

SOUTHWATER PARISH COUNCIL

The Minutes of the **PLANNING COMMITTEE** Meeting held on Thursday, 5th March 2015 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 J. Hutchings

Mr G. Cole
Mrs P. Flores-Moore
Mr M. Neale

Clerk: **Mrs J. Nagy**

County Councillor: **Not present**

District Councillors: **Not present**

Press: **Not present**

Members of the Public: **One**

P175/03/15 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 Flores-Moore reported that a business was operating at a property in Blakes Farm Rd and had an A board advertising this business. The Deputy Clerk said that the operation of the business has previously been reported to Enforcement and this is not a breach of any condition. The board is within the curtilage of the property and is within the dimensions of that allowed without planning permission.

Mrs Hutchings reported that she continues to record the number of cars in the Christ's Hospital Station car park. Today it was full, with numerous cars parked in adjacent roads. Mr Diamond said that the station parking was one of the issues being addressed in the Neighbourhood Plan.

Mr Apted proposed the suspension of Standing Orders to enable members of the public to speak. This was seconded by Mr Diamond and agreed by all.

As no member of the public wished to speak, Standing Orders were reinstated.

P176/03/15 APOLOGIES

There were apologies from Mrs Alway, Mrs Varley and Mr Watkins.

P177/03/15 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.

For the purposes of transparency, the Deputy Clerk advised Councillors that she had a personal interest in DC/15/0283, 96, College Rd, as she is a patient of the applicant. However, as Councillors are aware, as Deputy Clerk she took no part in the decision making process.

Councillors noted the Deputy Clerk's comments.

P178/03/15 MINUTES

It was proposed by Mr Apted seconded by Mr Neale and RESOLVED by all present that the Minutes of the Planning Committee meeting held on Thursday, 5th February 2015 be accepted as a true and correct record of the meeting.

P179/03/15 CHAIRMAN'S ANNOUNCEMENTS

The Chairman had no announcements.

P180/03/15 CORRESPONDENCE

WSCC Draft Local List for the Validation of Planning Applications

The County Council is currently consulting on what should be included in planning applications dealt with by WSCC, that is Minerals, Waste and its own developments.

This draft sets out, for example, when topographic surveys, ecological appraisals and Landscape and Visual Impact Assessments would be required, and what they should contain.

It was RESOLVED to comment that the list is fit for the purpose.

Horsham Football Club

It has been suggested that the Parish Council writes to the District Council to enquire what they are doing to assist the Football Club in finding a new ground.

Members decided they did not want the Deputy Clerk to write to the District Council, as it was not yet clear if the Football Club would be going to appeal.

Sussex Heritage Trust

The Heritage Trust is inviting nominations for this year's design award.

It was agreed that there was no recent development in the village which would qualify for the award, but perhaps when complete later in the year, the new Dinosaur Play Area in Southwater Country Park could be nominated in 2016.

Planning for Climate Change Conference

There are to be two new Planning for Climate Change conferences, one in Dublin on 12th March 2015 and one in London on 25th June 2015, with the cost being £300.

It was considered that the cost for attendance was not justified.

Horsham District Council Local Enforcement Plan

The National Planning Policy Framework suggests that Local Authorities publish a Local Enforcement Plan. The District Council has prepared a draft Plan and has circulated it for comments.

The Deputy Clerk reported that she had read the Plan and had no comments to make. She suggested that the Parish Council consider including some of the information into the Neighbourhood Plan.

It was RESOLVED that the Deputy Clerk respond with “no comment” on the draft Enforcement Plan, and to consider at including some of the information into the Southwater Parish Neighbourhood Plan.

P181/03/15 HORSHAM DISTRICT COUNCIL PLANNING FRAMEWORK

A reminder that possible additional strategic sites will be put to the Council on 18th March, and this will be followed by a public consultation running from 23rd March to 5th May. Deadlines are tight due to the Elections on 7th May.

