

Southwater Parish Council



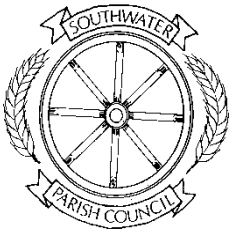
Planning Committee Meeting Minutes

Wednesday 14th February 2018, 7.30pm

Beeson House
Lintot Square
Southwater
Horsham
RH13 9LA

Committee Members

Cllr Graham Watkins (Chairman)
Cllr Laurie Apted (Vice Chairman)
Cllr Geoff Cole
Cllr Ross Dye
Cllr Joy Hutchings
Cllr Derek Moore
Cllr Michael Neale
Cllr Rachel O'Toole-Quinn
Mr Geoff Scoon
Cllr Barbara Varley



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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DRAFT MINUTES

The Minutes of the **Planning Committee** of the Parish Council held in **Beeson House, Lintot Square, Southwater, West Sussex, RH13 9LA** on **Wednesday 14th February 2018 at 7.30pm.**

Temporary Chairman: Cllr M Neale

Cllr G Cole Cllr R Dye
Cllr D Moore Cllr J Hutchings

Meeting Clerk: Ms N Donbavand

County Councillor: Not present

District Councillors: Not present

Press: Not present

Members of the Public: One

P148/02/18 **PUBLIC PARTICIPATION**

The Clerk to the meeting informed Councillors present that apologies had been received from both the Chairman and Vice Chairman of the Planning Committee. Therefore, the first job of the committee was to appoint a Chairman to chair the meeting.

It was RESOLVED, after being nominated by Cllr Moore and seconded by Cllr Hutchings and APPROVED by all present, that Cllr Neale be appointment as Chairman to the meeting.

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 for the purposes of minute taking.

- P149/02/18 APOLOGIES**
Apologies for absence were received from Cllrs Apted, O-Toole-Quinn, Scoon, Varley and Watkins.
- Councillors NOTED and APPROVED the absence.**
- P150/02/18 DECLARATION OF INTERESTS**
The Committee 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 were made.**
- P151/02/18 MINUTES**
The minutes of the previous meeting held on Wednesday 3rd January 2018 were agreed as a true and correct record of that meeting at the Full Council meeting on 31st January 2018.
- P152/02/18 CHAIRMAN'S ANNOUNCEMENTS**
The Chairman indicated that he had no announcements.
- P153/02/18 CORRESPONDENCE**
The Clerk indicated she had no correspondence to circulate other than which has already been received by Members.
- Members NOTED the information.**
- P154/02/18 BERKELEY HOMES**
Councillors were informed that no update was currently available.
- Members NOTED the information.**
- P155/02/18 MILLER HOMES**
Councillors received a verbal update from the Chairman regarding the complaints received via social media on the unsatisfactory state of the road works at Mulberry Fields. He referred to an allegation on social media regarding 'back handers' being received by local councillors. He informed Councillors that the Clerk to the Council had informed the member of the public that any allegations supported by evidence should be reported to the relevant authority and not made on social media.
- It was noted that West Sussex County Council are in charge of the road works and as such Southwater Parish Council have no decision making capacity with regard to either the roadworks or the development as a whole. It should also be noted that Southwater Parish Council have on a number of occasions made representations to the developer and West Sussex County Council against the quality and timeliness of the works being carried out.
- Members NOTED the information.**

P156/02/18

PROPOSED MODIFICATION TO THE JOINT WEST SUSSEX MINERALS LOCAL PLAN

Members were referred to the documentation circulated prior to the meeting regarding amendments to the Joint West Sussex Minerals Local Plan and asked for comments to be submitted before the deadline of Friday 9th March 2018.

Members NOTED the information.

P157/02/18

HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES, VERGES, FOOTPATHS AND RIGHTS OF WAY

New Sports Pavilion and Community Hall

Members were directed towards communication received regarding the naming of the new access road being created off Church Lane for access to the Sports Pavilion and Community Hall. Since the access was solely for the two new building, it was proposed to address the properties as ‘Church Lane’.

Members AGREED that the access road to the new Sports Pavillion and Community Hall should be addressed as ‘Church Lane’ and no further road naming was required in regard to road access to these buildings.

