

## **SOUTHWATER PARISH COUNCIL**

The Minutes of the **PLANNING COMMITTEE** Meeting held on Thursday, 14<sup>th</sup> February 2013 in the Council Chamber, Beeson House, Southwater commencing at 7.30 p.m.

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

**Mrs S. Alway**  
**Mr A. Bull**  
**Mr K. Diamond**  
**Mr B. Sunderland**

**Mr P. Buckley**  
**Mr G. Cole**  
**Mr R. Jackman**

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

**County Councillor:**        **Apologies**

**District Councillors:**      **Apologies**

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

**Members of the Public:**    **4**

### **P150/02/13        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.Jackman reported the advertising hoarding on the north bound carriageway relating to the small mobile café, this being situated within the parish and questioned whether this had been reported previously. The Clerk stated that it had been reported but that she would do so again.

Mr.Jackman reported that almost opposite this sign on the southbound carriageway a large sign was in disrepair with one of the post having come off and close the highway. The Clerk stated that this would be reported.

**The Clerk's office to report the signage reported on the north and southbound carriageways within the Parish on the A24.**

Mr.Jackman stated that he had asked the Deputy Clerk to report on when the licence for the golf park expired, to date this information had not been forthcoming. The Clerk indicated that she believed that the Deputy Clerk had requested the information, but was not aware of a response from the Planning Authority, Horsham District Council.

**The Deputy Clerk to chase the District Planning Authority for a response to her enquiry.**

Mr.Jackman referring to the pink house in Worthing Road, asked when the hedging was to be cut. The Clerk responded that it would be the Parish team who would cut

this back further, unfortunately until the Highways Authority provided safety fencing this could not be carried out as the risk assessment deemed this to be a high risk activity on the Worthing Road. Again the Clerk would chase the County Council Highways Department.

**The Clerk's office to enquire of the County Council as to when the equipment was to be provided to enable the parish council team to cut back this hedging as per a request from the Highways Department.**

Mr.Jackman reported that one of the households was putting piles of logs onto this area of land in Old Stakers Lane, which he believed that the parish council were claiming ownership of. The Clerk stated that she would endeavour to have a look at this area and see if indeed it was on land which was being claimed by the parish council, if so she would write and ask the resident to remove the logs.

**The Clerk to check Old Stakers Lane re the positioning of the logs being stored by a resident in Lime Kilns estate, to see if this is land being claimed by the parish council, or indeed land belonging to the resident dependent on boundaries.**

Mrs.Alway said, that of late she had experienced difficulty in trying to access Beeson House, with no disabled access from the roadway; her mother being disabled and in a wheelchair. Mrs.Alway stated that whilst there were some dropped kerbs in the square, these were a fair distance from Beeson House and the Library. The Clerk stated that she would discuss this matter with the Estates Manager at Horsham District Council. Mr.Bull said that with so many young families in the square, this would be particularly benefit this group also.

Mr.Diamond asked whether the lease on Beeson House had been signed by the Parish Council. Mr.Buckley stated, that this had been briefly discussed the previous evening at the Finance & General Purposes Committee. The lease would not be signed until all the works were complete including the drainage to the car parking at the front of the building, then this would not proceed.

**The Clerk to discuss with the District Council's Estates Manager the possibility of having a dropped kerb situated close to Beeson House.**

Mrs.Alway reported the large pot hole outside the Village Hall and also the manhole from which water was flowing on the corner of Church Lane/College Road.

**The Clerk indicated that her office had reported the pothole outside the village hall on more than once occasion, but would now report the other matter of the manhole to the County Council.**

**At this point, it was RESOLVED and agreed by all that Standing Orders be suspended in order to allow members of the public to speak.**

There were no questions raised by the members of public raised.

**Standing Orders were reinstated.**

**P151/02/13 APOLOGIES**

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

**P152/02/13 DECLARATIONS OF INTEREST**

Mr.Bull declared an interest in Planning Application No. DC/13/0149.

