

SOUTHWATER PARISH COUNCIL

The Minutes of the PLANNING COMMITTEE Meeting held on Tuesday, 3rd May 2016 in the Council Chamber, Beeson House, Southwater commencing at 7.30 p.m.

Present: Chairman: Mr G. Watkins

**Mr L. Apted Mr G. Cole
Mr K. Diamond Mrs P. Flores-Moore
Ms 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: 18

P18/05/16 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 Cole noted that a permanent sign warning of the presence of speed camera had been erected in Cripplegate Lane. The Acting Clerk advised that this has been queried with Highways.

Mr Piper reported that the local information sign for the Village Hall and the Church has been retrieved out of WSCC storage and has been re-erected at the junction of Worthing Rd and Church Lane.

P19/05/16 APOLOGIES

There were apologies noted from Mr Buckley, Mr Green and Mrs Hutchings

P20/05/16 DECLARATIONS OF INTEREST

The Acting 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.

Mrs Varley declared an interest in DC/16/0703 for replacement of the Grecians Centre at Christ's Hospital School, as her daughter is an employee, and in

DC/16/0885 at 23, Abbots Leigh, as she lives in the neighbouring property.

Mr Cole declared an interest in DC/16/0703 for replacement of the Grecians Centre at Christ's Hospital School, as he is an Old Blue.

P21/05/16 MINUTES

Mrs Flores-Moore advised that she had given her apologies for the last meeting and these had not been recorded.

It was proposed by Mr Apted seconded by Mr Diamond and RESOLVED by all present that the Minutes of the Planning Committee meeting held on Thursday, 7th April 2016 be accepted as a true and correct record of the meeting, after the amendment that Mrs Flores-Moore's apologies be added.

P22/05/16 CHAIRMAN'S ANNOUNCEMENTS

Mr Watkins welcomed Mr Cole to the meeting, him having been in hospital for some weeks.

He advised that Mrs Vickers was now in hospital, after suffering a fall breaking both arms.

The Acting Clerk was asked to send a card to Mrs Vickers from the Council to wish her a speedy recovery.

Mr Watkins advised that there was as yet no firm date for the Clerk's return to work.

P23/05/16 CORRESPONDENCE

The Acting Clerk asked if Councillors had any queries on correspondence previously circulated, but there were none.

WSCC Waste Minerals Plan

The County Council has written to advise that the consultation for the draft plan has now commenced, and will end on Friday, 17th June 2016. There are no references to Southwater within the Plan.

Members noted the information, and agreed not to comment on the consultation

Noise Management Board, Gatwick Airport

In response to the Independent Arrivals Review recommendation, Gatwick Airport is creating a Noise Management Board in order to build consensus on noise matters across a board representative group. The Board will comprise members of key aviation stakeholders, as well as representatives from County Councils and community groups. Two seats have been allocated for Community Noise Groups, one for East and one for West of Gatwick. The Proposed Chairman of the Board has written to invite the parish council to nominate a candidate for one of these seats.

It was RESOLVED to nominate Mrs Flores-Moore as a candidate.

Nursing Hygiene, Oakhurst Business Park – DC/15/2871

The planning application to change the hours of operation at Nursing Hygiene was permitted on 5th April, but an additional condition was applied, this being the requirement of a submission of a Deliveries Management Plan. Once agreed, the formal decision notice will be issued.

The purpose of the Plan is to cover the size of delivery vehicles to be used, frequency of delivery, restrictions in relation to the use of reversing alarms outside stated hours and that engines are to be switched off.

A resident in Southwater St has emailed the Parish Council and asked that it puts pressure on the District Council to agree to a neighbour friendly plan.

Mr Diamond said that the issue was, that local residents had been complaining that the working hours condition had been breached on numerous occasions, and he could not understand why this application had been permitted, and perhaps a representative of the District Council could be invited to a meeting to explain this.

