



SOUTHWATER PARISH COUNCIL

Beeson House, 26 Lintot Square, Fairbank Road, Southwater,
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Minutes of the remote Planning Committee meeting held on Wednesday, 7 April 2021 at 6:00pm.

Present:

Councillors Present by Remote Means: G Watkins (Chairman), G Cole (Vice Chairman), D Moore, G Scoon, R Stranks, M Neale

Members of the Public: were able to view meeting by Live YouTube Stream

Deputy Clerk: Justin Tyler

	Actions
<p>The Chairman did a roll call at the commencement of the meeting of all those attending remotely for the benefit of those viewing the streamed meeting. He stated that the meeting was being held in accordance with Government Regulations approved during the COVID-19 Pandemic for the period of May 2020 – May 2021.</p> <p>The Chairman welcomed all Councillors in attendance remotely and all members of the Public watching via live stream, to the meeting. He stated that when a member of the public does request to speak in any convened meeting that public are invited to speak at, this would be for maximum of 5 minutes. The Chairman confirmed with all Councillors that they had received the documentation required to consider the Agenda items.</p> <p>The Chairman clarified the voting protocol required for decisions, etiquette required to conduct the meeting and housekeeping rules and also reminded all Councillors that if an interest had been declared, they would not be able to take part in any discussion or vote. Voting would be symbolised by a thumbs up for approval, down for against or horizontal hand for abstention. He explained that in cases where, in the opinion of the Chairperson, there is consensus, the Chairperson may seek to secure agreement whilst providing an opportunity for any dissenting members to be heard or to request a formal roll call vote.</p> <p>The Chairman explained that if meeting was at any point not accessible to Councillors/Chairperson through remote means due to any technological or other failure of provision, then he would immediately adjourn the meeting. If the provision of access through remote means could not be restored within 10 minutes, then the remaining business will be considered at a time and date. If a new date could not be fixed the remaining business will be considered at the next ordinary meeting.</p> <p>1. APOLOGIES FOR ABSENCE</p> <p>None received.</p> <p>2. DECLARATIONS OF INTEREST</p> <p>None.</p> <p>3. PUBLIC FORUM – Public Question Time – 15 minutes in total. Members of the public can only view the meeting and not take part unless pre-arranged with either the Clerk, Deputy Clerk or Chairman of the meeting.</p> <p><i>Participating members of the public will be limited to 3 people maximum per meeting. Each member of the public can only refer to items on the agenda and will be allowed to ask one question and one ancillary question that combined will not last any longer than 5 minutes. Once participating members have asked their questions or made their statements as above, they will be removed from the meeting accordingly and will then only be able to access the meeting via YouTube live stream.</i></p>	

No public had requested to speak.

4. MINUTES

- i) To consider and approve the minutes of the Planning Committee meeting of 3rd March 2021.

The Deputy Clerk notified the committee that a small amendment to the minutes under Item 3 – Public Forum were to be added to Paragraph 5 which made clarification that Councillors are Members of the Committee. Councillor Stranks also requested that Paragraph 2, line 4 should read Town and Country Planning Act 1990.

Councillor Scoon proposed acceptance of the amended minutes, seconded by Councillor Moore and **AGREED** by all those present at the meeting.

- ii) Matters arising from previous Planning Committee meeting of 3rd March 2021.

None raised.

5. CHAIRMAN'S REPORT

The Chairman updated the Committee that the Council would be publishing Fact Checks to refute any inaccuracies posted by any groups or members of the public on social media in relation to Southwater Neighbourhood Plan and its Referendum where possible. The Chairman advised that the Council had posted a fact check statement in response to a post by Keep Southwater Green – [available here](#).

Councillor Stranks requested the format of the fact check be revised with the rebuttal moved earlier on in the statement. Deputy Clerk to arrange on future fact checks.

Deputy Clerk

6. CORRESPONDENCE

The Deputy Clerk advised that he had received various correspondence on the following:

A24 Worthing to Horsham Corridor Feasibility Study summary report where details are available via WSCC website or contact Deputy Clerk for more information.

An appeal hearing of 14 April 2021, relating to Rascals Farm, Southwater DC/20/0695. Outline for 100 dwellings. He noted that the Council had also received correspondence from The Countryside Charity Sussex / Campaign to Protect Rural England detailing the reasons for their objection. It was noted that neither the emerging Southwater Neighbourhood Plan or Shipley Neighbourhood Plan had allocated the site for development.

A NALC Planning and power webinar in response to the Planning White Paper in 2020. The event was scheduled for 28 July 2021. The Deputy Clerk requested Councillors get in touch with him if they wish to attend so he could book their places. The Chairman advised it could be beneficial for the Committee members to attend.

Cllrs /
Deputy
Clerk

More information was available regarding the Soft Sand Review of Joint Minerals Local Plan Adoption which could be found via WSCC website. (www.westsussex.gov.uk/mwdf)

7. HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES & NUMBERS, VERGES, FOOTPATHS AND RIGHTS OF WAY - To discuss and approve any matters in relation to the above

Councillor Moore queried whether the Council had been notified of any new dates for cleaning of the drains in Worthing Road, Cripplegate Lane and Mill Straight. The Chairman asked the Deputy Clerk to contact WSCC regarding dates of next gulley clean.