**P153/02/13 MINUTES**

**RESOLVED by all present that the Minutes of the Planning Committee meeting held on Thursday, 10<sup>th</sup> January 2013 be accepted as a true and correct record of the meeting.**

**P154/02/13 CHAIRMAN'S ANNOUNCEMENTS**

Mr Apted informed those present that there was currently a vacancy for a parish councillor.

**P155/02/13 CORRESPONDENCE**

The Clerk reported the following correspondence:

Boundary Change

At last week's Electoral Reform Committee at Horsham District Council, the Council agreed to extend the boundary of Southwater to the south, but only to encompass the Bovis development itself. The Clerk confirmed that Cllr.Vickers had represented the Parish Council at this to defend its recommendation; the decision however did not go this way. The boundary change would become effective after the distribution of the Section 106 funding with Shipley Parish Council, obtaining a percentage which the Clerk believed would be used to fund works to the Scout Hut in Shipley; many young people from Southwater did actually attend the scouting group in Shipley.

Gatwick Area Conservation Campaign

The Clerk reported that the GACC had forwarded to the Council a copy of their response in relation to night flights.

**P156/02/13 HORSHAM DISTRICT COUNCIL PLANNING FRAMEWORK**

Strategic Planning Advisory Group, 16<sup>th</sup> January 2013

The Deputy Clerk attended this meeting on behalf of the Parish Council. The main topic of discussion was the policy on gypsies and travelling show people, so she had nothing to report back to this Council.

Berkeley Strategic

Berkeley Strategic's planning application to build up to 500 homes to the west of Worthing Rd, Southwater had previously been put on hold until the end of January 2013. The District Council has agreed to extend this suspension until the end of March

2013.

It appears that the Billingshurst application that was refused on 6<sup>th</sup> August has not gone to appeal, and now the six month deadline has passed as of 6<sup>th</sup> February.

#### South East Plan

The Secretary of State Eric Pickles, has issued today a Ministerial Statement in relation to the Government's decision to revoke the Regional Strategy for the South East of England. It is anticipated that this decision will follow an assessment as outline in the written Ministerial Statement of 25<sup>th</sup> July 'Official Report House of Lords Columns WS66-68. The Order to effect this decision will be laid shortly after recess under the negative resolution procedure.

A discussion took place about the fact that communities in the north of the country felt that they were losing out on benefits such as CIL, members felt that there should be investment to the north, but the fact was that the economy in the South East was booming therefore the demand was for housing and investment in the South East. Mr.Cole said that this may be true, but where was the infrastructure so far as water, sewage etc to come from.

The Clerk confirmed that she was pursuing the question of the allocation of New Homes Bonus with the Director of Finance at the District Council, as previously discussed; a response is awaited this followed the Clerk's report on comments made at the recent Cabinet Meeting regarding the use of these ring-fenced earmarked funds towards Broadbridge Heath Leisure facility. Southwater had taken some housing and therefore there should be a sum which related to these homes.

Mr.Jackman, referring to a report from the Chairman of Berkleys stated that he felt that the Community Infrastructure Levy was of no use in the planning system and would not generate what the Government expects in terms of building and infrastructure improvements.

Mr.Diamond asked the Clerk to ensure that the Parish Council were kept briefed about any further developments in relation to the South East Plan revocation; the Clerk stated that her office would forward any updates as and when notified through the email alert systems in place.

**P157/02/13**

### **TREE PRESERVATION ORDERS AND OTHER TREE MATTERS**

#### Possible Insurance claims

Three cases of possible incursion by tree roots are still being investigated by the Council's insurers, Zurich Insurance.

Some work to trees in the vicinity of one of these properties was agreed at last night's Finance & General Purposes Committee.

