

SOUTHWATER PARISH COUNCIL

The Minutes of the **PLANNING COMMITTEE** Meeting held on Thursday, 5th September 2013 in the Council Chamber, Beeson House, Southwater commencing at 7.30 p.m.

Present: **Chairman:** **Mr L. Apted**

Mr P. Buckley	Mr G. Cole
Mrs P. Flores-Moore	Mr M. Neale
Mr K. Diamond	Mr B. Sunderland
Mrs B. Varley	

Clerk: **Mrs. J. Nagy**

County Councillor: **Apologies**

District Councillors: **Apologies**

Press: **Not present**

Members of the Public: **One**

P65/09/13 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.

Mrs Flores-Moore said that she had expressed her concerns in relation to the recent spate of accidents around the Hop Oast roundabout at last night's meeting, and it was agreed that the Clerk is to write to Brad Watson, County Councillor on the matter.

Mr Buckley and Mr Sunderland arrived at 7.32pm

At this point, Mr Apted proposed the suspension of Standing Orders to allow members of the public to speak. This was seconded by Mrs Varley and agreed by all.

As no member of the public wished to address the Committee, Standing Orders were reinstated

P66/09/13 APOLOGIES

There were apologies from Mrs Alway and Mr Watkins.

P67/09/13 DECLARATIONS OF INTEREST

Mr Cole declared a prejudicial interest in DC/13/1412 for the Old Goods Yard, Christ's Hospital, as he is an Old Blue. Mrs Varley declared a prejudicial interest in DC/13/1412 for the Old Goods Yard, Christ's Hospital as her daughter is an

employee of the School and her grand daughter is a pupil.

P68/09/13 MINUTES

It was proposed by Mr Buckley seconded by Mrs Varley and RESOLVED by all present that the Minutes of the Planning Committee meeting held on Thursday, 11th July 2013 be accepted as a true and correct record of the meeting.

P69/09/13 CHAIRMAN'S ANNOUNCEMENTS

Mr Apted reminded Councillors of the three upcoming meetings, the Budget Working Party at 7.30pm on Wednesday, 2nd October, the Councillor Briefing Session on Monday, 14th October at 7pm and the Councillor Training Session on Monday 21st October. All Councillors are expected to attend.

P70/09/13 CORRESPONDENCE

The Deputy Clerk reported the following correspondence:

Southwater Parish Design Statement

The Deputy Clerk wrote to Rod Brown, HDC Head of Planning in May to ask why this document was being ignored by Planning Officers, particularly in relation to flat roofs.

Mr Cole left the meeting at 7.36pm

Mr Brown has now replied, saying that he does not agree with this view. The officers do consult the PDS, but other planning considerations have to be taken into account when forming a decision. He addresses the specific applications cited as follows:

Fairlawns, Shipley Rd – here the flat roof was to the rear of the building and not visible from the road. In addition, there are other flat roofs already on the site, and on surrounding properties.

Surya, Salisbury Rd – again the property already had flat roof elements, as have other properties in the area

39, Millfield – this was for an amendment to a previously approved, and therefore extant plan, and the flat roof cannot be seen from the road.

The Deputy Clerk reported that the previous plan for 39, Millfield was in 1998, so is not extant, or existing, in fact permission had lapsed.

Mr Cole returned to the meeting at 7.38pm

Mr Buckley said that it was irrelevant that flat roofs could not be seen from the road, as they can be seen from the gardens of neighbouring properties.

Mrs Flores-Moore said that the Parish Design Statement should be considered for new applications. Mr Buckley agreed, saying that what happened in the past is no longer relevant, as the purpose of the Design Statement is to ensure that mistakes made in the

past are not repeated.

RESOLVED that the Deputy Clerk would write to Mr Brown expressing these views.

Mrs Flores-Moore left the meeting at 7.43pm, as she was on duty as a Southwater Responder.

Councils in line for special measures

The list of councils which may be subject to special measures was published at the end of July, based on determining major applications within 13 weeks, and Horsham is on the list. It has to improve its performance before the end of October, or the power to decide such applications will be taken away. The District Council is confident that it will meet the targets required.

