

SOUTHWATER PARISH COUNCIL

The Minutes of the PLANNING COMMITTEE Meeting held on Thursday, 10th March 2016 in the Council Chamber, Beeson House, Southwater commencing at 7.30 p.m.

Present: Chairman: Mr L. Apted

Mr P. Buckley

Mr K. Diamond

Mrs P. Flores-Moore

Ms R. O'Toole-Quinn

Mrs B. Varley

Clerk: Mrs J. Nagy

County Councillor: Not present

District Councillors: Not present

Press: Not present

Members of the Public: Two

P178/03/16 PUBLIC PARTICIPATION

Mr Apted 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.

He asked if any member of the public planned to film or record the proceedings, as those filming should be at the front of the public gallery. He advised the public that if they did not want to appear on film they should sit at the back of the room. No members of the public wished to film or record the meeting.

Mrs Varley reported that Mill Straight was flooding again yesterday at the junction with The Fieldings. Mr Buckley said that it was clear when he passed yesterday evening.

Mr Diamond reported that the fence was down at the end of the allotment site, where the footpath crossed over the A24.

The Deputy Clerk will report all the above matter to the relevant authorities.

P179/03/16 APOLOGIES

There were apologies noted from Mr Cole, Mrs Hutchings, Mr Neale and Mr Watkins.

P180/03/16 DECLARATIONS OF INTEREST

The Deputy 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 at anything of note to declare at this point in the meeting.

Mrs Flores-Moore declared an interest in DC/16/0341 as she is the applicant, and in DC/16/0271 as she knows the applicant.

P181/03/16 MINUTES

It was proposed by Mr Buckley seconded by Mrs Flores-Moore and **RESOLVED** by all present that the Minutes of the Planning Committee meeting held on Thursday, 9th February 2016 be accepted as a true and correct record of the meeting, after the correction that Mrs Hutchings was marked as being present, when she was not in attendance.

P182/03/16 CHAIRMAN'S ANNOUNCEMENTS

Mr Apted had no announcements.

P183/03/16 CORRESPONDENCE

Sussex Heritage Trust Awards

The Council has been invited to submit an entry to these awards.

Previously, it has been suggested that the MUGA be entered into the Public and Community Award. The cost of entry is £90, and the winner will receive a hand-crafted plaque.

It was RESOLVED that the Council would not enter the awards.

P184/03/16 NEIGHBOURHOOD PLAN

The Deputy Clerk reported that the Scoping Report is currently out for consultation; this has been advertised on the website, on Facebook and in a display in the foyer.

Mr Watkins, Chair of the Steering Group, would like the Committee to know that due to the increased work load of the Deputy Clerk, now Acting Clerk due to the long term absence of the Clerk, progress on other matters may be delayed.

This will have particular relevance in relation to the Neighbourhood Plan, where the Deputy Clerk is lead officer. Mr Watkins asked that the Committee be informed on his behalf that they should expect a delay in the Neighbourhood Plan schedule, due to the Deputy Clerk's increased work load.

Mr Watkins asked that the Neighbourhood Plan schedule is updated to reflect the current situation.

P185/03/16 PRE-APPLICATION ADVICE

The Deputy Clerk advised that the Pre-Application Advice Group had met with Wates and Miller Homes, to view the proposals for the site West of Mill Straight, just prior to the public exhibition which took place in Beeson House on 2nd March 2016

P186/03/16 BERKELEY HOMES

The Deputy Clerk has added this item to the agenda, in order to report on the development West of the Worthing Rd, now that work has commenced.

Letters have been circulated to local residents by Berkeleys to advise of the programmed works. The temporary access, which is to be located adjacent to The Old School House, will commence imminently, and the Cedar Drive roundabout upgrade will take place between May and July 2016.

The bus stop opposite Godfrey's will remain in operation until the end of July, and the replacement stop will be open by September.

Pollard Hill Roundabout

Improvements to this roundabout were agreed under the Section 106 agreement which would widen the splays to the north and south bound A24 arms. The Parish Council objected to these proposals at the time, as it would increase the speed of the A24 traffic, making it more difficult for Southwater traffic to join the roundabout. This objection was based on the findings of the Council's Transport Study.

