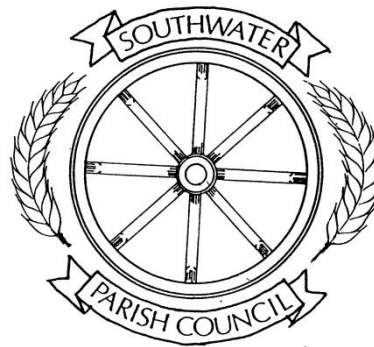


# Southwater Parish Council



## **Planning Committee Meeting Draft Minutes**

Wednesday 6<sup>th</sup> December 2017, 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 Rachael O'Toole Quinn  
Cllr Barbara Varley

### **Non Voting Committee Member**

Mr Geoff Scoon



## 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.,

Telephone No: 01403 733202 Fax: 01403 732420  
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Community Web Site: [www.southwater-pc.gov.uk](http://www.southwater-pc.gov.uk)

### 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 1<sup>st</sup> November 2017 at 7.30pm.**

**Present:**        **Chairman:**    **Cllr G Watkins**

**Cllr G Cole**  
**Cllr D Moore**  
**Cllr B Varley**

**Cllr J Hutchings**  
**Cllr M Neale**

**Clerk:**                **Mrs C Tobin**

**County Councillor:**        **Not present**

**District Councillors:**       **Not present**

**Press:**                **Not present**

**Members of the Public:**    **One**

#### **P118/12/17 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 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.

#### **P119/12/17 APOLOGIES**

Apologies for absence were received from Cllr Apted, Dye, O'Toole-Quinn and non voting Member Mr Scoon.

**Councillors NOTED and APPROVED the absences.**

#### **P120/12/17 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.

**P121/12/17 MINUTES**

**The minutes of the previous meeting held on Wednesday 1<sup>st</sup> November 2017 were accepted as a true and correct record of that meeting at the Full Council meeting of 29<sup>th</sup> November 2017.**

**P122/12/17 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman indicated that he had no announcements.

**P123/12/17 CORRESPONDENCE**

The Committee Clerk indicated she had no correspondence to circulate other than which has already been received by Members.

**Members NOTED the information.**

**P124/12/17 BERKELEY HOMES**

The Chairman informed Members that a meeting would be held with Berkeley Homes on Friday 8<sup>th</sup> December 2017.

**Members NOTED the information.**

**P125/12/17 MILLER HOMES**

Members were referred to a report, circulated prior to the meeting, relating to the Horsham Planning Committee hearing for planning application DC/17/2025 - Land West of Mill Straight, Worthing Road, Southwater, West Sussex. The application was approved subject to conditions.

Members were made aware that one condition regarding the regulation of the traffic lights on Mill Straight, under the control of Miller Homes employees, had not been adhered to. Therefore, the application is now subject to planning compliance. The Clerk explained the issue had been raised with planning enforcement at Horsham District Council and Horsham District Councillors for Southwater.

**Members NOTED the information.**

**P126/12/17 TREE WARDEN TRAINING**

Members received a brief verbal report from the Clerk regarding the recent Tree Warden Training.

**Members NOTED the information.**

**P127/12/17 HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES, VERGES, FOOTPATHS AND RIGHTS OF WAY**

A complaint was raised regarding the road signs on Blake Farm Road which were obscured by dirt. The Clerk explained that the cleaning of road signage by West Sussex County Council was not a priority and she would commission one of the litter wardens to clean it.

