

SOUTHWATER PARISH COUNCIL

The Minutes of the **PLANNING COMMITTEE** Meeting held on Thursday, 8th May 2014 in the Council Chamber, Beeson House, Southwater commencing at 7.30 p.m.

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

Mrs S. Alway
Mr G. Cole
Mr M. Neale
Mr G. Watkins

Mr P. Buckley
Mr K. Diamond
Mrs B Varley

Clerk: **Mrs J. Nagy**

County Councillor: **Not present**

District Councillors: **Dr J. Chidlow and Mr I. Howard**

Press: **Not present**

Members of the Public: **50**

P19/05/14 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 Diamond said that he had noticed two trees next to the Leisure Centre that looked dead, and he hoped that this would be picked up on the tree survey currently being undertaken.

Mr Diamond said that young people are continuing to use the Skate Park, despite it being fenced off due to damage. He asked if the police were patrolling the area. The Deputy Clerk said that she believed that they were.

At this point the Chairman proposed the suspension of Standing Orders to allow members of the public to speak. This was seconded by Mrs Alway and agreed by all.

Mrs Sally Taylor asked if the Skate Park was to be fixed. Mr Buckley said that it was.

Mrs Bisson said that she had a son with special needs, and found it difficult to push his wheel chair around the Cedar Drive loop, as there were no drop down kerbs on the outer circle between York Close and Cripplegate Lane.

The Deputy Clerk will investigate this matter, and progress with Highways.

Standing Orders were reinstated.

P20/05/14 APOLOGIES

There were apologies from Mrs Flores-Moore, and from District Councillor Mrs

Vickers.

P21/05/14 DECLARATIONS OF INTEREST

The Deputy Clerk referred Councillors to correspondence issued in relation to the Member's Code of Conduct and Standing Orders. The information contained a flow chart which should assist Members in reaching their decision this not being overly complicated.

The Deputy Clerk informed Members that her role was to provide impartial information and advice in relation to such matters, but that it was for the Member concerned to decide whether or not to declare an interest and what the nature of that may be. The Deputy Clerk referred Members at this point to the Nolan principles setting out standards of behaviour required by Members of a Council.

Members are advised to consider the agenda for the meeting and determine in advance if they may have a personal, prejudicial or Disclosable Pecuniary Interest in any agenda item. If a Member decided they do have a declarable interest, they are reminded that the interest must be declared at the commencement of the consideration of the agenda item; or when the interest becomes apparent to them. Details of the interest will be minuted.

Where you have a Prejudicial Interest (which is not a Disclosable Pecuniary Interest) Members are reminded that they must now withdraw from the meeting chamber after making representations or asking questions.

If the interest is a Disclosable Pecuniary Interest, Members are reminded that they must take no part in the discussion of the item at all; or participate in any voting; and must withdraw from the meeting chamber; unless they have received a dispensation

Mr Apted and Mrs Varley declared a prejudicial interest in agenda item 7, DC/14/0590 for 634 dwellings west of the Worthing Rd, as both have signed the Keep Southwater Green petition, "I am opposed, under all circumstances, to any further large scale housing development in Southwater".

P22/05/14 MINUTES

It was proposed by Mr Buckley seconded by Mr Neale and RESOLVED by all present that the Minutes of the Planning Committee meeting held on Thursday, 10th April 2014 be accepted as a true and correct record of the meeting.

P23/05/14 CHAIRMAN'S ANNOUNCEMENTS

South of England Show at Ardingly, 5th to 7th June 2014

As previously advised, Southwater Parish Council has been asked to have a stall at this event, in partnership with SSALC. Mr Apted asked if any Councillor will be able to assist in manning this stall for the afternoon of Saturday, 6th June. Ideally, two Councillors would be needed. Mr Cole and Mrs Vickers have already offered to assist at the morning session. Mr Diamond said that he could help in the afternoon.

P24/05/14 CORRESPONDENCE

The Deputy Clerk reported that two publications had been received, these being

Members noted this information

P25/05/14 DC/14/0590 – RESIDENTIAL DEVELOPMENT OF UP TO 580 DWELLINGS AND 54 RETIREMENT LIVING APPARTMENTS, ASSOCIATED VEHICULAR, CYCLE AND PEDESTRIAN ACCESS, DRAINAGE AND LANDSCAPE WORKS AND PROVISION OF LAND FOR SPORTS/RECREATION FACILITIES (OUTLINE)

At this point, Mr Apted and Mrs Varley declared a prejudicial interest in this item. Both Councillors left the room.