WSCC has now reviewed the proposals and found that the effect of the Buck Barn traffic lights was not taken into account on the original desk top survey, and now agrees that the Parish Council did have a point. WSCC is confident that removal of the proposed Pollards Hill improvements from the Section 106 would not have a detrimental affect on the junction capacity.

It was RESOLVED that the Committee agreed the removal of the Pollards Hill proposals from the Section 106, as it had objected to them in the first instance.

The Deputy Clerk reported that a sum of money would have been put aside in the Section 106, not only for this development, but also for the Wates development, which was also contributing to the roundabout proposals. Once these sums had been clarified, she would ensure that that the Parish Council would have the opportunity to discuss and agreed what project the money could be spent on.

Bus Shelters

The Section 106 agreements allows for six shelters with Real Time Passenger Information; the locations of three of these have been confirmed as

- Installation of RTPI at the Council-owned shelter opposite Roundstone Caravan Park
- Erection of new shelter with RTPI outside the Junior Academy
- Erection of new shelter with RTPI on the new bus stop on Worthing Rd, relocated from opposite Godfrey's.

These are to be the same style as the Council-owned shelter opposite the Co-Op. The remaining three are to be located outside the Village Hall, outside the Cock Inn and at a location yet to be agreed.

It was suggested that the final shelter could be located at the Southwater St junction southbound stop; the Deputy Clerk will try to progress this.

P187/03/16 TREE PRESERVATION ORDERS & OTHER TREE MATTERS

Trees in Pond Farm Ghyll

A resident of Mapledown was concerned that trees in the Ghyll, which is Parish Council land, are tall and overbearing.

The Ghyll is covered by a blanket Tree Protection Order, so the Deputy Clerk sought the advice of the Arboricultural Office at the District Council. He is advising removal of the trees, as he agrees that they are overbearing. They are very slender trees, and are tall as they have competed for light.

The usual advice to householders that they are entitled to carry out works to Parish Council trees with the Council's permission at their own cost, but given the advice of the tree officer, the Deputy Clerk is seeking the views of the Committee.

Any tree works would need a planning application, due to the TPO.

It was RESOLVED that the Deputy Clerk would progress the planning application to fell these trees; quotations to be put to the Finance & General Purposes Committee for approval.

P188/03/16 PUBLIC OPEN SPACE

Nutham Lane Green

A series of trees was planted around the edge of this green. Several failed and were replaced by the original developer but three of these failed again some years ago, and were not replaced.

A local resident has asked that the Council consider replacing these trees.

It was RESOLVED that three trees would be replaced with native species; these to have protection in place to guard against damage from grass cutters etc. The resident is to be approached to water the new trees, as if not possible, this resolution may have to be re-visited.

P189/03/16 HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES, FOOTPATHS AND RIGHTS OF WAY

Nothing to report.

P190/03/16 NEW PLANNING APPLICATIONS

Application No	Address	Reason	Recommendation
DC/15/2840 Kieran Diamond	Mr Kevin Shepherd 2 Dog Barking Cottages Two Mile Ash	Retrospective Planning Permission for replacing an existing driveway with Gravel and Block Paving and a raised kerb	No objection
DC/16/0117 Peter Buckley	Miss Pauline James 17 Camelot Close Southwater	Erection of a rear conservatory	Object, due to adverse impact on property above, in that the proposed roof line is too high.
DC/16/0137 Graham Watkins	Mr Haroon Rashid Land To The Rear of 27 Millfield, Southwater	Amendment(s) to application - DC/16/0137	Object on same grounds as previous
DC/16/0176 Adrian Green	Mr & Mrs Tingley 105 Roman Lane Southwater	Erection of a rear conservatory	Already decided by Horsham District Council
DC/16/0247 Peter Buckley	Mr M Day 1 Birchwood Cottages Shaws Lane Southwater	Provision of a side extension plant room, alterations to roof, and installation of wood burning stove and flue	Object to dormers in roof, as being out of keeping with barn style building

NEW PLANNING APPLICATIONS (CONT)