**P157/02/13 PUBLIC OPEN SPACE**

Annual Risk Assessment

The Clerk reported that she had carried out the Annual Risk Assessment of areas of land owned by the Parish Council, and apart from a number of items in Pond Farm Ghyll, the Red Route and play areas had been pleasantly surprised at the condition of the land following torrential rain.

**P158/02/13 HIGHWAYS, DRAINAGE, STREET NAMES, FOOTPATHS AND RIGHTS OF WAY**

The Clerk reported that both she and her Deputy had held their monthly meeting with their County colleagues to discuss Highways matters. Issues raised were potholes (various), flooding to Blakes Farm Road, mud on roads from three developments and the provision of a new footpath in Blakes Farm Road, which it is hoped would be programmed into the schedules sooner rather than later.

**P159/02/13 AMENDED PLANNING APPLICATIONS**

Councillors have been previously advised that the District Council has recently changed its Scheme of Delegation in relation to the consideration of planning application in order to speed up the process. This means that the Parish Council is not necessarily consulted on amended plans, should the planning officer decide that the amendments would not change the Parish Council's original recommendations.

At the request of the Council, the Deputy Clerk wrote to Hilary Coplestone, and asked that the Parish Council be advised of all amended plans, whether it was to be re-consulted or not. No response has been received to date, but as the Deputy Clerk is noting amendments on plan coming through, she believes that a policy could be agreed by the Council which would assist in the processing of such amendments.

The suggested process would be similar to that put into place during the August Recess, in that the Clerk/Deputy Clerk would assess the amendment(s) and, together with the Councillor to whom the original plan was issued, would decide whether those amendment(s) would affect any recommendation previously made. If not then, the original recommendation would be confirmed to the District Council.

An example of this would be if a recommendation of "no objection" had been lodged to an extension, and amended plan reduced the size of this extension, then there would be no need to re-consult with the Planning Committee.

If the Council had objected to an application, and the amendment(s) do not overcome these objections, then the recommendation would be confirmed, with no need to re-consult with the Planning Committee.

Should there be any doubt, then the application would be referred back to the Planning Committee.

All amended plans would be reported to the next Planning Committee meeting.

**RESOLVED to adopt this policy in considering amended plans. In the meantime, the Clerk will chase Ms Coplestone for a response to the Deputy Clerk's**

request.

## P160/02/13 NEW PLANNING APPLICATIONS

It was **RESOLVED** by all present to suspend standing orders to allow members of the public to address the Committee.

Mr.& Mrs.Woodhouse stated that they wished to discuss with the Committee Planning Application No. DC/13/0149. Mr.Woodhouse stated that they were extremely concerned about the ridge height being proposed and felt that this could be reduced as this would be overbearing on his property being adjacent. A lengthy discussion then ensued with Mr.Jackman, informing members that having visited the site, and gave a report on his findings.

### Standing Orders were reinstated

Application	Applicant	Reason	Recommendation
DC/12/2367 <i>AMENDED PLAN</i> Mrs Varley	Mr and Mrs G Fitzsimmons Colt Cottage, Coltstaple Lane, Horsham	Demolish existing detached garage and construct single storey side extension with attic rooms and dormer windows	<i>Object on the grounds of Small Dwellings in the Countryside policy, overintensification of site, proposal is out of keeping with street scene, is overbearing on neighbouring property, and roof line is not hipped or dropped as per the Parish Design Statement. Should this application be approved, the windows in the western elevation should be obscured glass. The reason for this decision being that there were no material changes made and those made do not overcome the previous objections.</i>
DC/13/0087 Mr Bull	Mrs N. Scott 16 Camelot Close, Southwater	Two storey side extension and single storey rear extension	Objection on the grounds that the velux window would change the street/roof line scene and therefore this application would be out of keeping with the general area
DC/13/0149 Mr Jackman	Mr and Mrs Amin Surya, Salisbury Road, 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	Objection to the overall footprint enlargement and in particular the flat/pitched roof angles which appear to be over bearing on the neighbouring properties. Would suggest that a reduction in the angle of the roof pitch be proposed
DC/12/153 Mr Jackman	Mr R. Good Kings Farm, Coltstaple Lane, Horsham	Taking down of dangerous chimney and rebuilding including insertion of new steel beam and post and construction of wall to side of inglenook fireplace at ground floor level (Listed Building)	No objection
DC/12/154 & /155 Mr Bull	Mr O. Close North Lodge, Denne Park, Horsham	Rear extension and alterations (Listed Building)	No objection
DC/156 & /157 Mr Bull	Mr O. Close North Lodge, Denne Park, Horsham	Rear extension and alterations (with dormer window) (Listed Building)	No objection