All documents, including the new Transport Study, will not be available to view until one week before the 18th March, that is next Wednesday, 11th March.

District Councillor Claire Vickers has asked if the Council would like to send a representative to the meeting on 18th March, with a view to speaking in favour of a quick resolution to the Framework process.

Mr Diamond said that he had seen a news item whereby the need to pay Section 106 monies is withdrawn, in order to make it easier for developers.

The Deputy Clerk said that she was aware that S106 would be replaced with the Community Infrastructure Levy, but not that the requirement would be removed in its entirety.

Mr Cole said that he thought it was for brownfield sites only.

Mr Buckley was in favour of a representative from the Council speaking at the meeting on 18th March.

The Deputy Clerk said that it would be difficult to prepare a speech for the Council Meeting without knowing what the proposals were for Southwater.

It was agreed by all present that the Deputy Clerk would book a “slot” to speak at the District Council Meeting on 18th March. Once the agenda and accompanying documents are issued, she would prepare a speech for consideration by the Chairman of Council and the Chairman of the Planning Committee, who would decide whether Southwater Parish Council should speak or not, dependent on the proposals for Southwater.

P182/03/15 NEIGHBOURHOOD PLAN

Parish Survey

Quotations for the production of the Parish Survey are now being assessed under delegated powers. The draft is in its final stages before being printed.

A prize is being offered as an incentive for completing the survey.

Mr Diamond asked if a separate prize is being offered for young people completing the Youth Questionnaire, but the Deputy Clerk said that there were no plans to offer a separate prize.

After some discussion, it was RESOLVED that the Deputy Clerk would try to obtain tickets to Chessington World of Adventure to offer as a prize for young people completing the Youth Questionnaire.

Meetings with Landowners/Agents

The Deputy Clerk and Chris Carey, one of the consultants employed to assist with the Neighbourhood Plan process, have been meeting with landowners and agents of sites put forward in the SHLAA. The aim of the meetings is to better understand the owners' aspirations for the site, and gather information on which to base whether or not the site could be included in the Southwater Parish Neighbourhood Plan.

Locality Grant

The Deputy Clerk reported that the £7000 Locality grant had now been received, which will go towards the production of the parish survey. Another tranche of funding has now opened, to a limit of £8000, so the Deputy Clerk will put in another application to cover future costs.

Horsham District Council Planning Workshop

The next workshop will be on Thursday, 23rd April from 10am to 1pm in Southwater. The event will focus on the examination and referendum stage of the plan making process.

Members of the Steering Group have been asked if they would like to attend.

Nuthurst Neighbourhood Plan

Nuthurst Parish Neighbourhood Plan is now out for consultation until 30th March.

P183/03/15 PRE-APPLICATION ADVICE

The Pre-Application advice group has not met since the last meeting.

P184/03/15 TREE PRESERVATION ORDERS AND OTHER TREE MATTERS

Land to the rear of Hazel Close

This area of land runs adjacent to Cripplegate Lane and is owned by the Parish Council. A resident of Hazel Close had constructed an opening in their rear fence, and had cleared a large area of land, fenced this off and was using it for chickens. The area was about 30m by 8m.

The chickens and fencing have been removed, at the request of the Council, but the tree damage remains.

Mrs Alway as Tree Warden has visited the site, and reports that about 50 trees have been removed. Ten were large trees of 8" diameter or above, around 15 were 4" to 8" diameter, and around 20 were 2" to 4" diameter. All stumps have been cut down to ground level, so the species is difficult to identify, but judging by remaining surrounding trees, they were predominantly birch, with common ash, manna ash and hawthorn.

The Deputy Clerk asked what action members wished to take, as it had been suggested that the householder should re-plant the area with metre high whips.

Mr Diamond asked if the matter had been reported to the police as criminal damage, and the Deputy Clerk said that she believed that it had. Mr Diamond asked if photos had been taken, and the Deputy Clerk confirmed that they had.