Application No	Address	Reason	Recommendation
DC/16/0257 Kieran Diamond	Mr Umer Hassan Land South of 1 Quarry Way Southwater	Erection of 1 x 3 bed detached house with single garage and 1 x additional car parking space	Object due to concerns over visibility and sight lines at the junction
DC/16/0270 In Office	Mr Rob Clarke 17 The Fieldings Southwater	Surgery to 3x Oak trees	No objection
DC/16/0271 In Office	Mr Nick Dowling Wisteria Cottage The Fieldings Southwater	Fell 1x Field Maple (M1) and surgery to 1 x Oak (O1)	No objection Mrs Flores-Moore declared an interest in this application as she knows the applicant. She took no part in discussions.
DC/16/0306 Kieran Diamond	Christ's Hospital Foundation Land To The South of Christ's Hospital School Christ's Hospital	Variation of condition 18 to previously approved application DC/15/0667 (Installation of photovoltaic array, 2.1m high security fencing, five pole mounted CCTV cameras, and sub-station, served by new access onto Two Mile Ash Road) Proposed implementation of alternative flood risk mitigation measures	No objection
DC/16/0340 In Office	Mr Mark Warwick 1 Shipley Road Southwater	Fell 1 x Oak Tree (T6) fronting (1 Shipley Road, Southwater) Tree Preservation Order	No objection
DC/16/341 Graham Watkins	Mr and Mrs Richard Flores-Moore 43 Warren Drive Southwater	Erection of a timber garden shed	No objection Mrs Flores-Moore declared an interest in this application as she is the applicant. She left the room and took no part in discussions.
DC/16/0349 Laurie Apted	Mr Mike Wintermeyer Kings Church Kings House Southwater Business Park Worthing Road Southwater	The existing [defective] chimney is to be removed down to ridge height and capped off with a lead sheet flashing to match the adjacent flashing	No objection
DC/16/0359 Kieran Diamond	Mr Neil Burke Horsham Golf Park Denne Park	Variation of Condition 1 to previously approved application DC/15/1772 relating to changes in land from across the site	No objection
DC/16/0429 Rachael O'Toole-Quinn	Mr James Lovett 75 Blakes Farm Road Southwater	Single storey extension to first floor over existing garage providing bedroom and en-suite	Object, as the roof line is not dropped or hipped as per the Parish Design Statement
DC/16/0365 Adrian Green	Dr Sean Khorami Dental Surgery Southwater Health Centre Station Road Southwater	Installation of air condition unit to external wall to rear of surgery within car park	No objection

P191/03/16 PLANNING APPEALS

There have been no appeals lodged since the last meeting.

P192/03/16 DISTRICT COUNCIL DECISIONS

Application No	Address	Reason	Recommendation	HDC Decision
DC/15/2064	Land West of Worthing Road Southwater	Erection of 244 dwellings (permission DC/14/0590 (Approval of Reserved Matters))	No objection to amended proposals	Permitted
DC/15/2151	Montessori School Church Lane Southwater	Variation of condition 2 (DC/06/1495) which restricted the property to use as a Montessori school to allow the property to return to D1 use	No comment as Parish Council is the applicant	permitted

DISTRICT COUNCIL DECISIONS (CONT)

Application No	Address	Reason	Recommendation	HDC Decision
DC/15/2623	Wayside New Road Southwater	Erection of a two storey side extension	No Objection	Permitted
DC/15/2785	The Bungalow Roundstone Park Worthing Road	A hip to gable end loft conversion with the installation of two pitched roof dormers to the front roof slope and a flat roof dormer to the rear	Object as flat roof to dormer is contrary to the Parish Design Statement	Permitted
DC/15/2790	Christs Hospital School The Avenue Christs Hospital Horsham	Construction of 2 x refuse enclosures, one adjacent to the art school and one in the theatre car park, adjacent to Grecians West.	No Objection	Permitted
DC/16/0176	105 Roman Lane	Erection of a rear conservatory	See "New Planning Applications" above	Permitted

P193/03/16 PLANNING COMPLIANCE ACTION

Nursing Hygiene

The Enforcement Officer visited the site recently at 5.30am and confirmed that they are still operating outside permitted hours. However, the result of the current planning application is awaited before further action is considered.

The Deputy Clerk was asked to clarify this action as the current planning application did not allow for vehicular movements on site before 7am.

21, Castlewood Rd

A boundary fence has been erected at this property, and the ownership of the land that has been enclosed is being queried, plus whether planning permission is required this being an open plan area.

P194/03/16 DATE OF NEXT MEETING

The date of the next meeting is Thursday, 7th April 2016 at 7.30pm in the Council Chamber, Beeson House.

The meeting closed at 8.30 pm.