

SOUTHWATER PARISH COUNCIL

The Minutes of the **PLANNING COMMITTEE** Meeting held on Thursday, 14th March 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

Mr A. Bull
Mrs B. Varley

Clerk: **Mrs. J. Nagy**

County Councillor: **Apologies**

District Councillors: **Apologies**

Press: **Not present**

Members of the Public: **None present**

P173/03/13 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.

Mr Cole said that he has noticed that the District Council is taking a long time to scan plans onto the website, which does not leave Councillors much time to look at them before a meeting.

The Deputy Clerk said that the Planning Department at the District Council was short-staffed at the moment, but that she too had noticed that it was taking some days from the date that applications were lodged, to plans being available. She would bring this to the attention of the District Council.

Mrs Varley reported that the pot holes in Woodfield were now very bad. The Deputy Clerk said that she had contacted Highways several times in relation to these pot holes so will find out when the repair is scheduled.

As there were no members of the public present, Standing Orders were not suspended.

P174/03/13 APOLOGIES

There were apologies from Mr Diamond, Mrs Flores-Moore, Mr Jackman, Mr Sunderland and from District Councillors Dr John Chidlow, Mr Ian Howard and Mrs Claire Vickers. County Councillor Mr Brad Watson also sent his apologies.

P175/03/13 DECLARATIONS OF INTEREST

There were no declarations of interest at this point.

P176/03/13 MINUTES

RESOLVED by all present that the Minutes of the Planning Committee meeting held on Wednesday, 27th February 2013 be accepted as a true and correct record of the meeting.

P177/03/13 CHAIRMAN'S ANNOUNCEMENTS

Mr Apted had no announcements.

P178/03/13 CORRESPONDENCE

The Deputy Clerk reported the following correspondence:

Martindale Farm

Councillors will be aware of the ongoing issues with Barratt Homes at the Martindale Farm site, where development was taking place without legal planning permission. Indeed, an article on the subject appeared in last week's County Times. The S106 agreement has finally been signed, but the Deputy Clerk reported that she had queried some of the clauses with Tom Crowley, Chief Executive of Horsham District Council, but to date had had no reply. These queries are:

- Whilst the Parish Council agreed to the sum of £96,000 being paid in lieu of affordable housing, it wanted this sum to be spent within the parish of Southwater, so that Southwater residents would benefit from this in the same way they would have done if the affordable housing had actually been built on site. It was suggested that this sum could be used at the Rascals Close site, which is an HDC site – DC/10/1834 refers – but no mention of this is made in the agreement. The Council would not want this money to be spent elsewhere in the District.
- We note in the education contribution that reference is made to Southwater Junior and Infant Academies. We have been told previously that as Academies are grant funded through central government and not via the County Council, they should not receive funding via 106 agreements – please clarify.
- It was previously agreed that the Parish Council would be consulted in relation to the specification of the footpath, as this has been an ongoing aspiration, but no mention of this is made in the agreement.
- The agreement does not specify when payments are to be made – the Parish Council is concerned that some payments may already be overdue, such as the Community Facilities Contribution, if payable on commencement of development.
- There is no mention made as to how the green space is to be managed. The Parish Council has previously indicated that it would be willing to take over this area, with a commuted sum for ongoing maintenance.

Local residents are still querying the continued use of Worthing Rd as construction access to the site. However, as the decision notice has not yet been issued, the conditions cannot be confirmed. On reading the Committee report, on which the decision notice is based, there is no mention of the Worthing Rd entrance being closed, but clarification of this is being awaited from the District Council.

Mr Cole noted that the yellow signage had been erected directing construction traffic to the Worthing Rd entrance and sales enquiries to the Blakes Farm Rd entrance.

The Deputy Clerk said that again, it was dependent on the decision notice and the conditions therein.

She reported that the latest correspondence on the District Council website seemed to indicate that the Council was querying the exact plan references with Barratt Homes in order to cite these on the decision notice.

P179/03/13

HORSHAM DISTRICT COUNCIL PLANNING FRAMEWORK

Strategic Planning Advisory Group, 6th March 2013

The Deputy Clerk attended this meeting on behalf of the Parish Council. The main topic of discussion was again the policy on gypsies and traveling show people.

