



## **SOUTHWATER PARISH COUNCIL**

Beeson House, 26 Lintot Square, Fairbank Road, Southwater,  
West Sussex RH13 9LA

Telephone number: 01403 733202

Email: [Clerk@Southwater-pc.gov.uk](mailto:Clerk@Southwater-pc.gov.uk)

Community Website: [www.southwater-pc.gov.uk](http://www.southwater-pc.gov.uk)

### **Minutes of the Planning Committee meeting held on Wednesday 5<sup>th</sup> June, 2019 in the Council Chamber, Beeson House, Southwater, West Sussex, RH13 9LA commencing at 7.30pm.**

**Present:** Councillors: N Whitear (Chairman), G Cole (Vice-Chairman), G Watkins, G Scoon, D Moore, H Timson, N Knott and B Varley

**Members of the Public:**

**Clerk:** Dawn Spouge

**Press:** Not Present

#### **Actions**

**1. FRANCIS PULVAMACHER, CHRIST'S HOSPITAL – (Left the meeting at 8.07pm after presentation).**

Gave a presentation on the Proposed amendments to the planning application to provide extensions to the existing Sports Centre. A visual document was tabled.

The Chairman stated that only general questions were to be put forward at the end of the presentation because this item did not form part of the Agenda at this time for discussion/decisions.

Mr Pulvamacher stated Christ's hospital position is whether to continue with the original proposal or take views into consideration. He described what is proposed for the following areas:-

**Lighting to Athletics Track and 4G Astro pitch, Noise Impact, Landscape Impact, Traffic and Green initiatives** – current grass track did not provide for other events which have to take place off-site and is seasonal. Need for investment and improvement for the school and wider community. They have been bequest some monies for this development. He went on to describe the map on the document. Gave description of what they had considered in terms of lighting, noise, traffic impact and green initiatives. Gave details of restrictions on lighting with shorter columns for less impact. Reduced footprint of original plan, they had taken out where possible hard landscaping. They had incorporated solar panels and ground source heat pumps where possible to conform with green initiatives. They had met and discussed with local residents the issues around traffic and speed limits and would be putting in a TRO of 30 mph with road markings at their cost, regardless of whether they were successful or not in the above plan. They planned on traffic coming from two possible routes, Tower Hill and Itching Field. This was included in their planning application which was now with Horsham District Council.

**2. PUBLIC PARTICIPATION – (maximum 3 minutes per person with an overall limit of 15 minutes).**

All parishioners wishing to speak, must make their name known to the Clerk prior to the commencement of the meeting.

**John Knightly – Christ Hospital** – his property backs onto the School Grounds, felt the plans were unnecessary and an intrusion into the green belt. He had concerns of the light pollution, noise from games played, increased traffic. Felt that there was a perfectly good pitch in Horsham that could be utilised. Would like his objection to the plans noted.

The Chairman stated that this would be taken into consideration when the plans appeared on the Agenda for Southwater Parish Council to consider.

Mr Pulvamacher commented that he felt the above objections had been considered with the additional new proposed plans taking these comments into account. He pointed out that games were already played on the existing Rugby pitch on the grounds.

Mrs Claire Vickers attended as a District Councillor and sat in the public participation, she gave her reasons for recommending refusal, these included concerns for the impact on the landscape.

Mr Pulvamacher commented that with the new proposal, there was a reduced imprint using softer materials and softer landscaping for a buffer.

Mrs Claire Vickers replied that the 30mph speed limit was welcomed, but still a concern of increased traffic and the impact of that on residents, she questioned if enough been done to address these issues. Large coaches would also be an issue and she would be looking at these when the planning application came in.

Councillor Watkins asked if a light spillage assessment had been done? Mr Pulvamacher replied that all reports had shown no adverse impact. He went on to say that the original trail had been taken out due to landscape consideration. There had been no objection on these areas from HDC.

Councillor Cole spoke about the run off onto the road at East Gate, the need to look at a possible future flooding issue. Mr Pulvamacher gave a description of what could be done to mitigate this possibility and leaving a buffer from the edge of the woodland.

Further discussion took place.

The Chairman thanked Mr Pulvamacher for his time in explaining what is being proposed and answering all the questions raised.

