

SOUTHWATER PARISH COUNCIL

The Minutes of the **PLANNING COMMITTEE** Meeting held on Thursday, 8th October 2015 in the Council Chamber, Beeson House, Southwater commencing at 7.30 p.m.

Present: **Chairman:** **Mr G. Watkins**

Mr P. Buckley	Mr G. Cole
Mr K. Diamond	Mr A. Green
Mrs J. Hutchings	Mr M. Neale
Ms R. O'Toole-Quinn	Mrs B. Varley

Clerk: **Mrs J. Nagy**

County Councillor: **Not present**

District Councillors: **Not present**

Press: **Not present**

Members of the Public: **Five**

P92/10/15 PUBLIC PARTICIPATION

Mr Watkins 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.

Mr Buckley reminded members that there was a Budget Meeting on 22nd October, which is open to all councillors, not just those on the Finance Committee. He hoped that all would attend.

Mr Diamond noted that the dormouse bridge at the entrance to Martindales has been repaired.

Mr Diamond said that he had noted that an area of land in Ben's Field had been fenced off to protect some heather – there was signage to indicate this. However, the whole area has now been cut, and he asked the Deputy Clerk to find out why.

Mr Diamond also asked the Deputy Clerk to ask what plans there were to improve the beach area in the Country Park, as the sand/pebbles were thin in patches, and the under sheeting was showing through.

Mrs Hutchings reported inconsiderate parking by the bus stop in Christ's Hospital. There are no double yellow lines, but visibility is restricted. The Deputy Clerk will report this to Highways.

Mr Watkins said that he had raised an issue of a van blocking the pavement in

Cripplegate Lane the previous evening; the Deputy Clerk said that she was aware that the Clerk was following this up with the company concerned.

Mr Watkins asked if any member of the public wished to speak on any matter not on the agenda, but none did.

P93/10/15 APOLOGIES

There were apologies noted and accepted from Mr Apted and Mrs Flores-Moore.

P94/10/15 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.

The Deputy Clerk advised that despite the Code of Conduct referring to members of Council only, for reasons of transparency she wished to declare a personal and prejudicial interest in DC/15/2127 for the erection of two houses on land in Southwater St, as her own property was in the vicinity.

Members noted this declaration.

P95/10/15 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 September 2015 be accepted as a true and correct record of the meeting.

P96/10/15 CHAIRMAN'S ANNOUNCEMENTS

Mr Watkins said it was with regret that he had to advise Councillors that Dr Ian Thwaites, the Chairman of Keep Southwater Green has died. Condolences have been sent to his family on behalf of the Council.

P97/10/15 CORRESPONDENCE

West Sussex Minerals Local Plan

An Autumn update has been received on the Plan, which sets a strategy for mineral development up to 2033.

Work is currently being undertaken to assess potential mineral sites which have been put forward under the Call for Sites. Only those required to meet assessed need for minerals will be put forward for allocation in the draft plan.

Freedom of Information Request

Horsham District Council has now responded to the Freedom of Information request was in relation to transport risk assessments at Hop Oast and Pollards Hill roundabouts, and the tender process and costs involved in the WSP Transport Study.

Copies of this response have been circulated to Councillors and the Deputy Clerk invited comments thereon.

At the last meeting it was resolved to defer this item to this meeting.

It was RESOLVED to make no further comment on the matter.

Communities against Gatwick Noise and Emissions or CAGNE

At the last meeting, it was reported that CAGNE had written to invite the parish council to support its efforts about changes to flight paths and Gatwick Airport, and offered to come to give a presentation to the Council. The Deputy Clerk was asked to write to CAGNE to ascertain what its presentation would be about, with particular reference to Southwater, prior to inviting them to attend a Council meeting.

CAGNE has responded to say that it wants to explain what is currently happening in the skies above communities, and what is being planned under new airspace proposals. In addition, the presentation would touch on the impact should Gatwick secure a second runway, with the resulting additional routes and changes to the flight paths.

The Deputy Clerk advised that should Councillors wish to invite CAGNE to give a presentation, then they should consider inviting representatives from Gatwick Airport too for balance.

It was agreed that CAGNE would not be invited to attend a Council meeting until the decision has been made on the third runway, which should be at the end of this year. Then representatives from CAGNE and Gatwick Airport would be invited.

Ms O'Toole Quinn said that Southwater might be affected should there be any further trials on flight paths.

P98/10/15 HORSHAM DISTRICT COUNCIL PLANNING FRAMEWORK

At the last meeting it was reported that the Inspector's final report was expected imminently, and it was hoped that the HDPF would be taken to the Council meeting this month for adoption.