**Members NOTED the information.**

P128/12/17 **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
<p><b>At this point the Chairman suspended standing orders to permit a member of the public to speak.</b></p> <p><b>DC/17/2636 – Mr D Kitson, 20 Abbots Leigh, Southwater, Horsham, RH13 9HX.</b> The Council received a brief presentation regarding the application from the applicant. The Chairman clarified with Mr Kitson that pre application advice had not been sought.</p> <p><b>Standing orders were re-instated at 7.48pm. After a discussion, the Chairman proposed a vote to object to the application. The Council RESOLVED by a unanimous vote to submit a recommendation to refuse the application for the reasons shown below.</b></p>			
DC/17/2636 Ross Dye	Mr D Kitson 20 Abbots Leigh Southwater Horsham West Sussex RH13 9HX	Demolition of existing garage. Erection of new two storey attached dwelling <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OZV9URIJ06000">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OZV9URIJ06000</a>	Objection on the grounds that this would be overbearing and not in keeping with the local area.
DC/17/1687 Denis Bull	Mr Willis Millstone Cottage Cripplegate Lane Southwater Horsham West Sussex RH13 9HF	Surgery to 2 x Oaks and 1 x Field Maple <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OTT0EYIJIG600">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OTT0EYIJIG600</a>	No Objection to 30% reduction.
DC/17/2288 Dennis Bull	3 Woodpeckers Southwater RH13 9AA	Surgery to 1 x Field Maple <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OXNHLCIJ0D600">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OXNHLCIJ0D600</a>	No Objection to 30% reduction.
DC/17/2319 Graham Watkins	Berkeleys Berkeley Homes Development Site Worthing Road Southwater West Sussex	Erection of 68 dwellings (including 8 affordable dwellings) with associated garaging, access, parking and landscaping works. (Following approval of previous outline application DC/14/0590). <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OXWRTUIJHR00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OXWRTUIJHR00</a>	No objection.
DC/17/2325 Graham Watkins	Mr Burke 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. <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OXYMDNIJJIG600">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OXYMDNIJJIG600</a>	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.
DC/17/2333 Derek Moore	Mr and Mrs M Ellis Marlpost Meadows Bonfire Hill Southwater Horsham West Sussex RH13 9BU	Single storey rear extension to replace existing conservatory. Erection of two dormers to existing garage. <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OYOE8LIJJIO00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OYOE8LIJJIO00</a>	No objection.
DC/17/2340 Geoff Cole	Mr Richard Stevens 39 Roman Lane Southwater Horsham West Sussex RH13 9AF	Proposed erection of a single storey rear extension <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OYOS64IJJJ200">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OYOS64IJJJ200</a>	No objection.
DC/17/2381 Ross Dye	Mr & Mrs Dickson 28 Woodlands Way Southwater Horsham West Sussex RH13 9HZ	Single story front extension, two storey side extension and two storey rear extension <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OYDCXHIJJLY00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OYDCXHIJJLY00</a>	Object on the basis that the extension should be subservient to the main dwelling and is contrary to the Parish Design Statement 2011.