## P161/02/13 PLANNING APPEALS

There have been no appeals lodged since the last meeting.

**P162/02/13 DISTRICT COUNCIL DECISIONS**

<b>Application</b>	<b>Applicant</b>	<b>Reason</b>	<b>Decision</b>
DC/12/1290	Londis, Worthing Rd	Part single and two-storey side extensions etc	PERMITTED
DC/12/1399	27, Little Bridges Close	New 2-storey attached house	PERMITTED
DC/12/1598	Newbys, Tower Hill	Removal of existing dwelling and erection of 2 new homes	REFUSED
DC/12/2186	4, Quarry Way	Surgery to one oak tree	REFUSED
DC/12/2242	54, Windsor Close	Erection of double hipped Edwardian conservatory	PERMITTED
DC/12/2295	40, Crockhurst	Continuation of wall/fencing	PERMITTED
DC/12/2301	40, Crockhurst	Single storey rear extension	PERMITTED
DC/12/2368	86, College Rd	Installation of woodburning stove flue on roof.	PERMITTED

**The Clerk reported to Members the following:-**

DC/12/1399 Whilst the Parish Council had strongly objected to this application. Section 106 contributions had been provided in the sum of £1750 towards the Skateboard Park. Members were extremely annoyed that yet again, the Parish Council’s views were ignored by the Planning Authority. The Parish Council members constantly felt that their position as statutory consultees was being diminished rather than as the Government imagined improved through Localism. This was yet another example where the local council was being ignored, and that the District Councillors must be aware of such decisions. It was reported that such matters where the Parish Council object normally go to committee and the officers seek the approval of the local District Councillors.

**The Clerk was asked to write again in the strongest terms to the District Council on this matter and to seek further advice on what action the Council can take in such instances, with no third party right of appeal.**

DC/12/2368 PC said that height above roof was not clear. Height is 0.6m so would be within limits for permitted development if not a block of flats. So HDC approved. Again Members of the Committee felt that this would change the entire street scene and could not believe that permission had been granted. The fact was that the District Council did not want to defend such matters at appeal.

**P163/02/13 PLANNING COMPLIANCE ACTION**

There have been various possible breaches of condition reported:

**16, Winnet Way**

It was reported that this property has converted the garage to living accommodation, plus has a conservatory, so the Deputy Clerk queried whether these two together is permissible under permitted development rights. The District Council has now responded to confirm that it is permitted development.

**Martindale Farm**

**At this point in the proceedings, Mr.Jackman declared an interest in the item being an employee of the developer Barratts.**

Reports on this site are ongoing, as building work is under way when planning permission has yet not been granted, as the Section 106 agreement has not yet been signed.

**The Clerk was asked to make enquiries as to what action the Parish Council**

could take in relation to the fact that the developer were on site, no permissions nor legal agreements signed but yet the District Council Planning Authority took no action. Members felt that there should be a recourse and would like the Clerk to check on this matter.

Mr.Jackman returned to the chamber.

**P149/01/13 DATE OF NEXT MEETING –**

The date of the next meeting is Wednesday, 27<sup>th</sup> February 2013, not 14<sup>th</sup> March 2013 as advertised on the agenda.

The meeting closed at 8.38 p.m.