Mr Watkins, Vice Chairman of the Planning Committee took the Chair.

The Deputy Clerk referred Councillors to the confidential report she had written to assist them in considering this application.

Three speakers have indicated that they would like to speak.

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

The Deputy Clerk advised that each registered speaker would have three minutes, with a total of 15 minutes being allocated for this public session.

Mrs Polly Purton - Keep Southwater Green

Mrs Purton said that she hoped that the Parish Council would oppose the application in its present form on behalf of the people of Southwater, as it would be a nightmare for the village. The District Council asked the community to consider 500 units as part of the area strategic plan. Nobody asked about 634 units so it cannot be claimed that the Council is working with the community on this proposal. It does not reflect the will of the people of Southwater; threatens the highly prized natural green barrier to the west of the village; and has enormous potential for harm to the countryside.

The recent “Planning Practice Guidance” stresses that insufficient local road capacity to serve a development is a justified reason to stop it. Keep Southwater Green consider that insufficient local road capacity is demonstrated as follows:

- Over 1,000 more cars on a single artery road is excessive and unsustainable
- Severe congestion on Worthing Rd and tiny approach roads
- Pinch points such as speed bumps, multiple entry roads. The school and caravan park will be become dangerous
- The suggested no left turn into Church Lane and no right turn opposite the school are nonsensical
- A rat-run will be created going west onto unsuitable roads.
- No consideration of remedial measures to separate construction traffic from existing traffic with a prolonged negative effect on the quality of life for residents.

Great House Farm cannot afford to lose any acreage and remain viable. This was established by the report on the farm as a business enterprise commissioned by HDC in 2012. It is the only report with specific reference to this farm – as opposed to the theoretical

projections put forward by the developers. English Heritage has acknowledged the importance of safeguarding this historic Grade 2* Listed building and I quote: “the interests of the building are best served if the farm continues to operate as a farm”.

Please note recent legal guidance that “considerable weight and importance” should be given to preserving the setting of important listed buildings when the benefit versus harm analysis of the application is made.

This proposal would significantly change the setting of this historic farm to the south west, south and east.

- Health and safety is an issue with playing fields adjacent to the farm yard; slurry pit; silage and industrial land-fill. Houses to the east are too close to the main cattle barns.
- farm traffic would mingle on the proposed road to Cedar Drive

These specific objections are related to this particular proposal. Mrs Purton asked the Parish Council to oppose it so a better plan can be found for the future.

Mr Adrian Brown - Berkeley Strategic

Mr Brown said that he disagreed with the points made, although he appreciated that they were well-made and heart felt. The green fields in Southwater were similar to other places in the country such as Crawley, where significant housing is currently being built.

The District Council faces a difficult decision where it has to allocate land for housing. Should this application be permitted, then Berkeleys will ensure that it is the best development it can be. Local materials and local contractors will be used where possible to minimise the impact.

Berkeleys are keen to work with the Parish Council and the whole community to make the development a desirable place to live.

There is a need to provide more housing across the village. The proposals include improvements to the Sports Club and better parking at the Academies. They will be a boost to the local economy and to local businesses.

Berkeleys has listened to the concerns of Keep Southwater Green and has addressed the loss of farmland.

Dr Ian Thwaites - Keep Southwater Green

Dr Thwaites said that he was going to address two aspects of this proposal that impinge seriously on public health.

First the risk of anthrax. There was, without doubt, an outbreak of Anthrax on Great House Farm in the 1960s. Cows died and were buried in the field in front of the house. Exactly where remains unknown but Anthrax spores are transported by water within the soil so may be found distant from the burial site. The whole field is potentially a source of infection.

The Health Protection Agency say the risk is small but not zero. Dr Thwaites said that he respected this opinion but remember it is an opinion – nothing more and as an agency they have historically under-assessed risk, for example in regards to BSE, where it was stated

that it carries no risk to humans, the death toll is now over 200 and rising. If anyone contracted Anthrax in Southwater it would be a truly terrible event. That field should be left alone rather than impose the risk on to Berkeleys work force, and to the people of Southwater.