The Acting Clerk advised that this application was for working hours to commence at 7am on weekdays, and that the complaints had been about the company operating at 5am or earlier, so were not technically pertinent to the application. She had asked for a copy of the recording of the Development Control Committee at which the application had been discussed, but this has yet to be received.

Mrs Flores-Moore said that she understood that the working hours were still being breached.

It was RESOLVED that the Acting Clerk would ask for a copy of the draft Deliveries Management Plan prior to its being determined.

P24/05/16 NEIGHBOURHOOD PLAN

Focus Group leaders met last week for an update on the current situation with regard to the Plan. Draft policies and aims are being finalised, these to be checked with Ray Wright, the planning consultant employed by the Parish Council.

One further potential site has been submitted for consideration in the plan; the Acting Clerk met with the developer last week to discuss this.

Work is now underway to draw up criteria by which all submitted sites are to be assessed.

It is anticipated that a draft plan will be ready in the autumn.

The Acting Clerk reported that the District Council has agreed to consider a boundary change to the south of the parish, to incorporate the Wates site, currently in the parish of Shipley.

P25/05/16 PRE-APPLICATION ADVICE

The Acting Clerk advised that the Pre-Application Advice Group recently met with Horsham Football Club.

P26/05/16 BERKELEY HOMES

The meeting scheduled for last Wednesday, 27th April was cancelled due to Berkeley staff illness, and has been re-arranged for Wednesday, 4th May.

In the meantime, the Acting Clerk has been advised by the Village Hall Management Committee that it is not possible to site a bus shelter at the stop outside the Hall as previously envisaged. There is a covenant on the land that prevents any structure being built on it. The Acting Clerk passed this information to Berkeleys who will be liaising directly with the Fletcher Trust, with whom the covenant is held.

P27/05/16 TREE PRESERVATION ORDERS & OTHER TREE MATTERS

Nothing to report

P28/05/16 PUBLIC OPEN SPACE

Annual Inspection of Parish Land

At the last meeting it was agreed that Councillors would assist in carrying out the annual inspection of parish land. Several have volunteered, and the inspections are now ongoing, to be completed by the end of May.

Water Main Connection, Blakes Farm Rd

At the last meeting, the Acting Clerk advised of Southern Water's intention to carry out works on Parish Council land, in Blakes Farm Rd, adjacent to the Southwater St bridge.

The Acting Clerk was asked to ascertain further information, this she has done, with the responses as follows:

- Sight of before and after photos – agreed
- Vegetation to be reinstated – reinstated to existing standard, using existing planting if possible
- Will local water supplies be affected? – no water supply interruptions
- Will works impact upon the highway? – No works required in the highway, contractor parking will be kept to a minimum.

The Acting Clerk reported that Southern Water has now written to give formal notice that these works are to take place, within 28 days of 28th April 2016

Members noted this information

P29/05/16 HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES, FOOTPATHS AND RIGHTS OF WAY

Special Extinguishment Order for Public Paths 1650 and 1642 – Christ's Hospital

As discussed at the last meeting, the Acting Clerk has written to WSCC to reiterate its objection to the diversion and extinguishment of sections of these paths, and this objection has been acknowledged.