DC/17/2395 Graham Watkins	Reside The Holbrook Club North Heath Lane Horsham West Sussex RH12 5PJ	Non material amendment to previously approved application DC/16/2855 (Residential development of playing fields providing for 58 new dwellings including a new access from Jackdaw Lane.) Alterations to approved site layout, changes to bedroom numbers in plots 3 and 53 and amendments to approved door, window and CIL designs. <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OYFOANIJJM00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OYFOANIJJM00</a>	No objection.
DC/17/2409 Joy Hutchings	Mr & Mrs Andrew and Michelle Simon 129 Blakes Farm Road Southwater Horsham West Sussex RH13 9GU	Proposed first floor extension over existing garage and part conversion of garage to form habitable space <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OYHG6JIJNG00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OYHG6JIJNG00</a>	No objection.
DC/17/2417 Barbara Varley	Mrs Rebecca Hollis 24 Windsor Close Southwater Horsham West Sussex RH13 9XH	Erection of two storey side extension <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OYJAU3IJO000">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OYJAU3IJO000</a>	No objection.
DC/17/2439 Denis Bull	Mr Nick Courtney Land West of 18 To 24 Evens and 27 To 41 Odds Barnes Wallis Avenue Christ's Hospital West Sussex	Fell 1 x Horse Chestnut <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OYQED9IJJPP00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OYQED9IJJPP00</a>	No objection as tree is diseased.
DC/17/2458 Michael Neale	Mr A Waide 1 Church Lane Southwater Horsham West Sussex RH13 9EB	Variation of condition 1 to previously approved application DC/15/1563 (Erection of single 3 bedroom semi-detached house with revised vehicle access, drive and parking). Proposed minor material amendments to facilitate installation of flue to side elevation, first floor rear extension over approved ground floor and alterations to approved layout. <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OYSHECIJQF00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OYSHECIJQF00</a>	Objection on the grounds of overcrowding on first floor rear extension as this would be overbearing on the neighbouring property.
DC/17/2460 Dennis Bull	Mr D Whitehead Land East of 13 To 16 and 19 To 21 Turners Close Southwater West Sussex	Surgery to 1 x Oak <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OYU3GYIJD600">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OYU3GYIJD600</a>	No Objection subject to 30% reduction.
DC/17/2508 Denis Bull	Mrs Reid 9 Beechwood Southwater Horsham West Sussex RH13 9JU	Surgery to 4 x Oak and 4 x Beech Trees <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OZ3D19IJTL00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OZ3D19IJTL00</a>	No Objection subject to 30% reduction.
DC/17/2521 Graham Watkins	Mr D Maitland Old Goods Yard Christ's Hospital Horsham West Sussex RH13 0NE	Non-Material amendment to previously permitted application DC/13/1412 (A hybrid planning application comprising: A detailed application for the conversion of the Goods Yard Building for the development of residential units and associated access, car parking, landscaping and ancillary works). <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OZ570HIJJUB00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OZ570HIJJUB00</a>	This matter was delegated to Cllrs. Neale and Watkins.
DC/17/2522 Denis Bull	Miss Laura Gibson 4 Amberglade Southwater Horsham West Sussex RH13 9UB	Surgery to 1 x Oak <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OZ570OIJJUC00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OZ570OIJJUC00</a>	<b>Declaration of interest by Denis Bull, voluntary tree warden</b>  No objection.
DC/17/2525 Geoff Cole	Mr and Mrs D Lawrence 25 Larkspur Way Southwater Horsham West Sussex RH13 9GR	Single storey side/rear extension <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OZ72D7IJJUT00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OZ72D7IJJUT00</a>	No objection.
DC/17/2531 Michael Neale	Mrs Sarah Murton 71 Bluecoat Pond Christ's Hospital Horsham West Sussex RH13 0NW	Erection of a single storey rear extension <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OZ72D7IJJUT00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OZ72D7IJJUT00</a>	No objection.
DC/17/2542 Ross Dye	Mr and Mrs D Willis 77 Millfield Southwater Horsham West Sussex RH13 9HT	Erection of first floor side extension and single storey rear extension. <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OZ7E7DIJ02X00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OZ7E7DIJ02X00</a>	Delegated to the Clerk and Cllr Cole.
DC/17/2600 Derek Moore	Martin Street 3 The Gables Southwater Horsham West Sussex	Demolition of existing garage and erection of replacement single storey side extension <a href="https://public-access.horsham.gov.uk/public-access/">https://public-access.horsham.gov.uk/public-access/</a>	Objection to the flat roof not in accordance with the Parish Design

	RH13 9BW	<a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OZM9L8IJYY00">access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OZM9L8IJYY00</a>	Statement and loss of car parking
DC/17/2624 Graham Watkins	Garner Garden Cottage Denne Park Horsham West Sussex RH13 0AX	Non material amendment to previously approved DC/17/1282 (Proposed demolition of existing conservatory and erection of replacement single storey side extension and porch) Change pitch on cat slide roof to make weatherproof for clay tiles(north elevation) <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OZTAD8IJK0L00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OZTAD8IJK0L00</a>	No objection
DC/17/2635 Michael Neale	Mr Keith Willder 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. <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OZV7ULIJK1800">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OZV7ULIJK1800</a>	No objection

**P129/12/17 PLANNING APPEALS**

To receive, discuss and agree a response to any planning appeals as required:

DC/17/1694 - 2 Foxfield Cottages, Southwater, Horsham, RH13 9EP

Proposed erection of 1 x two storey four bedroom dwellings. Original response from Southwater Parish Council was as follows:

Strong objection due to the following points:

- 1) Gross overdevelopment of the area.
- 2) The proposed development is in contravention of the Southwater Parish Design Statement point 13.5 (DG 5.1)
- 3) We note Highways statement regarding the parking provision encroaching on the publically maintained highway.

**Members NOTED the information.**

**P130/12/17 DISTRICT COUNCIL DECISIONS**

There were no decisions at this point.

**P131/12/17 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.**

**P132/12/17 DATE OF NEXT MEETING: Wednesday 3<sup>rd</sup> January 2018**

**\*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.**