It was generally felt that whips were not large enough, and that 2m high trees should be planted to replace those that had been felled.

It was RESOLVED that the Clerk should write to the householder stating the Council wanted the area to be re-planted within one month with 2m high trees of the same species that were removed, or the Council would seek legal advice as to what action can be taken.

Mr Cole reported that an area of trees in Coltstaple Lane beyond the Reeds Lane junction had been cut down.

The Deputy Clerk will ascertain if there are any TPOs in this area.

P185/03/15 PUBLIC OPEN SPACE

Nothing to report

P186/03/15 HIGHWAYS, DRAINAGE, STREET NAMES, FOOTPATHS AND RIGHTS OF WAY

Letter to Christ's Hospital School

Itchingfield Parish Council has copied Claire Vickers into a letter, which she has passed to the Parish Council for comment. Itchingfield are concerned about parking around the station. As Billingshurst station car park is now full from 7.30am, people are driving to Christ's Hospital station, where they park either in the car park or on the verges.

Mrs Hutchings reported that people did travel from miles around to use Christ's Hospital station.

Mr Diamond suggested that the Council write to Network Rail.

Mr Buckley said that the station car park was to be extended as part of the permitted proposals for the Old Station Yard.

The Deputy Clerk said that the Council had investigated the possibility of installing double yellow lines in the area, together with County Highways, and residents had strongly opposed this.

Mrs Hutchings said that some cars were parking on the open space land. The Deputy Clerk said that this area was owned and managed by a management company.

It was RESOLVED that the Deputy Clerk would write to the management company and ask what proposals it had in place to prevent cars parking on the green area itself, and also to safeguard the boundaries being eroded by ongoing parking.

Land at the junction of Nutham Lane and Cripplegate Lane

There is a bus stop sited on the verge near this junction, on land owned by the Parish Council. A resident has asked that a path should be put in from Nutham Lane to the bus stop, as at present passengers had to cross and re-cross Cedar Drive to avoid the muddy verge.

The resident did not propose that the Parish Council pays for such a path, but suggests that it be put forward as a future project should funding become available through other bodies.

Members agreed that they would support such a project, and would actively seek contributions towards it.

Horsham District Cycling Forum – “Horsham’s Missing Link”

The Cycling Forum is publicising its campaign to build a stretch of cycle track through the railway underpass at the A265 Roffey roundabout, and then across to Wimlands Rd.

A photo opportunity took place on 28th February, and there is an article in today’s County Times.

Other Highways Matters

Mrs Flores-Moore reported that the drains were blocked in Reeds Lane.

The Deputy Clerk will report this to Highways.

P187/03/15 NEW PLANNING APPLICATIONS

Application No	Address	Reason	Recommendation
DC/15/0280 Peter Buckley	Enterprise Inn The Cock Inn, Worthing Road Southwater	2 no. free standing single sided post mounted signs	No objection

DC/15/0283 – Horsham Golf Park

Mr Diamond reported that some of the holes constructed as part of the new 18 hole course were now ready to play. The applicant wished to allow invited members to play these as part of a marketing initiative to advertise the Club.

There were conditions on the permission to create extra car parking spaces prior to any of the new course being played.

The extension of the club house has not yet been completed.

On visiting the site, Mr Diamond was of the opinion that there are sufficient spaces to cope with the slight increase in demand in the short term.

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

Mr Burke, the applicant, said that only invited members would be allowed to play on the

new holes, and the intention still was to create more car parking spaces in accordance with the original permission.

Standing orders were reinstated.

It was RESOLVED to lodge “No objection” to the application.