P30/05/16 NEW PLANNING APPLICATIONS

Application No.	Applicant	Reason for Application	Recommendation
DC/16/0359 Kieran Diamond	Horsham Golf Park Denne Park Horsham	Variation of Condition 1 to previously approved application DC/15/0683 relating to changes in land from across the site	No objection
DC/16/0532 In Office	Mr John Williamson 13 Beechwood Southwater	Surgery for each of the Oak trees in the front gardens of numbers 11, 13 and 15	No objection
DC/16/0551 In Office	Mrs Peycke 61 Rascals Close Southwater	Fell 2 x Ash Trees T1, T2 (Tree Preservation Order) Surgery to 1 x Field Maple T3 (Tree Preservation Order)	No objection
DC/16/0612 Kieran Diamond	Mr J Page 73 Charlock Way Southwater	Erection of a rear extension and first floor roof dormer with an increase in the ridge height to the existing detached double garage	Object due to overintensification of the site, overbearing impact and over looking on neighbouring property, and flat roof contrary to Parish Design Statement
DC/16/0634 Graham Watkins	Mrs Tracey Patterson-Yates Haverleigh Coltstaple Lane Horsham	Erection of a two storey rear extension and single storey side extension linking main property to garage, new entrance porch, extension to existing garage and conversion to form granny annexe and erection of new detached double garage	Object due to flat roof being contrary to Parish Design Statement
DC/16/0638 In Office	Berkeley Homes Land West of Worthing Road Southwater	Sales and Marketing Signage, 2 x v-Board and 6 x Flags (Advertising Consent)	No objection

DC/16/0642 – Erection of 193 homes on land to the west of Mill Straight, Southwater
 The Acting Clerk referred Councillors to her report on this application, and reminded Councillors that despite their objections to the outline application, they cannot now object to the principal of development on this site, and can only consider specifics within this Reserved Matters proposal.

Her report asked that Councillors consider the following:

- Parking – there appears to be little visitor parking, with areas of low density housing having more spaces than areas of high density. Allocated spaces are located some distance away from the property to which they are allocated
- Queries over cycle storage, and how garage spaces are “counted” as some appear to be dual cycle/car storage, and the space may not be sufficient for such a purpose.
- Change in housing mix, with the number of 4-bed homes increasing, and the number of 3-bed homes decreasing. However, with the affordable element, there has been an increase in houses with corresponding decrease in flats, which this Council has supported in the past
- The specification for the play area does not conform to the Horsham District Council Play policy
- The half basketball court has been removed, contrary to the Parish Council’s aspirations
- Concerns over the emergency access, and how general access will be prohibited.
- Use of electric charging stations, whilst welcome, are not defined

The Acting Clerk advised that a local residents group has been formed, called the Fieldings Residents Group, which amongst other matters, is stating that the layout of the northern boundary has changed. The Acting Clerk has compared the layout of the Outline application and that of this application, and can see little difference. However, the northern boundary is different from that illustrated in a leaflet distributed by Wates in 2014.

Mr Watkins said that he agreed that all the points raised by the Acting Clerk above, were unacceptable.

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

Mr Handley, from the Fieldings Residents Group, said that Wates had produced a leaflet in 2014 at a public exhibition, which showed the housing line on the northern boundary as being further away from existing houses in the Fieldings. Ms O'Toole-Quinn agreed that this was somewhat disingenuous and was an obvious marketing ploy.

Mr Watkins said that the Parish Council had requested the provision of a basketball half court, and should ask for this to be reinstated, and if not forthcoming, then Wates should be required to make an extra monetary contribution in compensation.

Mr Handley said that there were 100 people in the Residents Group. Whilst they objected to the original proposals, they appreciate that outline permission has been granted. They would find the Reserved Matters application more acceptable if the building line was moved south by 40 metres, and if the sight lines or vistas through the estate were reinstated. He believes that a lot of people have been misled. There will be an impact on the existing infrastructure, such as the doctors' surgery, the Lintot Square shops and other Southwater facilities. He advised that Shipley Parish Council had had no objection to the proposals, stating that if development were to take place in its parish, then it should be on the northern boundary. He noted that this was the furthest away from Shipley village.

Mr Watkins said that the Parish Council had objected to the outline application, and he was of the opinion that the Reserved Matters proposals were not what the Council expected to see.

Standing Orders were reinstated.