Any future house extension could uncover infection, so the deeds of any house sold in that field should mention this.

Secondly, Dr Thwaites wished to address the inadequate sewerage system in the village, which is clearly inadequate for the village population.

Several residents of this village have raw sewage repeatedly flooding their gardens and coming back through their toilets to flood their houses. Each new development worsens the problem which has been going on for years. This is no longer in dispute and is acknowledged by Southern Water.

The District Council, who is the Planning Authority, has not acted upon significant warnings of inadequate sewerage capacity from Southern Water in the past and has gone on permitting further development. Southern Water in turn has not made any real attempt to rectify the system citing costs. Both organisations stand accused of inadequate, if not frankly negligent, responses.

Dr Thwaites said that no further building must be allowed to drain into the Southwater sewerage system until the whole system has been properly uprated and the current problems have been shown to have been put right.

Dr Thwaites said that Southwater was some distance from and A & E hospital, and that ambulance response times were not way below the advisory limits. It is essential that this is addressed before any further development takes place.

Mr Watkins thanked the registered speakers, and said that he would allow each one minute to respond to the comments made by the others.

Mrs Purton asked why Berkeleys were proposing to build over the 500 number agreed. She said that she felt insulted by the figure of 634 and this did not relate to the previous consultation. Keep Southwater Green were trying to do their best for the village.

Mr Brown replied that there is an acute housing shortage, which is why local planning appeals were being granted. Berkeleys could seek consent for 500 homes, but 634 uses the available land to the best advantage. The community would not want Berkeleys to come back for more houses, once 500 had been permitted.

Mr Watkins asked if Mr Brown believed that 634 houses would be the final figure, and Mr Brown said that he believed that it would. If the site is allocated, Berkeleys are keen to work with the local community.

Dr Thwaites said that whilst he respected what Mr Brown was saying, Berkeleys were not offering what the village has agreed it will accept, which is 500 homes only. He cannot therefore state that he is working with the village.

Mr Watkins asked if any other member of the public wished to speak, as the public speaking session had not yet reached the 15 minute limit.

Mrs Linda Thwaites said that whilst Mr Brown thought that 634 homes would make the best use of the site, she was of the opinion that Berkeleys would be making more profit by cramming in more houses.

Mr Brown said that the proposals make efficient use of the land and made a viable scheme. 30% affordable housing would be offered, along with £20 million in s106 contributions. He thought it a well-balanced scheme, and it was now up to the District Council to decide if it too believes it to be viable.

Mrs Thwaites said that not one person in the village wanted it to happen. During the recent exhibition, it was clear that the transport element was flawed.

Mr Richard Page said that no-one should blame Berkeleys as it is a company that needs to make a profit. However, he was concerned that Mr Brown had not answered the questions about sewerage and traffic issues.

Mr Ian Mottram asked how much influence the Parish Council had over the decision. Mr Watkins replied that the Parish Council would make a recommendation based on the facts before them. The District Council had to take into account the Parish Council's views, but it is not up to the Parish Council to permit or refuse the application.

Standing Orders were reinstated.

Mr Watkins asked Councillors to express their views.

Mr Neale asked which field was the anthrax threat to be found. (*Dr Thwaites identified the field on the projected image of the proposals*)

Mr Cole said all the points had been clearly made. He had studied the application in some detail, and felt that there was a lack of context for the village. The Parish Design Statement stated that single or two storey housing was preferable, whilst these proposals had 2½ and 3 storey buildings, which are inappropriate. Mr Cole felt that these buildings should be taken down a level, which in turn would reduce the overall housing figures.

The linear aspect of the Worthing Rd needed to be broken up, Mr Cole continued, especially in front of the schools. The minor road in the new development needed to be straighter to encourage vehicles off the Worthing Rd.

He had read that site traffic is to access the site via Cedar Drive and Cripplegate Lane, which is inappropriate.

Public transport had not been adequately addressed. All these issues needed to be resolved, said Mr Cole.

Mr Diamond said that he felt that the retirement living housing was incorrectly located in relation to bus stops and shops. Many households now had three cars or more, which would create more traffic. He was concerned about the Church Lane junctions and Worthing Rd in terms of safety.