DC/13/1250 – Conversion of redundant barn at The Barn, Tower Hill

This application was considered at July Full Council meeting, and the Parish Council had no objection.

There have been various emails from residents stating that they disagreed with the Council's view. These have been referred to the District Council.

New Homes Bonus

The Clerk emailed to Tom Crowley, Chief Executive of the District Council on 13th August to ask whether the New Homes Bonus monies will be directed towards the communities where the development takes place. This email has been acknowledged, but no response has been received to date.

“Future of the National Planning System” Strategy Forum, 31st October in central London

This forum provides a progress update a year on from the adoption of the National Planning Policy Framework. There is a reduction of 15% for early bookings, which would be £277 + VAT.

No Councillor wished to attend.

Access to District Council Intranet

The Parish Council has been working with the District Council on trialling access to its internal intranet, so that the Deputy Clerk can look at the Section 106 database. The Parish Council has been liaising on this trial for some years now, as several problems have been encountered, but it is finally working satisfactorily. Indeed, the Deputy Clerk has spent some time updating the Parish information to ensure that all monies owed are tracked.

However, the District Council has now written to advise that due to a change in legislation, outside users are no longer allowed to access HDC's server.

It was not clear what legislation has prompted this.

RESOVLED that the Deputy Clerk would write to Tom Crowley, seeking clarification for this action, stating that as one of the larger parishes, access to the Section 106 database was necessary and should not be withdrawn.

P71/09/13

HORSHAM DISTRICT COUNCIL PLANNING FRAMEWORK

There is a current consultation on the latest proposals for the Planning Framework, which ends on 11th October.

The documents were sent via email at the beginning of August. The Deputy Clerk is preparing a draft response to the consultation for consideration at this month's Full Council meeting, so welcomes any comments from members that could be included.

P72/09/13

NEIGHBOURHOOD PLAN

The Deputy Clerk has been trying to arrange a date for the first meeting of the Working Party, but the dates for the training and briefing sessions took precedence.

The Deputy Clerk will email the members of the working party to arrange some possible dates, these being Mr Apted, Mr Cole, Mrs Flores-Moore and Mr Watkins.

P73/09/13

TREE PRESERVATION ORDERS AND OTHER TREE MATTERS

31, Charlock Way

The owner of this property has contacted the Parish Council in relation to trees bordering his land. Mrs Alway, one of the Tree Wardens, visited him and said that she would see if any works are scheduled.

The last tree survey took place in 2010, so the next is not due until 2015. No work was identified on these trees, so the Deputy Clerk wrote to the householder accordingly. He has now written to say that that he cannot afford to carry out any works, so will be approaching the Royal British Legion for assistance.

The Deputy Clerk proposes to acknowledge the letter, and re-confirm that no work is planned on the trees in question.

Members noted and agreed this action.

Christ's Hospital

The residents' association has asked that trees on and around the green be considered for preservation orders.

The reason is that trees on the Old Goods Yard site were removed to accommodate the application to be discussed later in the meeting, and the residents are concerned that the same could happen to these trees.

RESOLVED that the Deputy Clerk would try to progress TPOs on these trees with the District Council.

Oak tree in Cripplegate Lane

The Deputy Clerk advised Councillors that one of the properties involved in this matter belonged to Mr Watkins, Parish Councillor. Mr Watkins was not present at the meeting.

A large oak tree in Cripplegate Lane has been identified by an insurance company as being the possible source of subsidence in the area. A notice has been fixed to the tree seeking the landowners, and if none come forward within 30 days of 29th August, the tree will be felled.

Highways has confirmed that the tree is not on their land.

None of the adjacent property owners want the tree to be removed, and have asked for the support of the Parish Council to retain it. Will Jones, HDC Arboricultural Officer has stated that the District Council are reluctant to put TPOs on such trees, as if the tree is proved to be the cause of subsidence, there is no limit to the amount of damages that can be claimed from the District Council.