However, the Inspector has now advised that his report will be published at the end of October. As there is no scheduled Horsham District Council meeting in November, an extraordinary meeting may have to be held.

P99/10/15 NEIGHBOURHOOD PLAN

The Deputy Clerk reported that she had advised at the last meeting that she was experiencing difficulties in finding a consultant to quote to carry out a Strategic Environmental Assessment or SEA. However, she was finally able to find three candidates, who were invited to meeting with the Clerk, Chris Carey and herself. Under authority delegated to her from the Council, the Clerk was able to appoint Enplan to undertake the work.

In the meantime, the Deputy Clerk has been drafting policies based on the responses from the Parish Survey, and drafting a Scoping Report for Enplan to base the SEA on. The draft Scoping Report has been sent to members of the Steering Group for consideration.

Mr Watkins said that a scoring process had been used to decide the most appropriate consultant for the SEA, and it so happened that the one with the highest score was the cheapest option. He knew that some Councillors had been concerned about the possible cost.

The Deputy Clerk said that Enplan, the successful consultant, had more experience of Neighbourhood Plans than the other two, which is why they had scored more highly.

Mr Buckley said that he had met the new District Council Neighbourhood Plan Officer, Maggie Williams, who wished to meet with the Deputy Clerk to familiarise herself with the Southwater Plan and the parish of Southwater itself.

P100/10/15 PRE-APPLICATION ADVICE

The Pre-Application Advice Group has not met since the last meeting.

P101/10/15 TREE PRESERVATION ORDERS AND OTHER TREE MATTERS

Nothing to report

P102/10/15 PUBLIC OPEN SPACE

Nothing to report

P103/10/15 HIGHWAYS, DRAINAGE, STREET NAMES, FOOTPATHS AND RIGHTS OF WAY

Naming of new development

At the last meeting the Council was asked to consider “Oakview” as a road name for the new development of 13 houses in Worthing Rd, to reflect the name of the house being demolished.

The Deputy Clerk was instructed to ask that the road be named after a name on the Southwater War Memorial. The developer has now agreed the name of Welcome Place, after Private Albert Welcome who died in the First World War.

Blakes Farm Rd Signage

At the last meeting, it was reported that the Blakes Farm Rd road sign is set against a hedge, and this hedge has grown out so far around the sign it is not easily visible. This was reported to Highways, who replied saying it was a matter for Horsham District Council. The Deputy Clerk has now passed the query on, and is awaiting a reply.

Two Mile Ash Bridge

At the last meeting, it was reported that heavy lorries are using the bridge at Two Mile Ash, over the Downslink, despite weight restriction signage.

Highways have confirmed that the 10 tonne limit is enforceable by the police; the bridge is regularly inspected to ensure that its structural integrity is sound.

The Deputy Clerk suggested that local residents could note the registration details of overweight lorries using the bridge, but needed to bear in mind that a large lorry could be unladen, which would mean that it would not be as heavy as it appears.

Ms O’Toole-Quinn said that residents could note the name of the company on the side of the lorries, as these companies can track their own vehicles.

Land at Little Twynham and Oakview, Worthing Rd

The Parish Council has been consulted on the creation of the new estate road and bell mouth access onto Worthing Rd for this development. The Clerk has commented that this stretch of road is prone to localised flooding, and WSCC has agreed to look at the provision of new gullies to cope with the additional surface water run off.

Mr Cole said that this was an important matter, as it was known that a stream runs behind these properties and also behind The Copse, and that surface water should be diverted from draining into this stream.

Members noted the Deputy Clerk's comments, and asked to be kept informed on the matter.

P104/10/15 NEW PLANNING APPLICATIONS

Application No	Address	Reason	Recommendation
DC/15/1529 Michael Neale	Mr Haroon Rashid 27 Millfield, Southwater	Proposed pair of semi detached houses and associated access road	Object on same grounds as previous, but note that the housing mix has improved
DC/15/1772 Kieran Diamond.	Horsham Golf Park, Denne Park, Horsham	Variation of Condition 1 (DC/09/0746) Relating to plans - changes to the short game area	No objection

DC/15/2064 Berkeley Homes West of Worthing Rd Erection of 244 dwellings (including 54 retirement living apartments)

The Deputy Clerk referred Councillors to her report in which she had raised concerns over parking allocation and the siting of parking spaces and car parks. She gave the example of 12 flats, with only 6 allocated spaces. WSCC had noted that some allocated spaces are sited some distance away from the units to which they are allocated, and Sussex Police had raised concerns about some parking areas not being overlooked and visible, which may make people park their cars elsewhere.

It was also noted that a three storey block was sited at Cedar Drive roundabout which may be thought overbearing on the street scene. The siting of a three storey building here was part of the permission granted in the outline application.