Mr Buckley said that the road layout around the church needed improvement, such as the "no left turn" to proceed up Church Lane. Sewerage and drainage issues had been

discussed. He also had concerns about a large amount of planning gain going to the Sports Club.

Mr Diamond asked about the blue areas on the proposal map. The Deputy Clerk pointed out the attenuation ponds, but said that she had been informed that the other blue areas, such as those shown adjacent to the proposed new sports pitches, were artistic licence.

Mr Neale said that the current project to reduce the speed to 30mph along the entire length of Worthing Rd should improve traffic throughout the village. He too had concerns over the road layout, drainage issues, and the number of homes proposed.

Given the views expressed, Mr Watkins proposed that the Parish Council would object to the application. A vote showed that this proposal was unanimously agreed.

It was unanimously RESOLVED that the recommendation for DC/14/0590 would be to object to the application. The Deputy Clerk would prepare a draft objection, based on the views expressed at the meeting, and this would be approved by Mr Watkins prior to submission.

Mr Brown thanked the Council for the opportunity to speak at the meeting and said that if permission was to be granted, then he would like to set up a joint working party with the Parish Council and representatives from the community to ensure that all the issues highlighted were resolved.

Mr Watkins thanked Mr Brown, and this offer was accepted.

The majority of the public left at this point, leaving six remaining.

Mr Apted and Mrs Varley returned to the meeting.

Mr Apted resumed the Chair.

P26/05/14

“A SECOND RUNWAY FOR GATWICK” CONSULTATION DOCUMENT

The Deputy Clerk referred Councillors to the report that she had circulated in relation to this consultation document.

Mr Diamond said that he was concerned about an increase in noise pollution, which may impact on the quality of life of Southwater residents.

Mr Neale said that another runway will lead to more traffic.

Mr Watkins said that the Committee needed to consider whether Gatwick was the right choice for a second London runway.

Mr Cole said that another runway would mean an increase in housing need, and this would fall on Sussex rather than Surrey. However, a decent international airport was needed in the country.

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

Mr Mark Watkinson introduced himself as being a pilot. He said that two of the options

would mean that there would be two runways too close to be used independently. If a second runway were to be built far enough from the first, therefore being used independently, this would lead to almost double the air traffic. This was proposed in Option 3.

Mr Neale asked about the current flight paths. Mr Watkinson said that these were well away from Southwater at the moment. Landing aircraft pass over Southwater, which means that the planes are coasting in on idle power. North Horsham will suffer more. The flight paths cannot be moved around much, as this part of southern England is crossed by air traffic flying to Heathrow and Luton; the air space is very restricted.

Mr Cole asked what the point was, of a runway so close to another that it could not be used independently. Mr Watkinson replied that there was no point.

Only Manchester has had a new runway since the second World War, said Mr Watkinson.

He said that Gatwick airport was a commercial organisation and it wished to add capacity for commercial gain.

Standing orders were reinstated.

It was RESOLVED that the Deputy Clerk would respond to the consultation document, stating that the Parish Council was not in favour of a second runway at Gatwick.

P27/05/14 HORSHAM DISTRICT COUNCIL PLANNING FRAMEWORK

This draft document was approved at a District Council meeting on 30th April, and will now go to the next stage of consultation which will run from May 16th to 26 June. Southwater has been identified for c 500 new dwellings

Mrs Alway noted that all three Southwater District Councillors had voted in favour of the draft.

P28/05/14 NEIGHBOURHOOD PLAN

The meeting of the Steering Group scheduled to take place prior to this planning meeting, but was cancelled due to the Deputy Clerk's recent ill health. Mr Watkins, as Chair of the Steering Group, does not wish to schedule another meeting until a draft strategy has been formulated to assist in the next steps of the process.

At last night's Finance & General Purposes Committee, it was agreed to advertise for an assistant to help with the administration for the Steering Group for six hours per week.

Mr Watkins said that the purpose of a Neighbourhood Plan was to give the people of Southwater the opportunity to make their views known, in order to write policies on transport, infrastructure and housing to influence decision making at the District Council over the next ten years.

However, the support of the community is needed to make it work, and additional advertising is needed to encourage people to become involved. It is vitally important that Southwater develops as a village.

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.