No consideration seems to have been given to the possible issue of heave, should this tree be felled.

At this point, Mr Apted proposed the suspension of Standing Orders to allow members of the public to speak. This was seconded by Mr Diamond and agreed by all.

Mrs Sam Whitlock introduced herself as the owner of Acorns, adjacent to the tree in question. She was very concerned about the proposed removal of the tree, and had spoken to OCA who had posted the notice, to try to get an extension on the deadline in order to seek advice on the legal position. This had been refused. She was concerned over the effect that possible heave would have on her property. Her deeds showed that the tree was not on her land.

Mrs Flores-Moore returned to the meeting at 8.06pm.

Members shared Mrs Whitlock's concerns, and agreed that they did not wish to see the removal of this significant tree. It was suggested that she check her own insurance policy to ascertain whether this included a clause on legal advice.

The Deputy Clerk advised Mrs Whitlock to speak to Will Jones at HDC, who would be able to offer advice.

Standing Orders were reinstated.

RESOLVED to support the retention of this tree if possible.

Mrs Whitlock left the meeting at 8.20pm

P74/09/13

PUBLIC OPEN SPACE

Skate Park

Councillors will be aware that there has been further criminal damage to the Skate Park, to the value of around £4000. The fencing at the top of one of the platforms has been pushed down, causing the structural integrity of the whole end section to be compromised.

The ramp is currently being refurbished and repaired after the last two incidences of vandalism, and it was the contractor who reported the damage on arriving on site

yesterday morning.

The Skate Jam, which was due to take place on 14th September has been cancelled, and the ramp has been fenced off as it is now unsafe.

At last night's F&GP meeting it was agreed to repair the damaged platform, as expenditure for the works currently in progress was committed. The future of the ramp will be discussed at Full Council at the end of this month.

Mr Diamond asked whether the F&GP Committee had agreed to offer a reward for information which would lead to a conviction. Mr Buckley said that this had not been discussed.

The Deputy Clerk said that she had approached Crime Stoppers to see if it can offer a reward.

The Deputy Clerk reported that she was not aware of any costs incurred for cancelling the Skate Jam, although contacting those involved, and dealing with the vandalism had taken up a considerable amount of staff time.

Mr Buckley said that the Clerk is writing to WSCC Highways to thank them for assisting in sourcing heras fencing as a matter of urgency.

P75/09/13

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

WSCC Tourist Signs for Bluecoat Health & Fitness

At the last meeting, the Parish Council raised no objection to the proposal that Bluecoat Health & Fitness erect brown tourist information signs at three junctions in Christ's Hospital, that is, at King Edward's Rd, at Christ's Hospital Rd at the junction with the school drive, and at Christ's Hospital Rd at the junction with Tower Hill.

Bluecoat Health & Fitness are now asking for an additional sign at the Boar's Head Junction.

Mr Buckley was of the opinion that drivers use normal directional signs to find a location, and brown information signs are only needed when in the vicinity of the advertised attraction. Therefore the three already agreed should be sufficient.

It was generally felt that the Boar's Head junction is a busy interchange, and that more signage at his location would be distracting for drivers.

RESOLVED by all present that the the Deputy Clerk would write in objection to this additional sign.

Southwater Locals Opposing Poo (SLOP)

A group of residents have set up a Facebook group about the problems of dog poo in the village, particularly around the Infant Academy.

Posters have been produced, and are being put up on trees, fences etc. in the area. The Deputy Clerk has warned the group that such notices may be seen as litter, and may be

removed by HDC wardens.

Members noted this information

Woodfield

Councillors will be aware of a large hole appearing in the road surface in Woodfield, leading to concerns in relation to a possible collapsed drain.

Highways now report that the underground system is now running, with a camera showing no serious defects. However, there are plans to lay a new pipeline from the hammerhead to the culvert outfall.

Members noted this information.

Closure of Footpath 1665

A section of this footpath through Denne Park will be closed from 2nd September for 12 days due to surfacing work. There will be no alternative routes available during this time.