District Councillor Claire Vickers asked if there was a timetable for decisions on housing figures, but was told that there were still too many policies to consider. However, it is hoped to have news on the Community Infrastructure Levy (CiL) for the next meeting on 17th April.

It was confirmed that the South East Plan is to be abolished, although Julia Dawe, the Strategic Planning Manager, said that it did include a huge amount of tried and tested evidence which could not be ignored. In theory, the District Council has to revert to the “old” figures from the 2007 Core Strategy, but these were now out of date, and current needs need to be identified. In the case of appeals, the District Council is seeking legal advice, as this will be a complicated process.

On Neighbourhood Plans. Mrs Dawe advised Councillors that the North Eden Neighbourhood Plan will be the first one in the country to go to a referendum. The Deputy Clerk advised Councillors that she had sent links to this Plan to them for information. Here a group of parishes had joined together, and Mrs Dawe suggested that this may be considered by Horsham parishes.

District Councillor Curnock asked if funding was available for parishes to facilitate their plans. She relied that the Government grants go straight to the District Council. Discussions were taking place as to how these would be spent. Mr Curnock said that parishes needed an early indication of what funding was available to assist in the Neighbourhood Plan process, as parishes could start working on their Plans, working in parallel with the District Council Local Plan so as to be able to bring these forward when the Local Plan was finalised. Mrs Dawe said that no decisions about funding had been made.

District Councillor David Holmes asked if there were any resources in the District Council Strategic Planning department to assist parishes with the process. Mr Howard, Chair of the Strategic Planning Advisory Group, said that was a lot of preliminary work that parishes could do. The District Council could offer advice but could not carry out the process.

Berkeley Strategic

Berkeley Strategic has now supplied the Parish Office with copies of its “Vision for Southwater” brochures, one for each Parish Councillor. It is understood that these

were only issued to District Councillors.

The application for 500 dwellings to the west of the Worthing Rd in Southwater is on hold until the end of March.

Mr Cole said that he had read the document, and said that although Berkeley's maintain that it has consulted with local residents, this was on the 500 houses, and not the 2000+ proposed in the document.

The application for 500 dwellings in Billingshurst has gone to appeal, and will be decided by the Secretary of State. The hearing will be in October.

P180/03/13 TREE PRESERVATION ORDERS AND OTHER TREE MATTERS

Surgery to tree adjacent to Goods Yard at Christ's Hospital

It was noted that severe surgery had been carried out to a major tree to adjacent to the goods yard at Christ's Hospital. This was checked with Will Jones, the Arboricultural officer at the District Council, and it does not have a TPO.

However, the strip on the western side of the road next to the goods yard have a blanket TPO.

New Tree Preservation Order

A new TPO has been made on nine oaks surrounding the cricket field in Church Lane. This order came into force on 13th February and will remain in force for six months, when the decision will be made whether or not to give it permanent status.

P181/03/13 PUBLIC OPEN SPACE

Nothing to report.

P182/03/13 HIGHWAYS, DRAINAGE, STREET NAMES, FOOTPATHS AND RIGHTS OF WAY

40mph Signage

Several residents have queried the size and style of the new 40mph sign near the Bovis Homes development.

The Deputy Clerk has checked this with Highways, and it is the new style of gateway sign, so cannot be changed. There are regulations in place for such signs, as traffic is leaving a 70mph limit and entering a 40mph.

P183/03/13 AMENDED PLANNING APPLICATIONS

As agreed at the meeting of 14th February, amended plans are now considered under delegated powers.

In both the following application, the Councillor to whom the plan was issued, together with the Deputy Clerk, was of the opinion that the original recommendation should stand, as the amendments did not address this satisfactorily.