Mr Colin Stevens said that he had given his details at the launch event, and had not heard anything. The Deputy Clerk said that she had emailed all those who expressed an interest, and telephoned those whose emails "bounced". She asked Mr Stevens to give her his details again, and apologised for the confusion.

Mrs Jenny Myers said that she would volunteer to help, and would give the Deputy Clerk her details.

Mr Cole said that having a Neighbourhood Plan could not influence the number of allocated housing, but it could influence where they go and the details of the build.

Mr Watkins said it is a powerful document.

Mrs Myers asked where the Plan had been advertised already. The Deputy Clerk said that posters, banners and a press release had advertised the launch event in March. Information was available on the Council's website, and a Facebook page had been created.

Mr Diamond asked that people promote the Plan amongst friends and family. It is about the footprint that we want to leave for others in the future.

Mr Cole said that the Parish Design Statement is an advisory document, whilst a Neighbourhood Plan is compulsory.

Mrs Elizabeth Hutchinson and Mrs Catherine Andrews both offered to assist.

Mrs Andrews asked whether there was a requirement for certain numbers of houses to be provided with a certain area of public open space. The Deputy Clerk said that there were various types of open space. Leisure facilities were defined as being a requirement with housing, but there was no definition for a requirement of informal areas as far as she was aware. Mr Diamond said that there may be some data available in academic studies.

Standing orders were reinstated.

Mrs Flores-Moore arrived at 8.40pm.

P29/05/14 PRE-APPLICATION ADVICE

The Deputy Clerk reported that she and the Clerk had met with a land agent wishing to discuss an area of land identified in the Strategic Housing Land Availability Assessment (SHLAA).

Councillors noted this information.

P30/05/14 TREE PRESERVATION ORDERS AND OTHER TREE MATTERS

Nothing to report

P31/05/14 PUBLIC OPEN SPACE

Woodland Trust Tree Planting for WW1

The Chairman of the Scouting Executive Committee has indicated that the 2nd Southwater Scouts are keen to participate in the tree planting scheme. The scheme offers a tree planting kit and plant some trees to mark the war anniversary. The Parish Council are being asked therefore whether it has any land on which the trees could be planted.

At last night's Finance & General Purposes Meeting the northern most section of the allotment site was suggested, but further details are being sought as to the number and species of tree, and whether other landowners in the village have been similarly approached, such as the District Council who own the Country Park.

P32/05/14 HIGHWAYS, DRAINAGE, STREET NAMES, FOOTPATHS AND RIGHTS OF WAY

Martindales

At the last meeting, it was noted that the access road for the three new houses fronting Worthing Rd, being part of the Worthing Rd development, has been named Warnham Gate.

The District Council has agreed that the process needs to be reviewed, and that Parish Councils should be informed of such naming of sub streets, in order that they might discuss options with developers prior to signage being erected.

Mrs Flores-Moore asked that the Deputy Clerk continue to pursue the matter with the District Council.

P33/05/14 NEW PLANNING APPLICATIONS

Delay in online documents

The Deputy Clerk reported that four applications on the agenda for tonight's meeting could not be considered, as the documents had not been scanned onto the District Council website.

These were:

DC/14/0644: 113, Roman Lane (Validated 11th April)

DC/14/0607: Christ's Hospital School (Validated 14th April)

DC/14/0864: 124, Woodlands Way (Validated 24th April)

DC/14/0865: Pond Farmhouse, Worthing Rd (Validated 24th April)

The Deputy Clerk stated that she had been chasing these documents with the Planning Department, and will now be contacting the head of department.

Declaration of Interest

The Deputy Clerk stated that she declared an interest in DC/14/0689 at Blakes Farmhouse, Southwater St, as she will be able to see the proposed dwelling from her own house. Whilst the Deputy Clerk does not vote on recommendations, she wished to make this known for clarity and transparency.