### **3. APOLOGIES FOR ABSENCE**

Apologies have been received from Councillor Neale.

### **4. DECLARATIONS OF INTEREST**

None

### **5. MINUTES** – To approve the delegated recommendations made to HDC following the Cancelled meeting of 1<sup>st</sup> May 2019

Councillor Moore proposed approval of the delegated recommendations, seconded by Councillor Whitear and **Agreed** unanimously.

### **6. To deal with any matters arising from the above (delegated recommendations), not covered elsewhere on this agenda.**

None.

### **7. CHAIRMAN'S REPORT**

**Speed Watch – Christs Hospital** – The Chairman asked Councillor Moore to speak on this as he had been involved. Councillor Moore stated that Christ Hospital currently fund two 'smiley face' speed indicator signs. These would be handed over to the Parish Council for use within the Parish.

**Planning Applications** – The Chairman requested that all members send in a written report 5 days prior to the planning committee meeting to ensure all plans for consideration had been covered. It was appreciated

that some plans were sent in from HDC very late and these would be collected prior to the meeting and addressed at the meeting where possible.

The Chairman stated that he would be in discussion with the Clerk in regards to an electronic template that could be filled in and sent back.

End dates on consultations would be highlighted to ensure no cut-offs are missed.

## 8. CORRESPONDENCE

**Waldon – Consultation by Spyder Facilities Ltd – EE Mobile operators – noted**

Notice – Temporary Road Closure Order West Grinstead-Partridge Green: Steyning Road - noted

## 9. BERKELEY HOMES

### i) – To discuss and approve any matters in relation to the New Community Building

Councillor Watkins stated that further information was awaited from the Solicitor in regards to the completion of the lease.

The Clerk stated that the Solicitor acting on behalf of SPC was currently on holiday and would return to his office tomorrow. The Clerk would then obtain an update.

### ii) – To discuss and approve any matters in relation to the new Play Area

The Clerk informed the Planning Committee that RoSPA had not passed the play area for various reasons. The RoSPA report had been passed to SPC. There were ongoing discussions in regards to the inappropriate safety surface of sand due to H&S reasons. A meeting was to be held with the Chairman of SPC and current part-time operational contractor, Jo Whitcombe attending site with Josh the site Manager and Lisa Parchment planning site co-ordinator at Berkeleys on Monday morning, 10<sup>th</sup> June.

### iii) – To discuss and approve any matters in relation to the new Southwater sign

A meeting was to be set for with an officer of WSCC, the Chairman of the Planning Committee, the Clerk and Miller Homes to ensure the sign was placed in the correct place and a STAT test to ensure there were no utility cables underneath the ground to prevent placement.

A discussion took place on the best position for the sign. It was agreed that this should be placed before the roundabout.

### iv) – To discuss and approve any other matters in relation to Berkeley Homes

Neil Harding had requested information in regards to the possibility of the Sports Club running the MUGA. The Clerk to arrange a meeting with Mr Harding and Councillor Watkins to discuss this further.

Councillor Watkins stated that because the facilities had not yet been handed over to the Parish Council, they were still the responsibility of Berkeley's Homes. Any deterioration by illegal use was to be rectified by Berkeley's prior to hand over.

*The Chairman then adjourned the meeting and suspended Standing Orders to allow Mrs Claire Vickers to announce that the amended planning application for Christ's Hospital had now been received by Horsham District Council.*

*The Meeting was re-convened and Standing Orders reinstated.*

There then followed a discussion on the Berkeley's construction traffic. Councillor Watkins stated that he would check and report back what the agreement had been with Berkeley's on this.

NW/  
Clerk

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Clerk

GW/  
Clerk

GW

**10. MILLER HOMES**

Councillor Watkins stated that a pre-application letter had been received from Miller Homes in regards to another development on Tower Hill. Councillor Watkins to discuss this with the Clerk and any updates to be reported to the planning committee.

GW/  
Clerk

**11. HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES, VERGES, FOOTPATHS AND RIGHTS OF WAY**

None.