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

- **Change in housing mix from outline permission - reduction of 3 bed homes and increase in 4 bed homes is not acceptable**
- **Parking - visitor parking is unfairly distributed over the site, as areas of low density have more spaces than those of high density, when these already have a higher number of off road spaces provided. Some allocated spaces are some distance away from property to which they have been allocated.**
- **Concerns over cycle storage, and how garage spaces are "counted". Some appear to be dual car/cycle storage, and not clear if space would be sufficient to accommodate both. Specification for play area does not seem to conform to HDC Play Strategy, with little or no provision for older children or for those less able**
- **Basketball half court has been removed from proposals, when this is a specific aspiration of the Parish Council, agreed at pre-application and in outline permitted plans**
- **Provision of electric charging stations, which whilst welcome, are not defined. Can non-residents use these? If so would add to traffic implication for the site.**

It was further RESOLVED that the Chairman and the Acting Clerk would review

the northern building line in more detail, and would submit separate comments on this, should this be deemed necessary.

Mrs Varley reported that the owners of Doneechka, a property adjacent to the site, had complained that it was now difficult to exit their driveway, due to sight lines being obscured by signage.

The Acting Clerk said that she thought that the approved advertising signage was sited some distance away from Doneechka, and perhaps they should report their concerns direct to the District Council.

Application No.	Applicant	Reason for Application	Recommendation
DC/16/0642 In Office	Miller Homes Ltd-South and Wates Developments Ltd Land West of Mill Straight	Approval of Reserved Matters application for the erection of 193 dwellings relating to layout, scale, appearance and landscaping following outline application DC/14/2582	Object as resolved above

DC/16/0646 – Two story side extension at the Bax Castle, Two Mile Ash

Mr Neale was not present at the meeting, but the plans were viewed by members present.

Mr Watkins said that the extension did seem very large, but this is a commercial property. The guidance as to roof lines being hipped or dropped does not apply to commercial properties.

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

The landlord of the Bax Castle was present at the meeting. He confirmed that the building is not listed, and that some of the proposed accommodation would be used for Bed & Breakfast. It is hoped that the increased in business will lead to five new jobs.

Standing Orders were reinstated.

It was RESOLVED that the Council would not object to the application as it is keen to support businesses within the parish.

Application No.	Applicant	Reason for Application	Recommendation
DC/16/0646 Michael Neale	Mr David Stevens Bax Castle Two Mile Ash	Two storey side extension to enlarge kitchen/restaurant on ground floor and provide accommodation on first floor	No objection
DC/16/0650 Joy Hutchings	Mr and Mrs Lewsey 44 Bamborough Close Southwater	Erection of a two storey side extension	Object due to overintensification of site, no access from front to rear for wheelie bins
DC/1/0655 Adrian Green	Mrs J Hambling 12A The Gables Southwater	Erection of single storey rear and side extensions	No objection
DC/16/0703 Michael Neale	Grecians Centre Christs Hospital Horsham	Replacement of existing Grecians Centre building with new purpose built multi-purpose hall and ancillary spaces	Defer to Mr Neale and the Acting Clerk
DC/16/0725 In Office	Mr David Needham 26 Dover Close Southwater	Surgery 1 x Oak Tree Fell 1 x Ash Tree	No objection
DC/16/0766 Barbara Varley	Mr S Berry 8 Corfe Close Southwater	Single storey rear extension	No objection

NEW PLANNING APPLICATIONS (CONT)

Application No.	Applicant	Reason for Application	Recommendation
DC/16/0788 Laurie Apted	Mr & Mrs Kevin Mitchell Greenacre New Road Southwater	Erection of a single storey rear extension and front porch; addition of further habitable accommodation within the roofspace to include the erection of three dormers; existing flat roof at ground floor level to be altered to a pitched roof; the conversion of the existing garage to habitable accommodation and the erection of a car port	No objection
DC/16/0791 Michael Neale	Ms Julia Rigby Bay Tree Lodge Worthing Road Southwater	Extension to existing garage with new 2 bay garage with first floor storage over	Defer to Mr Neale and the Acting Clerk

DC/16/0822 – Erection of 3 3-bed houses on land to the rear of Londis, Worthing Rd

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

Mr Munday, a resident in Andrews Lane, said that the proposals were a great improvement on those previously submitted. However, one of the houses is still three storey, although the roof line is level. Some matters have been missed. He queries if a car will fit into the garage, and the parking space to the side is not wide enough. Mr Watkins said that these dimensions do comply with the standard.