Application No.	Applicant	Reason for Application	Recommendation
DC/14/0364	Mrs Caron Brown White Gates, Andrews Road	Removal of condition 5 of DC/07/0373 to facilitate the use of the building as independent residential dwelling	Object, as new dwelling would need a separate access, there is insufficient amenity space, and the recommendation that the Parish Council made on conversion of the garage, in that it should have a non-severance clause, should stand
DC/14/0568 Graham Watkins	Christ's Hospital Music School Christ's Hospital School The Avenue Christ's Hospital West Sussex	Installation of stone plaque to music school (matching existing stone plaque on west side of entrance granted under DC/12/0899) (Listed Building Consent)	No objection
DC/14/0590 (In Office)	Mr Jon Lambert Land West of Worthing Road Southwater West Sussex	Residential development of up to 580 dwellings and 54 retirement living apartments, associated vehicular, cycle and pedestrian access, drainage and landscape works and provision of land for sports/recreation facilities (Outline) (Development affects the setting of a Listed Building)	See P25/05/14
DC/14/0617 Michael Neale	Mr Oliver Budgen Old Lodge Christs Hospital Horsham West Sussex RH13 0LB	Change of use of agricultural land within the curtilage of Old Lodge to residential use for the purposes of site access, parking and turning area	No documents
DC/14/0644 Laurie Apted	Mr Rob Warde 113 Roman Lane Southwater Horsham West Sussex RH13 9AF	Single storey side extension to north east elevation	No documents
DC/14/0653 Peter Buckley	Mrs Elizabeth Hutchinson 175 Woodlands Way	To enclose the alleyway between garage and bungalow to make secure access and construct a brick and upvc conservatory to the side of the property	The flat roof design is contrary to the Parish Design Statement, but it is considered that a pitched roof would not be suitable in this location, therefore no objection
DC/14/0688 Geoff Cole	Doctor John Comerford Blakes Farmhouse Southwater Street	Demolition of existing outbuilding and erection of one 3-bed dwelling and double garage within the curtilage of Blakes Farmhouse	Object as contrary to DC9, as would have an adverse effect on the adjacent Listed Building
DC/14/0689 Geoff Cole	Doctor John Comerford Blakes Farmhouse Southwater Street	Demolition of existing outbuilding and erection of one 3-bed dwelling and double garage within the curtilage of Blakes Farmhouse (Listed Building Consent)	Object as contrary to DC9, as would have an adverse effect on the adjacent Listed Building
DC/14/0741 Kieran Diamond	Mrs Samantha Newman 17 Winnet Way	Single storey extension to ground floor to extend kitchen	No objection
DC/14/0765 Michael Neale	Mr Julian Walmsley Bemerton Salisbury Road Horsham West Sussex RH13 0AJ	Two storey rear extension and erection of garage and storage area to the east of the dwelling	Object, as flat roof contrary to parish design statement, the extension is out of scale and not in keeping with the existing house; the garage is front of the building line, and object to the height and scale/mass of the garage.
DC/14/0790 Peter Buckley	Mr Julian Waumsley The Moat House Two Mile Ash Horsham West Sussex RH13 0LA	Dressage mirror to existing sand school	No objection provided that the facility is for private use only, and not used in any commercial operation.
DC/14/0794 Graham Watkins	Mrs Glenys Hill 31 Camelot Close	Retention of a car port to side of the house and retention of two fences to either side of house	Object, as the car port is not in keeping with the area, and the fences are contrary to the open plan aspect of the area
DC/14/0864 Sheree Alway	Mr Ashby 124 Woodlands Way Southwater Horsham West Sussex RH13 9DR	Surgery to 1 x Oak tree	No documents
DC/14/0865	Mr Michael Avedissian Pond Farmhouse Worthing Road	Surgery to 1 x Oak tree	No documents

P33/05/14 PLANNING APPEALS

There have been no appeals lodged since the last meeting.

P34/05/14 DISTRICT COUNCIL PLANNING DECISIONS

DC/13/2289 – Change of use to Children’s Day Nursery at Tangra, Worthing Rd

Discussions are ongoing with the District Council as to how this application could be permitted without going to HDC Committee as requested by the Parish Council.