P158/02/18

NEW PLANNING APPLICATIONS

To consider and agree on recommendation to submit to Horsham District Council as Local Planning Authority:

Application No.	Applicant	Reason for Application	Parish Decision
DC/17/2858 Ross Dye	Mr and Mrs Hallett 110 Timber Mill Southwater Horsham West Sussex RH13 9SR	Erection of single storey rear extension and extension to existing porch https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PICUE3IJKEM00	Objection based on the inclusion of a flat roof contrary to Southwater Parish Design Statement 13.4 Building features (DG 4.1)
DC/17/2864 Graham Watkins	Mrs Laura Salt Praters Farm Two Mile Ash Horsham West Sussex	Non-Material Amendment to previously approved DC/17/1202 (Proposed change of use from stables to single dwelling, with associated building works and operational development). Reduction in hard landscaping, removal of garden wall, integration of garage to accommodate 2 x cars, cycle and bin storage and associated minor window adjustments. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=P1DB50IJKF100	Withdrawn
DC/17/2871 Joy Hutchings	Mr and Mrs Trumpess 87 Blakes Farm Road Southwater Horsham West Sussex RH13 9GH	Proposed single storey rear extension https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=P1NYPLIJ07D00	No objection
DC/17/2879 Geoff Cole	Mr and Mrs Wynne Home Farm Cottage Denne Park Horsham West Sussex RH13 0AX	Demolition of existing rear extension, side conservatory, utility, garage and outbuildings. Erection of replacement side and rear extension which includes ancillary accommodation. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=P1O9HBIJKGR00	Objection based on the inclusion of a flat roof contrary to Southwater Parish Design Statement 13.4 Building features (DG 4.1). In the event of the application being approved by the planning authority, the Parish Council would ask that a non severance clause be placed on property.
DC/17/2881 Michael Neale	Catsurveys Group Land South of Lanaways Barn Two Mile Ash Horsham West Sussex RH13 0LA	Install Highspeed Broadband Cabinet (Land South of Lanaways Barn) https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=PIODVEIJ02X00	No objection to notification
DC/17/2882 Michael Neale	Catsurveys Group Junction of Coltstaple	Install High Speed Broadband Cabinet (Land Opposite Kings Farm)	No objection to notification

	Lane and Reeds Lane Southwater West Sussex	https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=P1OES0IJ02X00	
DC/18/0027 Derek Moore	Mr M Hall 46 Woodlands Way Southwater Horsham West Sussex RH13 9HZ	Demolition of existing detached single garage and erection of replacement detached double garage	No objection
DC/18/0041 Denis Bull	Mr Danny Leach 51 Rascals Close Southwater Horsham West Sussex RH13 9GB	Fell 1 x Ash, 1 x Cherry and Surgery to 4 Oak, 1 x Ash https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=P24MD4IJKKG00	No objection; recommend 20% crown reduction
DC/18/0056 Graham Watkins	Mrs Laura Salt Praters Farm Two Mile Ash Horsham West Sussex	Variation of condition 1, 7 and 8 to previously approved DC/17/1202. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=P2AN2FIJKLS00	Defer and delegated to the Chairman and Clerk of Council
DC/18/0066 Ross Dye	Mr and Mrs Sutherland 42 Eversfield Southwater Horsham West Sussex RH13 9GF	Demolition of existing conservatory and erection of single storey rear extension. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=P2E6ONIJ02X00	No objection
DC/18/0073 Derek Moore	Mr Paul Gabe 3 Grand Oaks Grange Worthing Road Southwater Horsham West Sussex RH13 9BS	Proposed extension to existing block paved driveway with associated drainage works and soft landscaping https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=P2EF7WIJKMQ00	No objection
DC/18/0114 Geoff Cole	Mr and Mrs D Knight 29 Warren Drive Southwater Horsham West Sussex RH13 9GL	Non material amendment to previously approved DC/16/2711 (Proposed Extension and Alterations (part first floor to the side and part two storey to the rear). Change ground floor corner French doors to (west) side facing French doors and rear (south) facing window. Provision of first floor ensuite requiring the existing (east) side facing window move sideways and the addition of a soil vent pipe on east elevation. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=P2NDDMIJKP300	Permitted by HDC
DC/18/0145 Michael Neale	Mr & Mrs Budgen Old Lodge Christs Hospital Horsham West Sussex RH13 0LB	Non-Material Amendment of previously approved DC/17/0466 (Erection of single storey rear extension with a glass link and removal of internal partition). Installation of a new skylight to the north facing roof of the extension and proposed mezzanine with spiral staircase https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=P2SUM6IJKQV00	No objection
DC/18/0146 Michael Neale	Mr & Mrs Budgen Old Lodge Christs Hospital Horsham West Sussex RH13 0LB	Non-Material Amendment of previously approved DC/17/0466 (Erection of single storey rear extension with a glass link and removal of internal partition). Installation of a new skylight to the north facing roof of the extension and proposed mezzanine with spiral staircase https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=P2T06EIJKQY00	No objection
DC/18/0173 Denis Bull	Mr Tom Moreton Rapley Rise Southwater West Sussex	Surgery to 1 x Oak https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=P33YMVJKT800	No objection