8. ROUNDABOUT SITUATED ON MILL STRAIGHT

The Chairman updated the committee that the roundabout situated on Mill Straight had started to break up again. He advised that various correspondence had occurred between him and County Councillor Nigel Jupp. Councillor Jupp had confirmed to the Chairman that they had not adopted the roundabout and would not be doing so until the snagging and defects had been rectified. Under the Section 106 agreement there was a requirement that once adopted, all snagging works must be undertaken within the 3-month adoption period and should WSCC undertake the work they would recharge contractors accordingly under the provisions in the S106 agreement.

9. NEW PLANNING APPLICATIONS FOR CONSIDERATION

Application Number	Applicant	Reason for Application	Parish Decision	Neighbour Consultation Date	Date of Determination
DC/21/0033 Robert Stranks	Star Cottage Cripplegate Lane Southwater Horsham West Sussex RH13 9HW	Amendment to; Demolition of existing detached garage and construction of a single storey rear and two storey side extension https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=QMK9C7IIVJ00	No Objection	7 th April 2021	4 th March 2021
DC/21/0261 In Office	7 Fletchers Southwater Horsham West Sussex RH13 9BE	Surgery to 1 x Oak, 1 x Field Maple and 3 x Cherry. Fell x 1 Cherry. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=QNZYDTIJJ9Z00	No Objection	Not available	28 th April 2021
DC/21/0323 Geoff Cole	Oakfield 1 Peters Close Cripplegate Lane Southwater	Variation of condition 1 of planning permission DC/19/1624 (Erection of a single storey side extension to existing garage). Amendment to roof profile of garage building https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=QOCX0FIJJDH00	No Objection subject to non-severance clause.	8 th April 2021	11 th May 2021
DC/21/0389 In Office	Woodend Cripplegate Lane Southwater Horsham West Sussex RH13 9HW	Surgery to 1 x Oak https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=QOOFOSIJ0GD00	No objection subject to 30% reduction.	Not available	28 th April 2021
DC/21/0416 Derek Moore	3 Lintot Court Station Road Southwater Horsham West	Replacement of window to ground floor flat with French doors, incorporating creation of steps and installation of handrail and balustrade.	No Objection.	Not available	16 th April 2021

Deputy Clerk

	Sussex RH13 9LN	https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=QOS72PIJIX00			
DC/21/0530 Graham Watkins	Hen and Chicken Worthing Road Southwater Horsham West Sussex RH13 9BH	Construction of detached dwelling with new access from Worthing Road on land to the south of the Hen & Chicken public house. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=QPI79JIJQD00	Objection on the basis of overdevelopment, lack of residential amenities, traffic safety concerns, close proximity to public house and its car park, lack of traffic restrictions on road and could lead to parking issues – obstruction of sight lines with traffic. Furthermore, traffic survey is based on untypical traffic data of the area as was conducted during COVID-19 pandemic with less road traffic due to home working and other lockdown measures. Hence, a false impression of sight lines and traffic quantity. The Parish Council wishes to speak at the Planning Committee if deemed approval by HDC.	Not available	30 th April 2021

10. NEW PLANNING APPLICATIONS FOR CONSIDERATION WITH A DEADLINE PRIOR TO THE MEETING – To note delegated recommendations submitted where applicable.

Application Number	Applicant	Reason for Application	Parish Decision	Neighbour Consultation Date	Date of Determination
DC/21/0290 Geoff Scoon	39 Woodlands Way Southwater Horsham West Sussex RH13 9HY	Erection of 1.8m high fencing to enclose land to side of dwelling. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=QO7QZBIJJBW00	Objection 1 - Construction of the proposed 1.8m fence at the property boundary will obstruct traffic forward visibility and potential line of sight around the bend of Woodlands Way concern. Refer Figures 6, 7 and Manuals for Streets. During the site visit, it was noted the view around the downhill right-hand bend illustrated in Figure 6, is particularly obstructed by the current 1.8m. It is worth noting, the applicant had previously recognised the potential traffic forward visibility and potential line of sight concern when submitting amendment application DC/20/0807, refused 11th August 2020. Refer extracts from that application, Figure 4, consideration traffic of line of sight and Figure 5 the positioning of the fence line to remove the concern. 2 - The proposed fence will detract from the areas, open space amenity, which was clearly the intent originally. Refer HDC Planning Framework, Policy 25 and 33 and the emerging Southwater Neighbourhood Plan, SNP16.	17 th March 2021	20 th April 2021
DC/21/0295 Derek Moore	13 Welcome Place Southwater Horsham West Sussex RH13 9AL	Non-Material Amendment to previously approved application DC/20/1564 (Erection of a single storey side extension) for	<i>Councillor Moore to review.</i>	Not available	9 th March 2021