Mr Munday said that the position of the telegraph pole seems to have moved from where it was in previous plans. A tree with a TPO was felled in 2010, but has yet to be replaced. The proposals state that a replacement tree will be planted as part of Phase 2, but no date has been given.

Mr Watkins said that if it was a condition that the tree will be replaced that will be checked by the Planning Department to ensure that this is carried out. With regard to the telegraph pole, the applicant will need to be guided by BT, but he understood that the wiring will be ducted.

He asked the applicant Mr Shingadia if he had anything to add.

Mr Shingadia said that he thought that all points had been covered. He had consulted with the neighbouring properties prior to lodging the application. He agreed that the telegraph pole is an issue, but will be guided by BT.

Standing Orders were reinstated.

It was RESOLVED not to object to the proposals.

Application No.	Applicant	Reason for Application	Recommendation
DC/16/0822 Graham Watkins	Mr Ramesh Shingadia Land To The Rear of Londis Worthing Road Southwater	Erection of 3no 3-bed terraced house with associated parking	No objection

NEW PLANNING APPLICATIONS (CONT)

Application No.	Applicant	Reason for Application	Recommendation
DC/16/0852 Graham Watkins	31 Castlewood Road Southwater	Garage conversion and extension to form link extension, with rear single storey extension	Object due to overintensification of site, loss of parking and flat roof being contrary to the Parish Design Statement. It was noted that the applicant is an employee of the Parish Council.
DC/16/0855 Kieran Diamond	Mr Dave Kimpton Martingale Coltstaple Lane Horsham	Variation of condition 1 of DC/15/1626 to change the fenestration, the cladding to the fireplace, and the change of the description of the garage building to now be a demolition and rebuild to the approved drawings	No objection

DC/16/0863 – Erection of Block B, to provide 25 apartments, on land West of Worthing Rd, Southwater

The Acting Clerk referred Councillors to her report on this application, and said that Berkeleys has now responded to her queries:

- DC/16/0863 is for the construction of Block B only; will there be any changes to Blocks A and C? Can you advise the reasoning and justification behind changing the over 55 provision for Block B. Berkeleys has responded that it not currently intended that there will be any physical changes made to Blocks A and C, however it is intended to change to the tenure of Block A, from providing a mix of rented and shared ownership housing, to all rented (still with a retirement living planning designation). This change will be dealt with through a variation to the S106 legal agreement. This tenure change has been requested by the Registered Providers (RP's) approached by Berkeley and is supported by HDC's Strategic Housing Manager, Andrew Smith.
- Block B is to be redesigned to allow for an extra 3 units, although it states that the overall affordable figure will still be 178. From what part of the overall scheme will these 3 be "lost"? Berkeleys has responded that Block B has been re-designed to accommodate an additional 3 no. dwellings, which facilitates early delivery of an additional 3 no. shared ownership dwellings for HDC (1 no. 1 bed apartment and 2 no. 2 bed apartments). As a result of the amends, 3 no. shared ownership dwellings will be 'lost' from the later phases on the scheme. The balance of the shared ownership apartments are currently drawn as being located in Phase 4, although the 594 no. dwelling master plan is only illustrative and so all phases are subject to change.
- We spoke previously about the pedestrian access to all three blocks, as we wanted to ensure that people could walk from the front doors to the Worthing Rd, and were suggested a pathway through between A and B to the junction, as at the moment it appears that they would have to walk via the road. Although this area is outside the curtilage of DC/16/0863, we would like confirmation that our comments have been noted - it not clear on the plans if such access is possible. Berkeleys has responded that there is a footpath located to the South East corner of Block B, which links directly to Worthing Road, which is the direct footpath connection proposed for Blocks A,B and C. Alternatively, residents of block A will be able to turn right out of their front door and use the footpath

network within the site if they prefer.