P159/02/18

PLANNING APPEALS

DC/17/1729 – Easteds Farm, Easteds Lane, Southwater, Horsham, RH13 9DP

Retrospective application for the erection of a boundary fence adjacent to the public highway (Following refusal of previous application DC/17/0579).

Members NOTED the information.

Application No	Address	Reason	Our Recommendation	HDC Decision
DC/17/1883	104 College Road Southwater Horsham West Sussex RH13 9DE	Surgery to 1 x Oak	No Objection to 25% surgery	Permitted
DC/17/2095	Lawsons Farm Two Mile Ash Horsham West Sussex RH13 0PG	Proposed change of use from adjacent open land and existing detached barn/building to residential use, incorporating this within the residential curtilage of Lawsons Farm.	The Parish Council will offer no objection subject to the change of use being limited to the existing barn and the area of land to the left (south west) of the pond (shown on the registry deeds in yellow).	Permitted
DC/17/2129	Land Parcel 514970 129123 Christs Hospital Horsham West Sussex	Fell 1 x Ash	Defer and delegate to Clerk	Refused
DC/17/2167	21 Castlewood Road Southwater Horsham West Sussex RH13 9US	Erection of single storey side extension to form garage and utility room	Objection based on the design having a flat roof that is deemed to be avoidable contrary to the Parish Design Statement	Permitted
DC/17/2195	Copse Worthing Road Horsham West Sussex RH13 9AT	Demolition of The Copse. Erection of 15 dwellings, access garages and car parking	Objection on the grounds that the proposal would constitute development in a countryside location which was outside the built up boundary.	Refused
DC/17/2287	27 The Fieldings Southwater Horsham West Sussex RH13 9LY	Surgery to 1 x Oak and 1 x Maple	No Objection to 25% surgery	Permitted
DC/17/2307	Lawsons Farm Two Mile Ash Horsham West Sussex	Proposed change of use from adjacent open land and existing detached barn/building to residential use, incorporating this within the residential curtilage of Lawsons Farm (Listed Building Consent)	The Parish Council will offer no objection subject to the change of use being limited to the existing barn and the area of land to the left (south west) of the pond (shown on the registry deeds in yellow).	Permitted
DC/17/2325	Horsham Golf Park Denne Park Horsham West Sussex RH13 0AX	Erection of replacement part single storey part two storey extension to side, front and rear featuring first floor balcony to front. Front and rear extensions to existing changing facilities and creation of new reception area. Alterations to existing car park with associated landscaping.	Object on the basis of shared drive with Horsham Football Club and in relation to the additional car parking and vehicles exiting onto the Worthing Road and Hop Oast Roundabout which is at maximum capacity as highlighted in the Parish Traffic Survey.	Permitted
DC/17/2417	24 Windsor Close Southwater Horsham West Sussex RH13 9XH	Erection of two storey side extension	No Objection	Permitted
DC/17/2439	Land West of 18 To 24 Evens and 27 To 41 Odds Barnes Wallis Avenue Christs Hospital West Sussex	Fell 1 x Horse Chestnut	No Objection as tree is diseased	Permitted
DC/17/2460	Land East of 13 To 16 and 19 To 21 Turners Close Southwater West Sussex	Surgery to 1 x Oak	No Objection subject to 30% reduction	Permitted
DC/17/2525	25 Larkspur Way Southwater Horsham West Sussex RH13 9GR	Single storey side/rear extension	No Objection	Permitted
DC/17/2540	9 Blakes Farm Road Southwater Horsham West Sussex RH13 9GH	Proposed first floor side extension over existing garage, part conversion of existing integral garage to habitable space and minor single storey front extension to garage	Objection	Permitted

