

SOUTHWATER PARISH COUNCIL

The Minutes of the **PLANNING COMMITTEE** Meeting held on Thursday, 5th February 2015 in the Council Chamber, Beeson House, Southwater commencing at 7.30 p.m.

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

Mr P. Buckley
Mrs J Hutchings
Mrs B Varley

Mr G. Cole
Mr M Neale

Clerk: **Mrs J. Nagy**

County Councillor: **Not present**

District Councillors: **Not present**

Press: **Not present**

Members of the Public: **One**

P157/02/15 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 Hutchings said that the vegetation has been now cut back along Christ's Hospital Rd. However, a drain had sunk about half along this road.

The Deputy Clerk will ask Highways to investigate.

Mrs Hutchings said that she is monitoring the empty spaces in the station car park, together with cars parking in adjacent roads. There was usually spaces in the car park, with surrounding roads being full.

The Depute Clerk said that the County and Parish Councils had considered parking restrictions in the area (double yellow lines) but had met with considerable opposition from local residents, so the project had been dropped.

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

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

P158/02/15 APOLOGIES

There were apologies from Mr Diamond, Mrs Flores-Moore and Mr Watkins.

P159/02/15 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 and pecuniary interest in DC/15/0098, 45, Warren Drive, as she lived in a neighbouring property. However, as Councillors are aware, as Deputy Clerk she took no part in the decision making process.

Councillors noted the Deputy Clerk's comments.

P160/02/15 MINUTES

It was proposed by Mr Apter seconded by Mr Buckley and RESOLVED by all present that the Minutes of the Planning Committee meeting held on Thursday, 8^h January 2015 be accepted as a true and correct record of the meeting.

P161/02/15 CHAIRMAN'S ANNOUNCEMENTS

The Chairman had no announcements.

P162/02/15 CORRESPONDENCE

West Sussex Minerals Local Plan

The County Council has written to advise as to the current status of the Minerals Local Plan.

Responses to two engagement events in June and July have been analysed and the results on the WSCC website. Preparation of the draft plan will be undertaken during 2015 and there will be a consultation on this draft in early 2016.

Councillors noted this information.

Second Runway at Gatwick

The public consultation has now closed.

Gatwick Airport has provided links to its submission, which the Deputy Clerk can forward to Councillors should they so wish.

Councillors noted this information

Historic Built Environment Seminars

The Historic Towns Forum is hosting a series of Historic Built Environment seminars which are to take place at Kellogg College Oxford. Topics for discussion are:

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| Thursday, 19th February | “Living Heritage – Planning for the 21st Century” |
| Thursday, 11th June | “Transport Solutions in growth areas – is heritage a help or a hindrance?” |
| Thursday, 19 th November | “Planning for Growth – historic towns and the Greenbelt issue” |

Seminars commence at 7pm to finish at 9pm, and are free of charge.

It was generally felt that Oxford was too far to travel for an evening event.

P163/02/15 HORSHAM DISTRICT COUNCIL PLANNING FRAMEWORK

The District Council is now looking at new development sites in order to increase the annual housing targets from 650 per year to at least 750 per year. The Inspector highlighted Horsham Town, Southwater and Billingshurst as being prime locations for further housing.

The Strategic Housing Land Availability Assessment, or SHLAA will be replaced with a Housing and Employment Assessment which will look at housing and business needs together. The Clerk and Deputy Clerk has already pointed out to HDC officers that the current SHLAA lacks clarity, especially with regard to “Undevelopable” or red sites, and it is hoped that this will be addressed in the new format.

There will be a new Transport Study, which will be provided by different consultants than the last Study, which was generally felt to be found lacking.

Possible 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.

Should the District Council not accept the proposals put forward on the 18th March, then the Council will then be at risk from developers submitting applications on what may be considered inappropriate sites.

The Inspector will assess the Horsham District Development Frame again in June/July, and he may choose not to hold a public hearing, and just consider the changes from written representation. He will only be accepting comments on the changes to the Framework, and not on issues already covered in the November hearing.

Mrs Varley said that if there were to be a second runway at Gatwick, then the flight path would be over the proposed housing at North Horsham.

Mrs Hutchings asked when the decision on the second runway is to be made, and Mr Buckley said that it would not be before the end of the year. He reminded Councillors that the Clerk would be attending Gatwick meetings on behalf of the Council.