Members noted this information.

Drainage in the New Rd area

After enquiries with local landowners, it appears that the field ditch in Worthing Rd adjacent to New Rd is part of the Highways drainage system. The Clerk will be looking at this area for inclusion in Operation Watershed.

Members noted this information.

P76/09/13

AUGUST RECESS

The following applications were agreed under the delegated powers relating to August Recess

Application	Applicant	Reason	Recommendation
DC/13/1192 Mr Watkins	Mr & Mrs Oliver 11 Millfield, Southwater	Relocation of existing 1.8m boundary fence to the west side of property	No objection., provided that the fence is a maximum of 1.8 metres in height including baseboards, and that a planting scheme is provided to soften the lines
DC/13/1384 Mr Sunderland	Mr Richard Oscroft Fairacre, Church Lane, Southwater	Removal of front facing sub-standard conservatory and replacement with traditional built porch and building	No objection

RESOLVED by all present that the recommendations for the above applications made during the August recess are hereby ratified.

P77/09/13 NEW PLANNING APPLICATIONS

Application	Applicant	Reason	Recommendation
DC/13/1397 Mr Diamond	Mrs E Quinton 36 Woodlands Way, Southwater	Fell 1 x Oak Tree due to honey fungus	No objection

DC/13/1412 – Outline permission for erection of 47 units at the Old Goods Yard, Christ’s Hospital

Mr Cole and Mrs Varley both expressed a prejudicial interest in this application and both left the meeting.

Although not present at the meeting, Mr Watkins had prepared a report on the application, which the Deputy Clerk has circulated to members prior to the meeting.

The Deputy Clerk reminded Councillors that this site had appeared in the draft Strategic Housing Land Availability Assessment which the Parish Council had considered in June. The Parish Council considered this site not to be sustainable.

After some discussion, it was RESOLVED that the Parish Council agreed with Mr Watkins’ report and to object to the application on the following grounds:

- The Parish Council considered the site to be unsustainable during consultation on the SHLAA in June, as no local shops and poor transport links other than the station which has inherent parking issues, and this remains its view.
- Christ’s Hospital is currently a Category 2 settlement, and clarification is required how this type of settlement will be classified in the emerging local plan, currently out for consultation.
- Poor road access
- Noise pollution from the local rail line
- Parking issues around the station not adequately addressed
- The application involves the removal of Trees one which has a TPO
- Units 31-36 would appear to have an unacceptable degree of overlooking to 11-17 Station Road
- 15 Station Road, has direct established access to the area of development, which has not been addressed
- The affordable housing calculation is for 10 units being 21% of the development well below the 40% required

Mr Cole and Mrs Varley returned to the meeting.

Application	Applicant	Reason	Recommendation
DC/13/1412 Mr Watkins	Mr Francis Pulvermacher Old Goods Yard, Christ’s Hospital	Outline planning application for residential development of up to 47 units including re-use of the former railway goods building, extended station car park, new roadways and footpaths and associated landscaping	Object as above. The Parish Council wishes to speak at HDC Committee in objection to this application.
DC/13/1474 Mr Apted	Mr Joe Fowler Oakview and Land Rear of Tiree Little Twynham and Tenure House, Worthing Road, Southwater	Demolition of the existing dwelling Oakview and construction of 7 detached dwellings with associated access, garaging and amenity space on land at Oakview and to the rear of properties Tiree, Little Twynham and Tenure House	No objection. Request that s106 contributions should be sought for the MUGA and the path between Blakes Farm Rd and Worthing Rd, alongside Martindales.
DC/13/1494 Mr Cole	Mr Ryan Gardner 29 Timbermill, Southwater	Two storey side and single storey rear extensions with change of use of parking area adjoining the dwelling to accommodate the extension	Object to building on a parking space as would set precedent. Design is contrary to Parish Design Statement as extension not subservient to main dwelling, and roof line not hipped or dropped. Overintensification of site.