Application	Applicant	Reason	Recommendation
DC/12/2346 Mr Buckley	Mr V. Marsh Fairlawns Shipley Road Southwater	Two storey and single storey side extension with erection of dormer extension on rear	Object. Whilst it is noted that the roof line as been dropped, as per the previous recommendation, flat rooves are contrary to the Parish Design Statement, as previously advised.
DC/13/0149 Mr Jackman	Mr & Mrs Amin Surya Salisbury Rd Horsham	Erection of two storey rear extension with pitched roof and loft storey, new pitched roof to single storey flank addition flat roof, alterations to rear and flank fenestration and extended footprint to rear raised patio	Do not feel that the amendments address the original objection, so object to the overall footprint enlargement and in particular the flat/pitched roof angles which appear to the overbearing on the neighbouring properties. Would suggest that a reduction in the angle of the roof pitch be proposed. In addition, object to the flat roof on the garage which is contrary to the Parish Design Statement

RESOLVED by all present that the Recommendation to Object on the amended plan for DC/12/2346, Fairlawns, Shipley Rd be **RATIFIED**.

The Deputy Clerk reported that this application had now, in fact, been approved.

Mr Bull declared a prejudicial interest in DC/13/0149.

RESOLVED by all present, with the exception of Mr Bull, that the Recommendation to Object on the amended plan for DC/13/0149, for Surya, Salisbury Rd be **RATIFIED**.

P184/03/13 NEW PLANNING APPLICATIONS

Application	Applicant	Reason	Recommendation
DC/13/0291 Mr Buckley	Mr and Mrs J Kelly 6, Netherton Close, Southwater	Proposed new 4-bed dwelling	No objection. Unable to check the specification cited, but please ensure that the style and colour of roof tiles visually match those on existing houses in the road. Request funding for refurbishment to Southwater Skate Park in S106 agreement.
DC/13/0346 Mrs Varley	Mr & Mrs E. Matthews St Helier, Southwater Street Southwater	Front and rear extensions and alterations to detached house	No objection
DC/13/0353 Mr Diamond	Mr Paul Day 33 Eversfield, Southwater	Proposed two storey side extension with loft room	<i>Mr Diamond was not present at the meeting but had given his written report of "No objection".</i> Object, due to overintensification of site, not in keeping with street scene and roof line is not hipped or dropped as per the Parish Design Statement.

P185/03/13 PLANNING APPEALS

DC/12/1598, for two five-bed dwellings at Newby, Tower Hill has gone to appeal for non-determination.

Mr Bull declared a prejudicial interest in this application as he is friends with objectors. He took no part in discussions.

The Parish Council objected to this application on the grounds that it is outside the

built-up are of Southwater and is in the strategic gap. Should the District Council decide not to defend this appeal due to reasons of cost, this development would set a dangerous precedent in an area which is already under threat from a possible proposal by the Horsham Football Club to build a new ground and stadium.

RESOLVED that the Parish Council will write to the Inspector to reiterate the Council's objections to this application.

Mr Bull returned to the meeting.

P186/03/13 DISTRICT COUNCIL DECISIONS

Application	Applicant	Reason	Decision
DC/12/2058	Denne Meadows Cottage, Denne Rd	Front & rear extensions and re-roofing of existing garage building to provide an annexe	PERMITTED
DC/12/2122 & 2123	Kings Farm, Coltstaple Lane	Single storey extension to annexe	PERMITTED
DC/12/2346	Fairlawns, Shipley Rd	Two storey and single storey side extensions and erection of dormer extension	PERMITTED
DC/13/0087	16, Camelot Close	Two storey side extension and single storey rear extension	PERMITTED

P187/03/13 PLANNING COMPLIANCE ACTION

There have been various possible breaches of condition reported:

12, Bottings Hill, Cripplegate Lane

Work on DC/11/2588 for a two storey side extension is under way, but it has been reported that a window not on the plans has been added to the side elevation. The Enforcement Officer has visited the site and an amended plan is to be submitted to incorporate this addition.

Mrs Varley said that there are several contractors vans parking in the road, obviously working on this site. The Deputy Clerk said that this had already been reported to PCSO Cecil, but if the vehicles were taxed and not causing an obstruction, then this was permissible.

Mrs Varley said that traffic, including a bus, was held up for some ten minutes, whilst a lorry delivered a skip to the site. Again, the Deputy Clerk said that this was not an offence.

9, Woodpeckers

A pergola type structure has been erected in the front garden, to the front of the building line. The Enforcement Officer has visited the site and recommended to the householder that a planning application be submitted.

P188/03/13 DATE OF NEXT MEETING –

The date of the next meeting is Thursday, 11th April 2013.

The meeting closed at 8.30 p.m.