P164/02/15 HORSHAM FOOTBALL CLUB

Councillors will be aware that the application to build a Football ground on land at Horsham Golf Park was refused by the District Council on 20th January.

Mr Watkins represented the Council speaking in objection to the proposals, being amongst other issues, a new business in the strategic gap.

The enabling application for 57 homes on land at the Holbrook Club was also refused.

The Council also raised concerns over Horsham Football Club’s £1.6 million tax liability being off set as a development cost, which if agreed, would mean a lower percentage of affordable housing.

The Football Club has six months to go to appeal.

In the meantime, the Deputy Clerk is ascertaining the legal status of the Park & Ride site, as it appears that the County Council is the sole landowner, with no agreement in place with the District Council to enable it to be used for park and ride operations.

Mr Buckley said that should the Park & Ride cease to operate for any reasons, then it had been agreed that the land would revert to its former green space.

P165/02/15 NEIGHBOURHOOD PLAN

Meeting with neighbouring Neighbourhood Plan representatives

The Chairman of the Parish Council and the Chairman of the Southwater Parish Neighbourhood Plan, together with the Clerk and Deputy Clerk met separately with representatives from Nuthurst and Shipley to consider cross boundary issues and to exchange ideas in general.

All parties found this useful on many levels, and it was agreed that parish council representatives would meet every six months on a regular basis.

A similar meeting with Horsham Blueprint will take place on Monday, 9th February. Horsham Blueprint is a forum formed to carry out a Neighbourhood Plan in the unparished areas on the northern boundary of Southwater parish.

Neighbourhood Plan Meeting

The next meeting of Southwater Parish Neighbourhood Plan Steering Group and volunteers will take place on Wednesday, 11th February at 7pm at Beeson House.

All focus groups have met to draw up possible questions for the questionnaire.

Draft questions for the questionnaire will be considered and finalised at the meeting, with a view for it to go out by the end of February.

Locality Grant

The Deputy Clerk was delighted to be able to advise Councillors that Southwater Parish Neighbourhood Plan had been awarded the full grant of £7000 which will assist towards the cost of issuing and analysing the questionnaire.

P166/02/15 PRE-APPLICATION ADVICE

The Pre-Application advice group met last week, but matters under discussion were not yet in the public domain.

P167/02/15 TREE PRESERVATION ORDERS AND OTHER TREE MATTERS

The tree works identified in the 2014 Tree Survey are now complete, and Councillors Buckley, Diamond and Neale are to visit all areas to ensure that the work is of a satisfactory standard so that the invoice can be authorised for payment.

P168/02/15 PUBLIC OPEN SPACE

Nothing to report

P169/02/15 HIGHWAYS, DRAINAGE, STREET NAMES, FOOTPATHS AND RIGHTS OF WAY

Kerves Lane Junction

WSCC has confirmed that re-painting of the junction markings is now on the programmed works list and will be carried out in the next four months.

Vehicle Crossover at 11, College Rd

WSCC has written to consult on a potential VCO or dropped kerb at this address.

It was agreed that provided this was acceptable to WSCC Highways, then the Parish Council would not object.

WSCC Infrastructure Projects

The Deputy Clerk advised that the current list of projects within Southwater was as follows:

Wilberforce Way/Worthing Rd	New footway needed
Mill Straight	Pedestrian Crossing
A24 Hop Oast	Footbridge and general cycling improvements
A24 adjacent to Great Lime Kilns	Acoustic fence

The Deputy Clerk reminded Councillors that this list is aspirational, to consider when funding is available.

Safety of Worthing Rd

An email has been received from a resident who often walks with his young children along the Worthing Rd from Blakes Farm Rd roundabout to Lintot Square.

He states that the narrow width of the pavement along this stretch, with its proximity to traffic is dangerous. The buses, in particular “suck you into their wake”

He asks the Council considers traffic chicanes and metal barriers to protect the pavement to make this section more pedestrian friendly.

It was generally felt that this was not an issue on this stretch of road, although some vegetation on some frontages could be trimmed back. This was more of a problem outside the schools, and discussions had already taken place in relation to the erection of barriers outside.

Other Highways Issues

Mr Neale said that he was concerned that the bollards at the pinch points were currently unlit, presumably due to the works on the street lights. This, together with the surrounding red barriers made these dangerous, and they were a considerable obstruction in the road.

The Deputy Clerk will report this to Highways.