NEW PLANNING APPLICATIONS (Cont)

Application	Applicant	Reason	Recommendation
DC/13/1412 Mr Watkins	Mr Francis Pulvermacher Old Goods Yard, Christ's Hospital	Outline planning application for residential development of up to 47 units including re-use of the former railway goods building, extended station car park, new roadways and footpaths and associated landscaping	Object as above. The Parish Council wishes to speak at HDC Committee in objection to this application.
DC/13/1474 Mr Apted	Mr Joe Fowler Oakview and Land Rear of Tiree Little Twynham and Tenure House, Worthing Road, Southwater	Demolition of the existing dwelling Oakview and construction of 7 detached dwellings with associated access, garaging and amenity space on land at Oakview and to the rear of properties Tiree, Little Twynham and Tenure House	No objection. Request that s106 contributions should be sought for the MUGA and the path between Blakes Farm Rd and Worthing Rd, alongside Martindales.
DC/13/1494 Mr Cole	Mr Ryan Gardner 29 Timbermill, Southwater	Two storey side and single storey rear extensions with change of use of parking area adjoining the dwelling to accommodate the extension	Object to building on a parking space as would set precedent. Design is contrary to Parish Design Statement as extension not subservient to main dwelling, and roof line not hipped or dropped. Overintensification of site.
DC/13/1539 Mr Diamond	Mr Mark Pullen Pond Farm Ghyll South of Cedar Drive Southwater	Five year management plan for woodland edge	No objection. Ask to see copy of master management plan.
DC/13/1545 Mr Buckley	Mrs Claire Wright 28 Cornflower Way, Southwater	Erection of first floor extension and single storey detached garage	No objection
DC/13/1548 Mr Diamond	Mr Paul Butler 30 Warren Drive, Southwater	Non-material amendment to previously approved DC/13/1012 (Proposed first floor side extension, single storey side extension, detached double garage and conversion of existing garage) to include the relocation of garage	No objection
DC/13/1551 Mrs Alway	Mr Rennison 21 Dover Close Southwater	Surgery to 2 x Ash trees	Mrs Alway was not present at the meeting, and had not supplied a report
DC/13/1561 In office	Southwater Parish Council Easteds Barn Easteds Lane Southwater	Modification of Planning Obligation S106 0596 relating to planning permission SQ/14/92 (Erection of 135 dwellings (including 15 social units) conversion of barn to meeting room, car park, open space, access, associated works (Outline)) in accordance with Clause 5 of the draft form of Supplemental Agreement annexed to this application	No comment, as the Parish Council is the applicant.
DC/13/1565 Mr Neale	Mr & Mrs Gandy 38 Millfield Southwater	Provision of mock parapet roof over existing flat roof to front elevation	No objection

P78/09/13 PLANNING APPEALS

The following applications have gone to appeal since the last meeting:

Application	Applicant	Reason
DC/13/0781	Mr P. Hunt Land west of Blakes Farm Cottage Southwater St Southwater	Erection of three detached dwellings
DC/13/0717	Mr & Mrs A Morris 20 Eversfield Southwater	First floor side extension

RESOLVED that the Parish council would write reaffirming its recommendation on both these applications to the Inspector.