The Deputy Clerk reported that a schedule of meetings has been set up with WSCC Highways and Berkeleys to discuss highways issues and phasing of works. The issue of the three storey building and parking concerns was raised at the first meeting, and Berkeleys will be looking at both issues.

Mrs Varley asked if any further mention had been made of the possibility of anthrax being present on the site. The Deputy Clerk said that this had been addressed at the time that the original outline application was considered at the District Council, when no proof had been found.

Mr Buckley said that he would support improvements to the parking provision.

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

Olivia Forsyth and David Gilchrist were present at the meeting, representing Berkeleys.

Mr Diamond said that the proposals would mean an increase of vehicles on the Worthing Rd, and what measures were proposed to control the speed of traffic, particularly in front to the two schools.

Ms Forsyth said that there would be some form of traffic calming, such as changes in surface colour, and bollards, but the final design was yet to be agreed. The larger Cedar Drive roundabout would go some way towards slowing traffic down.

Mr Diamond asked if there would be any more chicanes. Ms Forsyth said there would not.

Ms O'Toole-Quinn asked what measures were proposed to slow traffic in the roads within the estate. The one shown leading off Cedar Drive roundabout looked to be of a width that would encourage speeding.

Mr Gilchrist said that this was currently being assessed. Berkeleys were going through the parking layout, and the provision of more visitor parking in bays along this road may act as a speeding deterrent.

Ms O'Toole-Quinn suggested that if the roads were designed with a more pedestrianised feel, then this should slow traffic down.

Mr Gilchrist said that the internal estate roads would be adopted by WSCC Highways.

Mr Diamond said that the Parish Council wanted to see safe access for vehicles, pedestrians and cyclists.

Ms Forsyth was asked if there were any playarea in the scheme. She replied that there was to be a large play area in the next phase, which would be just to the south of the Phase One proposals. The location of all playareas had been agreed in the outline application.

Mr Watkins said that the outcome of the ongoing meetings with Highways and Berkeleys would be reported back to the Planning Committee, and if any member of Council had any issues they wanted to raised, then this could be fed through the Deputy Clerk to raise at the next meeting.

Mr Neale asked what would stop parents parking on the pavement by Cedar Drive at school drop off times. There was some debate as to whether there was a pavement at this point, and this is to be clarified.

Mr Cole noted that in Edinburgh, roads with schools were closed to general traffic at school drop off/pick up times, but this was obviously not possible in this location.

Mr Diamond asked if the Worthing Rd was being narrowed outside the schools. Ms Forsyth said that it was not. The issue of the pinch point remaining or being removed was currently being discussed with Highways.

Mrs Hutchings asked if provision had been made in the Over 55 blocks for undercover storage and charging points for mobility scooters. Ms Forsyth said that special areas had been set aside in both blocks, which was undercover.

Standing Orders were reinstated.

It was RESOLVED by all present that the Council would have no objection in principle to the proposals, but reserved the right to continue discussions with relation to parking, highways design and layout, drainage etc. with Berkeleys and WSCC Highways to ensure that the best possible options were attained.

Application No	Address	Reason	Recommendation
DC/15/2064 In Office	Berkeley Homes West of Worthing Rd Southwater	Erection of 244 dwellings (including 54 retirement living apartments) with associated access, parking and landscape works pursuant to outline planning permission DC/14/0590 (Approval of Reserved Matters)	No objection as above
DC/15/2114 Geoff Cole	Mr & Mrs T. Lockwood 82 Camelot Close	Erection of first floor extension at front elevation and a first floor side/rear extension	No objection but ask that roof line is hipped or dropped as per Parish Design Statement

DC/15/2127 - Land West of Blakes Farm Cottage, Erection of two detached dwellings, two detached double carports, provision of public footpath and associated works

The Deputy Clerk reminded Councillors that despite not being legally required to do so, for reasons of transparency, she had declared a personal and pecuniary interest in this application, as she her own property was in the vicinity.

The Deputy Clerk referred Councillors to her report, which cited the history of the site; when permission for a varying amount of houses has been dismissed on appeal four times.

The site is part of the Employment Protection Zone of Oakhurst Business Park, and a considerable area is covered with bunds to provide buffer planting for existing residents in Southwater St.

Mr Buckley said that the District Council had considered a compulsory purchase on this land in the past, but this had not materialised.

He suggested that the Committee object to the proposals on the same grounds as previously, in that the site is part of the Employment Protection Zone, and the bunds and buffer planting have been proved on previous appeals to have strategic importance.

Whilst the provision of a footpath across the site was an ongoing aspiration of the Parish Council, Mr Buckley noted that Axa, the landowner of Oakhurst Business Park, had written to advise that it has not given permission for the path to cross its land, as shown on the plans.