**12. NEW PLANNING APPLICATIONS FOR CONSIDERATION**

Application Number	Applicant	Reason for Application
DC/18/1897 Geoff Scoon	37 York Close Southwater Horsham West Sussex RH13 9XJ	Amendment to ; Erection of a two storey side extension  <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PEMP6EIJG2Z00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PEMP6EIJG2Z00</a>  <b>Objection.</b>
DC/19/0473 Derek Moore	Old Cottage New Road Southwater	Amendment to:  Erection of a side dormer with pitch roof detail to the existing loft conversion.  <a href="https://public-access.horsham.gov.uk/public-access/caseDetails.do?action=dispatch&amp;keyVal=PNOJPAIJIBK00&amp;caseType=Application">https://public-access.horsham.gov.uk/public-access/caseDetails.do?action=dispatch&amp;keyVal=PNOJPAIJIBK00&amp;caseType=Application</a>  <b>No Objection.</b>
DC/19/0579 Geoff Cole	16 The Brook  Southwater Horsham West Sussex  RH13	Amendment to;  Demolition of existing garage and side wall and erection of a two storey side extension  <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=POCMDUJIJH00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=POCMDUJIJH00</a>  <b>Objection</b> – concern of what is considered an inadequate parking space.
DC/19/0763 Graham Watkins	Hawthorns  Bar Lane  Southwater  RH13 9DL	Change of use of land for 4.No.park homes and change of use of existing buildings  And provide use of 2.No holiday lets  <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PPHAYIJIRQ00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PPHAYIJIRQ00</a>  <b>Objection</b> – over development.
DC/19/0827 Neil Whitear	1 Andrews Cottages Andrews Road Southwater Horsham West Sussex RH13 9EX	Erection of a single storey rear extension.  <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PQ09MMJIWA00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PQ09MMJIWA00</a>  <b>No Objection</b> – no impact on neighbouring properties, in character.

DC/19/0893 Denis Bull	1 Oak Close Southwater Horsham West Sussex RH13 9ET	Surgery to 2 x Oak Trees  <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PQII71J0D600">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PQII71J0D600</a>  <b>No Objection.</b>		
DC/19/0941 Michael Neale	6 Netherton Close  Southwater Horsham West Sussex RH13 9BL	Demolition of existing garage and erection of a detached chalet bungalow with detached garage  <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PQTZ63IJ3B00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PQTZ63IJ3B00</a>  <b>Objection</b> – over intensification/development of the site. Reduces footprint Of other property, reduces amenity space.		
DC/19/0946 Michael Neale	Christ's Hospital School The Avenue Christ's Hospital Horsham West Sussex RH13 0LJ	Variation of condition 1 on previously approved application DC/17/1217  (Proposed demolition of existing catering building and erection of replacement catering building, including office, classrooms, associated soft and hard landscaping and new sub-station area. (Listed Building) Relating to brickwork  <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PQVFUWIJ3M00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PQVFUWIJ3M00</a>  <b>No Objection.</b>		
DC/19/0949 Geoff Cole	Telecommunications Mast Hop Oast Service Station Worthing Road Horsham West Sussex	Removal and replacement of the existing monopole and antennas for a 17.5 metre high monopole with 3no. antennas, the removal and replacement of the existing equipment cabinets for 2no. equipment cabinets and 1no. link cabinet, the installation of an Armco barrier and brick/block retaining wall along with development ancillary thereto  <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PQVINTIJ3P00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PQVINTIJ3P00</a>  <b>No Objection.</b>		
DC/19/0950 Michael Neale	Christ's Hospital School The Avenue Christ's Hospital Horsham West Sussex RH13 0LJ	Variation of Condition 1 to previously approved application DC/17/1216  (Proposed demolition of existing catering building and erection of replacement catering building, including office, classrooms, associated soft and hard landscaping and new sub-station area.) Relating to damaged brickwork.   <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PQVLGPIJ3S00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PQVLGPIJ3S00</a>  <b>No Objection.</b>		
DC/19/0964 Derek Moore	5 Woodhatch Southwater Horsham West Sussex RH13 9TU	Erection of a single story extension above existing garage, conversion of garage into habitable living space and erection of a single storey rear extension  <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PQZ2CWIJ4T00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PQZ2CWIJ4T00</a>  <b>Objection</b> – insufficient parking. Not compliant with emerging Neighbourhood Plan. Councillor to speak to Planning Officer.		