P79/0913 DISTRICT COUNCIL PLANNING DECISIONS

Application No	Address		Parish Recommendation	HDC Decision
DC/12/2114	Land East of Turners Close and East and South of Millfield	Non material amendment to previously approved DC/11/0657 (Erection of 131 residential dwellings with associated access, parking, landscaping infrastructure) compromising revised layout to flats/rear access/unit locations, swapping of two units and revision of flat elevations/internal planning to facilitate easy access for refuse collection and cycle storage	No Objection	Permitted
DC/13/0233	Londis Worthing Road	Erection of 2 x 3-bed and 2 x 2-bed terraced houses and 1 x 1-bed flat (total 5) over rear of existing retail unit, together with 5 x parking spaces	Object with comments	Withdrawn
DC/13/0353	33 Eversfield	Proposed two storey side extension with loft room	Object with comments	Permitted
DC/13/0466	Southwater Leisure Centre Pevensey Road	To construct a Multi Use Games Area (MUGA) on the playing field to the southeast of Southwater Leisure Centre	No comment as the Parish Council is the applicant	Permitted
DC/13/0781	Land West of Blakes Farm Cottage Southwater Street	Erection of three dwellings (Outline)	Object with comments	Refused
DC/13/0841	37 Castlewood Road	First floor side extension over garage	No Objection	Permitted
DC/13/0865	10 Eversfield	Single storey front extension and rear extension and reshaping of the roof to form a first floor extension with traditional hip and eaves construction	No Objection	Permitted
DC/13/0875	17 York Close	Two storey side ext with existing stairs relocated & entrance lobby	No Objection	Permitted
DC/13/0884	12 Cedar Drive	Proposed rear ground floor extension	No Objection	Permitted
DC/13/0932	Wellfield House Southwater Street	Two storey rear extension	No Objection	Permitted
DC/13/0932	Wellfield House Southwater Street	Two storey rear extension	No Objection	Permitted
DC/13/0946	Former Build Centre Station Road Southwater	Construction of 11 dwellings and associated parking and access (Outline)	Object with comments	Refused
DC/13/0986 Amendment	Townings Two Mile Ash	Material amendment to DC/10/1407 (Proposed two bay detached garage) to include external staircase on west elevation and internal alterations	No objection	Permitted
DC/13/1012	30 Warren Drive	Proposed first floor side extension, single storey side extension, detached double garage and conversion of existing garage	Object with comments	Permitted
DC/13/1020	Fordell Shipley Road	First floor side extension, single storey rear extension and front porch	No Objection	Permitted
DC/13/1036	Doneechka Worthing Road	Rear 2-storey extension, 'dummy' pitched roof over garage and conversion of part of garage to habitable accommodation	No Objection	Permitted
DC/13/1057	7 The Glen	Retention of garden fence 1.8m high, to the rear of the property	Object with comments	Permitted
DC/13/1192	11 Millfield	Relocation of existing 1.8m boundary fence to the west side of property		Permitted
DC/13/1209	Southwater Junior Academy	The renewal of temporary planning permission for a mobile double classroom for a further five year period	No objection	Permitted
DC/13/1217	Unit 14 Oakhurst Business Park	Installation of 4 No. windows on side elevation and 3 air conditioning units on rear elevation	No Objection	Permitted

DC/13/0759 – Martindales

The Deputy Clerk reported that she had represented the Council at last Tuesday's planning meeting to speak in objection to this application, which related to using Worthing Rd as the construction entrance for the Barratts development in Worthing Rd.

The District Council did permit the application as anticipated, but with reluctance. It is thought that Barratts will be off site by the end of the year, and as no action can be taken within six months of a decision, in case of appeal, the District Council saw little point in objecting.

It was agreed that a letter would be written to the Chairman of Barratts, expressing

the Council's dissatisfaction with the way that it had dealt with matters in Southwater, and would bear this in mind with other Barratts developments in the district.

P80/19/13 PLANNING COMPLIANCE ACTION

115, College Rd

It was reported at the last meeting that one of the residents of this block has partitioned off a car parking space to the front of the property, plus a length of fencing.

An application has been lodged which will be discussed at this month's Full Council meeting.

Horsham Golf Park

Mud on the road was again reported.

Jackrells Farm

It was reported that land at the farm was being used to store scaffolding and other building materials, by a person other than the landowner

Blinks Wood

This area of woodland is behind Beechwood, and is partly in the parish of Shipley. The landowner has been on site clearing trees and vegetation, and it is understood that a cabin on the land is being prepared for rental.

An enforcement file has been opened at the District Council relating to both the land clearance and the possible change of use to the cabin. The Deputy Clerk has been liaising with the Clerk to Shipley Parish Council on the matter.

P81/09/13 DATE OF NEXT MEETING –

The date of the next meeting is Thursday, 10th October 2013

The meeting closed at 9.35 p.m.