DC/17/2542	77 Millfield Southwater Horsham West Sussex RH13 9HT	Erection of first floor side extension and single storey rear extension.	Delegated to the Clerk & Cllr Cole	Permitted
DC/17/2600	3 The Gables Southwater Horsham West Sussex RH13 9BW	Demolition of existing garage and erection of replacement single storey side extension	Objection to the flat roof not in accordance with the Parish Design Statement and loss of car parking	Permitted
DC/17/2688	51 Woodlands Way Southwater Horsham West Sussex RH13 9TF	Proposed rear single storey extension and internal alterations.	Objection based on flat roof which is contrary to the VDS and out of keeping with the street scene.	Permitted
DC/17/2700	Walders Polecat Lane Copsale Horsham West Sussex RH13 9DJ	Proposed installation of natural sandstone slate tiles to front roof slope as an alternative to Horsham Stone tiles previously approved under application DC/16/2723 (Strip and re-tile the Horsham stone and clay tile roof areas including three vertical gables and to include breather felt, sawn treated battens and lead work to valleys and chimney stacks. Furthermore to also include the upgrading the roof voids and skelings with thermafleece sheepwool insulation) (Listed Building Consent)	Objection due to the fact that Horsham Stone is still available in the local area and any change would be detrimental to the listed building.	Permitted
DC/17/2786	Berkeley Homes Development Site Worthing Road Southwater West Sussex	Non material amendment to previously approved DC/15/2064 (Erection of 244 dwellings (including 54 retirement living apartments) with associated access, parking and landscape works pursuant to outline planning permission DC/14/0590 (Approval of Reserved Matters). Amendments to Blocks A and B.		Permitted
DC/17/2864	Praters Farm Two Mile Ash Horsham West Sussex	Non-Material Amendment to previously approved DC/17/1202 (Proposed change of use from stables to single dwelling, with associated building works and operational development). Reduction in hard landscaping, removal of garden wall, integration of garage to accommodate 2 x cars, cycle and bin storage and associated minor window adjustments.		Withdrawn
DC/17/2881	Land South of Lanaways Barn Two Mile Ash Horsham West Sussex RH13 0LA	Install Highspeed Broadband Cabinet (Land South of Lanaways Barn)	Not required	No Objection to Notification
DC/17/2882	Junction of Coltstaple Lane and Reeds Lane Southwater West Sussex	Install High Speed Broadband Cabinet (Land Opposite Kings Farm)	Not required	No Objection to Notification
DC/18/2635	Christ's Hospital School The Avenue Christ's Hospital Horsham West Sussex RH13 0LJ	Erection of temporary road for construction traffic for the duration of the development of previously permitted catering facilities.	No Objection	Permitted
DC/18/0114	29 Warren Drive Southwater Horsham West Sussex RH13 9GL	Non material amendment to previously approved DC/16/2711 (Proposed Extension and Alterations (part first floor to the side and part two storey to the rear). Change ground floor corner French doors to (west) side facing French doors and rear (south) facing window. Provision of first floor ensuite requiring the existing (east) side facing	Not required	Permitted

		<p>window move sideways and the addition of a soil vent pipe on east elevation.</p>		
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P161/02/18 PLANNING COMPLIANCE ACTION

No planning compliance actions in Southwater are currently being investigated by the District Council and there is currently no report of further possible breaches.

Members NOTED the information.

P162/02/18 DATE OF NEXT MEETING: Wednesday 7th March 2018.

The meeting finished at 8.20pm.

***The press and public may be excluded from discussions in relation to this item due to these being considered of a confidential or contractual exempt nature. Documentation relating to these matters are exempt from publication.**