Application No	Address	Reason	Recommendation
DC/15/0283 Kieran Diamond	Mr Neil Burke Horsham Golf Park, Worthing Rd, Horsham	Variation of Conditions 6 and 7 of DC/09/0746 (Change of use of stud farm to golf course, re-configuration of existing golf course to form 18 hole course plus short course. Demolition of existing buildings and refurbishment and extension of existing clubhouse and extension to car park) to allow partial occupation of the development prior to the construction of the additional car parking spaces and cycle storage.	No objection
DC/15/0286 Geoff Cole	Mr Simon Allison 96 College Road, Southwater	Single storey side extension to provide separate osteopathic treatment room & waiting room	No objection
DC/15/0366 Michael Neale	Mr Warren Hall Sunnyside Worthing Road Southwater	Two Storey rear extension to provide enlarged accommodation at ground and first floor level.	No objection, but query the velux window which appears on elevation plans but not indicative on floor plans
DC/14/2407	Mrs J. Middleton, Land south of Beckley Farm, Coltstaple Lane Horsham	Proposed erection of a small scale private equestrian yard - five stables and sand school, revised application to DC14/1645	No objection, provided that the yard is for private use only
DC15/0399	Mr M Ferreti, 38, York Close Southwater	Fell one oak tree	No objection, as a replacement tree is to be planted

P188/03/15 PLANNING APPEALS

There have been no appeals lodged since the last meeting.

P189/03/15 DISTRICT COUNCIL PLANNING DECISIONS

Application No	Address	Reason	Recommendation	HDC Decision
DC/14/1090	Proposed Horsham FC Ground Worthing Road	Construction of football ground to include two pitches, a stadium and associated dug-outs, clubhouse and associated structures, lighting, access and car parking, and landscaping works (Affects the setting of a Listed Building)	Object as this is contrary to Policy	Application Refused
DC/14/2524	SilverLea Southwater Street	Proposed Two storey side extension & loft conversion	Objection on the basis that the flat roof is contrary to the Village Design Statement	Withdrawn Application
DC/14/2697	Oaklands, Coltstaple Lane Horsham	Prior approval for change of use from agricultural use to residential dwellings	Delegated due to the fact the details were not as yet on the District Council's website without this information no comment could be made.	Permit Prior Approval
DC/14/2698	Keepers Cottage Coltstaple Lane	Non-material amendment to DC/13/2220	No objection	Permitted
DC/14/2719	89 Blakes Farm Road Southwater	Erection of Fence (part Retrospective)	Objection on the basis that this application was out of keeping with the area, this area being open and is not in accordance with the Village Design Statement this being adopted by the District Council as a supplementary planning document.	Permitted

DISTRICT COUNCIL PLANNING DECISIONS (cont)

Application No	Address	Reason	Recommendation	HDC Decision
DC/15/0098	45 Warren Drive	Single Storey Rear Extension	No objection	Permitted
DC/15/1073	Aerial Mast Parthings Farm Tower Hill	Install electronic communications apparatus/development ancillary to radio equipment housing on behalf of EE	No comment	prior approval not required
DC/15/0183	1 Falmouth Mews	Notification to install 1 x DSLAM equipment cabinet	No comment	prior approval not required
DC/15/0236	The Counting House Christs Hospital	Non-material amendment to previously approved DC/14/2130 (Addition of two dwellings linked to Grecians East and West boarding houses as ancillary accommodation for assistant house parents and family) to change front elevation door opening to a window, a rear window opening to a double door and to install an additional door into the kitchen	No objection	Permitted

P190/03/15 PLANNING COMPLIANCE ACTION

The Copse

The Deputy Clerk reported that she is awaiting a report from the Compliance Team on the air raid shelter on the site, as to whether this should be preserved, although it is understood that this is imminent

The Lintot Pub

During the recent refurbishment, the outside signage was changed from brown to purple, and the Deputy Clerk has queried if this is contrary to the planning permission for Lintot Square, as other businesses have not been allowed to change the colour of signage and frontage etc.

Enforcement has reported that the signage is not a significant change to change the appearance of the building

P191/03/15 DATE OF NEXT MEETING –

The date of the next meeting is Thursday, 9th April 2015

The meeting closed at 8.50 p.m.