

SOUTHWATER PARISH COUNCIL

The Minutes of the **PLANNING COMMITTEE** Meeting held on Thursday, 4th June 2015 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 A. Green
Mrs J. Hutchings	Mr M. Neale
Mrs B. Varley	

Clerk: **Mrs J. Nagy**

County Councillor: **Not present**

District Councillors: **Not present**

Press: **Not present**

Members of the Public: **None**

P38/06/15 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 Varley reported that several people had complained to her about the cutting back of the Country Park car park on Mill Straight, saying that it was too severe.

The Deputy Clerk said that the Parish Office had had complaints in the past saying that this car park was dark and overgrown, and therefore unwelcoming.

Mr Buckley said that the cutting back was the right think to do, in his opinion.

As no member of the public was present at the meeting, Standing Orders were not raised.

P39/06/15 APOLOGIES

There were apologies noted and accepted from Mr Diamond and Mr Watkins.

P40/06/15 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.

P41/06/15 MINUTES

It was proposed by Mr Apted seconded by Mr Buckley and RESOLVED by all present that the Minutes of the Planning Committee meeting held on Thursday, 21st May 2015 be accepted as a true and correct record of the meeting.

P42/06/15 CHAIRMAN'S ANNOUNCEMENTS

Mr Apted had no announcements

P43/06/15 CORRESPONDENCE

There was no correspondence to report.

P44/06/15 HORSHAM DISTRICT COUNCIL PLANNING FRAMEWORK

Nothing further to report since the last meeting

P45/06/15 SECRETARY OF STATE

The Deputy Clerk confirmed that she has now asked for applications for developments for five homes or more permitted since 2011 to be called in by the Secretary of State. Exceptions to this are those developments that have been built out, or commenced.

P46/06/15 NEIGHBOURHOOD PLAN

RGP Transport Report

Discussions relating to this report are ongoing, and a meeting is being arranged with representatives from the Parish, District and County Councils together with Councillors.

As RGP has now fulfilled its brief from the Parish Council, but it may be that following the above meeting, further work will be commissioned.

Parish Survey

Analysis of data is still ongoing.

Call for Sites

Nine sites have been put forward under the Call for Sites process, which ended on 29th May. These are currently being evaluated by Chris Carey, Neighbourhood Plan consultant, and the Deputy Clerk.

P47/06/15 PRE-APPLICATION ADVICE

The Pre-Application Advice group has not met since the last meeting, although a meeting has been sought by a developer.

P48/06/15 TREE PRESERVATION ORDERS AND OTHER TREE MATTERS

Land to the rear of Hazel Close

There is an ongoing insurance claim in this area against the Parish Council with regard to subsidence allegedly attributed to trees on Council land. The Deputy Clerk reported that she had met on site with the Council's loss assessor, and Jim Quaife, arboriculturist,

together with Parish Councillor Geoff Cole. As this a legal process, this cannot be discussed in public sessions.

However, Councillors will be aware that other landowners in the area have removed trees on Parish Council land, and Mr Quaife was also asked to give his advice on their replacement.

It was apparent whilst on site that the felled trees are re-generating from the stumps, with quite vigorous growth. This was unexpected, as it was thought the trees were dead. This has changed the overall appearance of the area; and in Mr Quaife's opinion the regrowth will effectively be as multi-stemmed coppice.

Mr Quaife said that the Council could ask for a specified number of trees with 10-12 cm circumference to be planted on the site, but it may consider that it is reasonable to ask for the same number of trees to be planted on another area of Council land for a wider public benefit.

Mrs Flores-Moore suggested that the Deputy Clerk explore the possibility of having a woodland TPO on this area, to protect the trees in future.

Mr Cole said that one of the residents had removed the trees to keep chickens. The chickens were still in the resident's garden, and the hatchway that had been used for the chickens to access the Council's land was still in place. In addition, corrugated plastic sheeting used as a roof for the chicken run in the garden jutted out over the Council land.

He reported that the other resident had removed his entire rear fence in order to access the land, and this had not been replaced.

The Deputy Clerk suggested that the Council might like to consider replacement trees being planted in the Millennium Wood, in the Country Park.

It was RESOLVED that the Deputy Clerk would take the following action:

- **Write to the householder that had removed trees to keep chickens and advise him that the hatchway is to be stopped up, and that the roofing is to be cut back so as not to encroach on Council land. In addition, the householder is to plant 12 trees of a circumference of 10 to 12 cm in the Millennium Wood. Species should be birch, common ash, hawthorn and hazel.**
- **Write to the householder who has removed his fence in order to access the land to fell trees, advising that the fence must be replaced forthwith, and that he should plant 6 trees of a circumference of 10 to 12 cm in the Millennium Wood. Species should be birch, common ash, hawthorn and hazel.**

P49/06/15 PUBLIC OPEN SPACE

Nothing to report.

P50/06/15 HIGHWAYS, DRAINAGE, STREET NAMES, FOOTPATHS AND RIGHTS OF WAY

Mrs Flores-Moore reported that the ambulance service was having difficulty finding houses in Station Rd, as this is split into two halves by Lintot Square. One road sign does

indicated what house numbers are in that section, whilst the other does not. She asked the Deputy Clerk to ask the District Council to rectify this.

P51/06/15 NEW PLANNING APPLICATIONS

Application No	Address	Reason	Recommendation
DC/15/0683 Kieran Diamond	Mr Neil Burke Horsham Golf Park, Denne Park, Horsham	Variation of Condition 24 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 enable the re-use of existing buildings to form the green keeper's complex.	No objection
DC/15/1037 Geoff Cole	Mr & Mrs Rathbone 40 Blakes Farm Road Southwater	Garage conversion, roof conversion and single storey rear extension	Object, as flat roof contrary to Parish Design Statement
DC/15/1040 Graham Watkins	Mrs E Reynolds 15 The Fieldings, Southwater	First Floor Extension over existing garage	No objection
DC/15/1104 Michael Neale	Mr David Mclay 29 Nutham Lane, Southwater	First floor side extension over existing garage and utility room to provide enlarged bathroom, bedroom and study area	Object, as roof line not dropped or hipped as per Parish Design Statement

P52/06/15 PLANNING APPEALS

There have been no appeals lodged since the last meeting.

P53/06/15 DISTRICT COUNCIL PLANNING DECISIONS

Application No	Address	Reason	Recommendation	HDC Decision
DC/15/0090	Londis (Southwater) Worthing Road Southwater	Material amendment application in respect of planning approval DC/12/1290 to create 2 x 1 Bedroom Units, including alterations with roof and fenestration changes	No Objection	Permitted
DC/15/0596	Christ's Hospital School	Construction of refuse enclosure adjacent to new teaching and library building approved under DC/12/1697	No Objection	Permitted
DC/15/1013	Mr F Tierney Land North of Jackrell Farm Jackrells Lane	Prior notification of a storage building	Deferred	Refuse Prior Approval

P54/06/15 PLANNING COMPLIANCE ACTION

Nothing to report

P55/06/15 DATE OF NEXT MEETING –

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

The meeting closed at 8.15 p.m.