- with regard to the block being called “The Chestnuts”, the Acting Clerk apologised as this was her error, as she misread the designation on one of the plans

It was RESOLVED not to object to the proposals.

Application No.	Applicant	Reason for Application	Recommendation
DC/16/0863 In Office	Berkeley Homes Land West of Worthing Road Southwater	Erection of building (Phase 2 Block B) to provide 25no apartments (13 x 1 bed, 12 x 2 bed) with associated parking and landscape works	No objection
DC/16/0885 In Office	Mr Simon Benning 23 Abbots Leigh Southwater	Surgery to 1 x Oak Tree	No objection
DC/16/0892 Laurie Apted	Mr Edward Elliott Former Build Center Station Road Southwater	Non-Material amendment to units 1, 2, 3, 4, 6, and 7 of previously approved application DC/14/1862 (Erection of 7 dwellings (2x2 bed, 2x3 bed and 3 x 4bed with associated parking access and refuse store)) to provide minor revisions to windows, improvements to parking layout, revision to porch arrangements and adjustment of fenestration detailing	No objection

P31/05/16 PLANNING APPEALS

DC/15/2036 - Outline application for the demolition of existing agricultural buildings and erection of single storey dwelling at Woodlands Farm, Shaws Lane, Southwater

An appeal has been lodged against the Council’s refusal of planning consent, due to the site being within an unsustainable rural location

DC/15/2504 - Erection of one 5 bedroom detached dwelling and one 4 bedroom detached dwelling at Grand Oaks Grange, Worthing Rd

An appeal has been lodged on the grounds of non-determination.

P32/05/16 DISTRICT COUNCIL DECISIONS

Application No	Address	Reason	Recommendation	HDC Decision
DC/16/0257	Land South of 1 Quarry Way Southwater	Erection of 1 x 3 bed detached house with single garage and 1 x additional car parking space	Object due to concerns about visibility and sight lines on the adjacent junction	Permitted
DC/16/0340	1 Shipley Road Southwater	Fell 1 x Oak Tree (T6) fronting (1 Shipley Road, Southwater) Tree Preservation Order	No Objection	Permitted
DC/16/0365	Dental Surgery Southwater Health Centre	Installation of air condition unit to external wall to rear of surgery within car park	No Objection	Permitted
DC/16/0393	The Old Post Office Worthing Road	Change of use from A2 (financial services) to B1 (offices)	No objection. The four car parking spaces allocated to the new offices should be clearly designated as such.	Permitted
DC/16/0410	6 Mapledown Close	Erection of a single storey side extension	No Objection	Permitted
DC/16/0429	75 Blakes Farm Road	Single storey extension to first floor over existing garage providing bedroom and en-suite	Object, as roof line of extension should be hipped or dropped as per Parish Design Statement	Permitted

DISTRICT COUNCIL DECISIONS (CONT)

Application No	Address	Reason	Recommendation	HDC Decision
DC/16/0463	7 Turners Close	Part demolition of existing rear extension, and erection of new single storey rear extension	No Objection	Permitted
DC/16/0518	21 Wealdon Close	Erection of a single storey rear extension and replacement garage	No Objection	Permitted

P33/05/16 PLANNING COMPLIANCE ACTION

Lintot Pub

New signage has been painted on the weatherboarding of the pub, and the Acting Clerk has queried if this requires planning permission, as it would seem to be out of keeping with the area.

P34/05/16 DATE OF NEXT MEETING

The date of the next meeting is Thursday, 9th June 2016 at 7.30pm in the Council Chamber, Beeson House.

The meeting closed at 9.25 pm.