		amendments to fenestration to front, side and rear elevations and to rooflights. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=QO97OKIJJC700				
DC/21/0297	Easteds Barn Easteds Lane Southwater Horsham West Sussex RH13 9DP	Retrospective application for the change of use of land from public open space to mixed use (Use Classes E(F) & F1(A)). https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=QO97QXIJJA00	<i>Relates to SPC Property – Planning Committee not to make a recommendation.</i>	2 nd April 2021	22 nd April 2021	
DC/21/0336 Geoff Cole	23 Abbots Leigh Southwater Horsham West Sussex RH13 9HX	Demolition of existing conservatory and erection of a single-storey pitched roof extension. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=QOEROKIJJJE400	No objection.	2 nd April 2021	29 th April 2021	
DC/21/0342 Geoff Scoon	Fir Tree House Denne Park Horsham West Sussex RH13 0AY	Two story side and rear extensions incorporating one new dormer to front elevation and three dormers to rear elevation. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=QOF5M3IJJE00	No Objection.	25 th March 2021	9 th April 2021	
DC/21/0350 Derek Moore	49 York Close Southwater Horsham West Sussex RH13 9XJ	First floor extension above existing side garage and new front porch. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=QOGRXDIIJJE00	Objection on the basis of insufficient parking for a 5-bedroom dwelling.	22 nd March 2021	23 rd April 2021	
DC/21/0351 Geoff Cole	18 Woodfield Southwater Horsham West Sussex RH13 9EN	Demolition of existing and erection of new single-storey front extension. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=QOH5TXIJF000	No Objection.	2 nd April 2021	23 rd April 2021	
DC/21/0401 Graham Watkins	Fir Tree House Denne Park Horsham West Sussex RH13 0AY	Erection of a detached garage with home office above. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=QOQ42QIJJJ200	<i>Delegated to Councillor Scoon.</i>	2 nd April 2021	7 th May 2021	

11. NEIGHBOURHOOD PLAN – To receive an update.

The Deputy Clerk advised that the Information Statement for the Neighbourhood Plan had now been published by Horsham District Council and was [available on their website](#), the [Southwater Neighbourhood Plan website](#) and SPC website. Residents should check the websites for more information and all relevant documents.

Vice Chairman of the Committee (Councillor Cole) raised a query regarding the provision for adequate off-road parking in the Neighbourhood Plan. He suggested that it would be useful if planning applicants had to demonstrate how their application meets the requirement for sufficient off-road parking as per the NP. The Chairman suggested he could write on behalf of the Committee to HDC to request that applicants demonstrate how their application would accommodate the additional parking requirements resulting from a significant property extension.

12. PLANNING APPEALS

- a. **DC/19/1149** - Planning Inspectorate Reference: APP/Z3825/W/19/3242246 (Christ's Hospital School)

Details of the application could be found [via the Planning Portal](#).

The Deputy Clerk asked the Planning Committee whether they would be making a representation on behalf of the Council at the Public Inquiry on Tuesday, 18th May 2021. Inspector will continue to determine the appeal by way of a virtual public inquiry and would continue to consider any representations that had previously been made or wished to make at the Inquiry. Details of how to register to attend would follow and it was requested that the Deputy Clerk book the Chairman onto the virtual inquiry. The Chairman advised that a written report would have to be submitted prior to 18th May 2021 and he would liaise with the Deputy Clerk.

Deputy Clerk
GW

13. DISTRICT COUNCIL DECISIONS – (Information only)

The Deputy Clerk confirmed the table of Decisions had been circulated to the Committee. The Chairman requested if analysis work could be carried out on the differences between SPC recommendations and HDC decisions on planning applications over a 6-month period. The Deputy Clerk advised it would be investigated.

Deputy Clerk

14. PLANNING COMPLIANCE

The Deputy Clerk reported that all alleged planning breaches and compliance related matters were available via HDC website. The Chairman asked if he could be forwarded copies of the reports.

Deputy Clerk

15. LEGAL UPDATE ON PROW (EASTEDS BARN)

The Chairman noted that all information had been submitted to WSCC as requested by them in respect of the PROW (public right of way) application made by a resident to WSCC. He advised that the PROW application did not follow the same route as the Permissive Path in place at Easteds Barn. He further stated that the Permissive Path would remain in place to ensure there would be a form of access between Nutham Lane to Easteds Lane.

Councillor Stranks queried whether the access to Easteds Allotments was a PROW and wanted clarification on what the effect of the vehicle barrier had in the context of access. The Chairman explained that Public Rights of Access were different to Public Rights of Way. He explained that members of the public could make applications for PROW where the 20-year ruling applied and used The Ghyll as an example where members of the public could walk through. Councillor Cole advised that closure signs preventing access had been put up historically at The Ghyll.

16. DATE OF NEXT MEETING – 5th May 2021.

The Chairman advised the next Planning Committee meeting on the 5th May 2021 would be the last remote (virtual) Council meeting as the Government Regulations which enabled remote meetings have not been extended past 6th May 2021. He advised a risk assessment would be required in order to conduct meetings from the Parish Chamber and that it would not be safe (*reference to COVID-19*) to accommodate all Councillors and residents.

This meeting was live streamed and ended at 7:05pm