Mr Buckley also had concerns over the proposals to have two new driveways accessing Southwater St on a bend.

It was RESOLVED to object to the proposals on the following grounds:

- **Inspectors at three previous appeals (DC/04/0716, DC/09/1249 and DC13/0781) found that the retention of the site as a buffer zone served a sound planning purpose.**
- **The existence of an underground attenuation tank has not been identified**
- **The unacceptable loss of TPO trees, especially the pear tree, which is considered to be a feature of the site.**
- **The impact of the loss of this “green lung” area**
- **The creation of two new accesses onto Southwater St on a bend is considered to be of concern.**
- **Should the District Council be minded to approve, strong, enforceable conditions should be applied for the ongoing retention and maintenance of the bunds in perpetuity**

The Deputy Clerk was asked to enquire with Highways about ascertaining the specific location of the attenuation tank on the site, in conjunction with the landowners.

Application No	Address	Reason	Recommendation
DC/15/2127 Peter Buckley	Mr Scott and Gaius Andrews and Owen Land West of Blakes Farm Cottage, Southwater Street	Erection of two detached dwellings, two detached double carports, provision of public footpath and associated works	To object as above.

P105/10/15 PLANNING APPEALS

There have been no appeals lodged since the last meeting.

P106/10/15 DISTRICT COUNCIL PLANNING DECISIONS

Application No	Address	Reason	Recommendation	HDC Decision
DC/14/1607	Annexe St Ouens Worthing Road Horsham	Use of annex permitted by planning permission SQ/84/95 and SQ/148/02 for use as an independent dwelling	Object on same grounds as previous i.e. would create new dwelling in the countryside. Query whether agricultural condition on dwelling remains in force	Permitted
DC/15/1279	53 Rascals Close	Surgery to 2x Oak. Fell 2x Oak, 2x Hawthorne, 1x Field Maple	Objection on the grounds that no Arboriculture report has identified the need to undertake surgery.	Permitted
DC/15/1428	5 The Brook Southwater	Fell 1x Ash. Surgery to 1x Ash	Objection on the grounds that no Arboriculture report has identified the need to undertake surgery.	Permitted
DC/15/1429	5 The Brook Southwater	Fell 1 x Oak	Objection on the grounds that no Arboriculture report has identified the need to undertake surgery.	Permitted
DC/15/1527	Land To The Rear of Londis (Southwater) Worthing Road	Erection of 3 no 3-bed terraced house with integral erection of 1x2 bed flat with access road to Andrews Lane, incorporating associated parking and refuse storage area.	Objection to development based on the fact that this proposal was out of keeping with the area and was over-intensification of the site. There were also on-going highway considerations in terms of the width of Andrews Lane to meet emergency access to the proposed development and other properties	Withdrawn
DC/15/1534	69 Charlock Way Southwater	Conversion of half the width of a double garage to provide additional downstairs living accommodation. It is the half width nearest to the front door	No objection	Permitted
DC/15/1671	173 Woodlands Way	Surgery to 1 Oak Tree	No objection	Permitted
DC/15/1708	Lloyds Field, Reeds Lane Southwater	Erection of stable building (two loose boxes) and field shelter and the construction of hard standing and track to existing vehicular access	Object, as see no need for this new building in the countryside.	Withdrawn
DC/15/1720	3 Lakeside Drive	Surgery to 1 Oak Tree	No objection to a 20% crown reduction	Permitted
DC/15/1816	Stoneleigh, Tower Hill, Horsham	Relocate access and close up existing access	Have concerns about sight lines, even in new location, but provided this approved by Highways, would have no objection.	Permitted
DC/15/1820	Land North of Jackrells Farm Jackrells Lane Southwater	Prior Notification for Storage Building	No recommendation submitted	No Objection to Notification
DC/15/2011	Shell Hop Oast Service Station Worthing Road	Prior Notification to install a Cobra cabinet for H3G instead of the Komodo Cabinet (DC/15/0545)		Prior Approval not required

The Deputy Clerk was asked to contact Londis, and advise that Pre-Application advice is sought from the Parish Council prior to submitting another application in relation to proposals put forward under DC/15/1527.

P107/10/15 PLANNING COMPLIANCE ACTION

Oakhurst Business Park

Alleged breach of working hours condition at Nursing Hygiene in Oakhurst Business Park is ongoing.

27, Millfield

Untidy site has been reported at the development ongoing behind 27 Millfield, together with pavement blocked by heras fencing.

Oakview, Worthing Rd

Mud on the road and inconsiderate contractor parking has been reported

P108/10/15 DATE OF NEXT MEETING –

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

The meeting closed at 8.25 p.m.