P170/02/15 NEW PLANNING APPLICATIONS

Application No	Address	Reason	Recommendation
DC/14/2697 Graham Watkins	C/O Agent Mr Phil Rowe Oaklands Coltstaple Lane Horsham	Prior approval for change of use from agricultural use to residential dwellings	Deferred to Chairman of the Planning Committee and the Deputy Clerk
DC/15/0051 Peter Buckley	Mr Lee Middleton The Old Stables Beckley Farm, Coltstaple Lane Horsham	Self-contained residence (Lawful Development Certificate Existing) Affects the setting of a Listed Building	No objection

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

DC/15/0090 – Londis, Worthing Rd

The applicant Mr Shingadia, was present at the meeting, who said that it was felt that a single flat would be too small for a family, and that two smaller one bed flats would be more acceptable, and would fulfil a local need.

Mr Buckley noted that no car parking spaces were provided, and asked if the residents would be allowed to park in front of the shop.

Mr Shingadia replied that there was no parking allocated in the previous application, and that parking in front of the shop would not be permitted, as this would take up spaces used by shoppers.

Standing orders were reinstated.

Mr Apted said that the floor area remained the same as the previous, permitted application, with the only changes being the internal layout.

It was agreed by all to recommend “No Objection” to this application.

Application No	Address	Reason	Recommendation
DC/15/0090 Laurie Apted	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
DC/15/0098 Barbara Varley	Mr Mark Smith 45 Warren Drive, Southwater	Single Storey Rear Extension	No objection The Deputy Clerk declared an interest in this application, as she lived in a neighbouring property. As an officer, she took no part in the decision making process.
DC/15/0112 Joy Hutchings	Ms M Boyde 41 Camelot Close Southwater	To erect a conservatory to the rear of the property	No objection

P171/02/15 PLANNING APPEALS

There have been no appeals lodged since the last meeting.

P172/02/15 DISTRICT COUNCIL PLANNING DECISIONS

Application No	Address	Reason	Recommendation	HDC Decision
DC/14/1862	Former Build Centre Station Road Southwater	Proposed new housing development consisting of 7 residential units, 4 to be semi detached, 3 detached with associated access drive and circulation and separate refuse holding store	Object due to concerns over access. Proposals are acceptable otherwise.	Permitted
DC/14/2268	Christ's Hospital School The Avenue Christ's Hospital	Proposed extension to provide a new entrance Foyer and facilities, linked to existing listed buildings etc.	No objection	Permitted
DC/14/2269	Christ's Hospital School The Avenue Christ's Hospital	Demolition of flat roofed link building, construction of single storey extension and internal and external refurbishment works (Listed Building Consent)	No objection, subject to agreement of Conservation Officer	Permitted
DC/14/2511	Roundstone Park Worthing Road	Surgery to 2 x Oak Tree (T1 and T2)	No Objection	Permitted
DC/14/2617	2 Church Lane Southwater RH13 9EA	To extend the drop kerb at the front of my drive by 2m so that it covers the full width of my drive	No recommendation supplied	Permitted
DC/14/2639	9 Andrews Road	Demolish existing garage & replace with brick built garage	Object to proposals as replacement garage is much larger than original structure, leading to cramped site. Concerns over possible business use which may impact on neighbouring properties. Should the District Council be minded to permit, then ask for non-severance clause	Refused
DC/14/2698	Keepers Cottage Coltstaple Lane Horsham RH13 9AN	Non material amendment to DC/13/2220, reposition stable 10m East and re-orientate	No Objection	Permitted
DC/14/2000	Coltstaple Farm Coltstaple Lane Horsham	Retention of the use of the stable yard for livery use following a change of use from the breeding of horses and the use of the associated land for the keeping of horses	No recommendation supplied	Permitted

P173/02/15 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.

Grand Oaks Grange

This is the new development currently under construction on land adjacent to Pond Farm House and has erected advertising signage without permission.

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.

Raylands Park Clubhouse

The Parish Council reported that the Clubhouse was in breach of condition as it was being used by the general public, and not by occupants of the caravan park only.

Raylands Park has now applied for a Certificate of Lawful Development to regularise

the use. This was discussed at the Full Council meeting in January, but the recommendation was unclear, so the Deputy Clerk was seeking clarification.

It was RESOLVED to object to the CLD on the grounds that the increased traffic movements resulting from using the club house as a hall for hire would not be acceptable in such a rural location.

P174/02/15 DATE OF NEXT MEETING –

The date of the next meeting is Thursday, 5th March 2015

The meeting closed at 8.25p.m.