Application No	Address	Reason	Recommendation	HDC Decision
DC/13/1474	Oakview and Land Rear of Tیره Little Twynham and Tenure House Worthing Road	Demolition of the existing dwelling Oakview and construction of 7 detached dwellings with associated access, garaging and amenity space on land at Oakview and to the rear of properties Tیره, Little Twynham and Tenure House	No Objection	Permitted
DC/13/2289	Tangra Worthing Road	Change of use from residential to mixed residential and D1 Children's Day Nursery	Object with comments	Permitted
DC/13/2313	6 Netherton Close, Southwater	Construction of a detached 2-bed chalet bungalow with detached garage and construction of replacement garage to 6 Netherton Close	no objection with comments	Application Withdrawn
DC/13/2331	The Fords, Bonfire Hill Southwater	Demolition of existing 3-bed dwelling and construction of replacement 3-bed dwelling, detached garage with guest room over and associated landscaping	no objection with comments	Permitted
DC/13/2461	Wellfield House Southwater Street	Workshop extension to existing garage (Development affects the setting of a Listed Building)	No objection subject to a non-severance clause being applied	Permitted
DC/14/0036	33 Eversfield	Amendment to DC/13/0353 (Proposed two storey side extension with loft room) with a reduction in the footprint, change of fenestration to match existing and addition of front gable	No Objection	Permitted
DC/14/0073	11 Millfield	New single storey kitchen/dining room extension to rear and creation of new first floor bedroom/ensuite over existing garage footprint	No Objection	Permitted
DC/14/0133	1 Fletchers	Surgery to 4 x Ash trees	No objection to 25% crown reduction to each tree.	Permitted
DC/14/0155	3 Pipers Close	Enlargement of an existing dormer window on the north elevation	No objection subject to the use of obscure glass	Permitted
DC/14/0161	Millstone Cottage, Cripplegate Lane	Surgery to 2 x Oak Trees	No objection to a 15% crown reduction of each	Permitted
DC/14/0231	Diamond Cuisine Worthing Road	Conversion of fire damaged bakery to residential dwellings including ground and first floor extension to rear	No Objection	Permitted
DC/14/0236	Terra Cotta , 13 Worthing Road	Extension and alterations to existing detached garage	No objection subject to a non-severance clause & obscure glass being used in the side window.	Permitted
DC/14/0262	Croft House Two Mile Ash	Proposed reconstruction of existing attached cottage at the rear to create a 2 storey extension	No objection subject to the inclusion of a non-severance clause	Permitted
DC/14/0263	Jackerell Bungalow Reeds Lane	Demolition of existing bungalow and erection of No. 2 semi- detached houses	Object, as would be creation of new dwelling (net gain of one) outside the built-up area of Southwater.	Permitted
DC/14/0273	15 The Gables Southwater	Single storey rear extension extending 3.2m into rear garden	No Objection	Permitted
DC/14/0289	45 Eversfield	Proposed single storey rear extension (Lawful Development Certificate - Proposed)		Permitted
DC/14/0304	Lawnswood Cripplegate Lane	Proposed large kitchen and bedroom extension including internal alterations	No Objection NB The applicant is a Parish Councillor, so declared a pecuniary and personal interest	Permitted

DISTRICT COUNCIL PLANNING DECISIONS (Cont)

Application No	Address	Reason	Recommendation	HDC Decision
DC/14/0338	8 Foxfield Cottages	Loft conversion to existing roof including the insertion of a rear dormer window, roof light to front elevation and installation of breathable membrane to entire roof (Lawful Development Certificate Proposed)	Lawful Development Certificate	Permitted
DC/14/0380	22 Nutham Lane Southwater	Proposed first floor side extension over existing garage and single storey extension to rear	No Objection	Permitted
DC/14/0392	Keepers Cottage Coltstaple Lane Horsham West Sussex RH13 9AN	Kitchen extension with new bedroom and shower over southern elevation, new porch to utility room and main entrance and orangery added, to rear flat roofed bathroom extension removed and shower en-suite added, new dormer added to replace roof lights, existing garage demolished and replaced with open bay garage and storage over	No Objection	Permitted

P35/05/14 PLANNING COMPLIANCE ACTION

Removal of Fence at 115, College Rd

Discussions are still ongoing with the District Council in relation to this fence, and the legality of allowing it to remain in situ.

17, Winnet Way

A vehicular access has been put in to the rear of this property, accessing off Castlewood Rd, which may be related to a current planning application, DC/14/0741. The land concerned belongs to the District Council.

Other issues:

Corner of Cedar Drive

Mr Cole reported that the property at the junction of Cedar Drive and Cedar drive loop who had permission to move its fence, seems to have move it further out. He will check and report back to the Deputy Clerk.

P36/05/14 DATE OF NEXT MEETING –

The date of the next meeting is Thursday, 5th June 2014

The meeting closed at 10.05 p.m.