West of Worthing Road and the other at Christ's Hospital. District Council officers would like the views of the Parish Council in terms of any other land which they may know to be available or alternatively comment on those marked deliverable or otherwise. Comments are required by 4th January 2019.

Members are required to provide comment on these documents already sent to all Councillors.

These sites had been considered, but were not included in the Plan

Standing Orders were reinstated.

P120/12/18 DATE OF NEXT MEETING: Wednesday 3rd January 2019

The meeting finished at 9.20 p.m.

Chairman.....

Date of Signature.....