DC/19/0987 In Office	72 Woodlands Way Southwater RH13	Fell 1 x Oak Surgery to 1 x Oak  <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PR6EB9IJJ6J00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PR6EB9IJJ6J00</a>  <b>No Objection.</b>		
DC/19/1002 Graham Watkins	Horsham Football Club Worthing Road Southwater West Sussex RH13 0AX	Erection of x1 non-illuminated free standing board  <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PR8MWJJIJ7I00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=PR8MWJJIJ7I00</a>  <b>No Objection</b> – outside time frame.		
DC/19/1081 Neil Whitear	30 Warren Drive Southwater	Demolish existing garage and sheds and erect enlarged garage to side of property.  <a href="https://public-access.horsham.gov.uk/public-access/simpleSearchResults.do?action=firstPage">https://public-access.horsham.gov.uk/public-access/simpleSearchResults.do?action=firstPage</a>  <b>No Objection</b> – subject to non-severance clause to refrain use only as a garage and not to be converted to a later dwelling. Request that the foundations are not affected by the tree roots and that the planning permission includes permission has been granted if the trees have TPO's. Request an agricultural report reference.		
DC/18/2614 Michael Neale  Amended Plan	Land adjacent Elm Cottages, Worthing Road, Southwater	<i>Erection of 2no semi-detached dwelling</i>  <a href="https://public-access.horsham.gov.uk/public-access/simpleSearchResults.do?action=firstPage">https://public-access.horsham.gov.uk/public-access/simpleSearchResults.do?action=firstPage</a>  <b>Objection</b> – over intensification, highways concerns. Councillor Neale to Speak to Committee.		
DC/19/1058 In Office  Variation/ Amended Plan	Easteds Barn Easteds Lane Southwater	Variation of Condition 1  On previously approved application DC/19/0644  <a href="https://public-access.horsham.gov.uk/public-access/simpleSearchResults.do?action=firstPage">https://public-access.horsham.gov.uk/public-access/simpleSearchResults.do?action=firstPage</a>  <b>No Comment</b> – own application.		
DC/19/0654 Neil Whitear	8 Larkspur Way Southwater	Erection of a detached garage  <a href="https://public-access.horsham.gov.uk/public-access/simpleSearchResults.do?action=firstPage">https://public-access.horsham.gov.uk/public-access/simpleSearchResults.do?action=firstPage</a>  <b>Already Ratified.</b>		
DC/19/1098 Geoff Cole	50 Blakes Farm Road Southwater	Conversion of existing garage to provide habitable space and disabled facilities.  <a href="https://public-access.horsham.gov.uk/public-access/simpleSearchResults.do?action=firstPage">https://public-access.horsham.gov.uk/public-access/simpleSearchResults.do?action=firstPage</a>  <b>No Objection.</b>		
<p><b>13. NEIGHBOURHOOD PLAN</b></p> <p>The Chairman gave details of the current consultation which is being held in the Public Library in Beeson House from Friday 7<sup>th</sup> June – Friday 19<sup>th</sup> July 209 for all to access the information. Information of the consultation has also been placed on the website and the facebook site. Clerk to ensure that some information on the consultation is placed on several noticeboards perhaps using different coloured paper to distinguish it from other notices.</p>			Clerk	

**14. PLANNING APPEALS – (Information only)**

**APPEAL REF: APP/Z3825/W/18/3212071 – 20 Abbots Leigh, Southwater, RH13 9HX –**

The application for an award of costs is refused.

The appeal is allowed and planning permission is granted for the demolition of a garage and extension and the erection of an attached dwelling at the above address in accordance with the terms of the application Ref DC/17/2636 dated 22 November 2017, subject to the conditions on the attached schedule.

Clerk to ask Luisa to check on the appeal for The Copse, Worthing Road.

Clerk

**15. DISTRICT COUNCIL DECISIONS – (Information only)**

None.

**16. PLANNING COMPLIANCE ACTION**

None

Next meeting to be held on Wednesday 3<sup>rd</sup> July 2019

The meeting ended at 9.10pm