

Southwater Parish Council



Planning Committee Meeting Minutes

Wednesday 4th October 2017, 7.30pm
Beeson House
Lintot Square
Southwater
Horsham
RH13 9LA

Committee Members

Cllr Graham Watkins (Chairman)
Cllr Laurie Apted (Vice Chairman)
Cllr Geoff Cole
Cllr Ross Dye
Cllr Joy Hutchings
Cllr Derek Moore
Cllr Michael Neale
Cllr Rachael O'Toole Quinn
Cllr Barbara Varley

Non Voting Committee Member

Mr Geoff Scoon



SOUTHWATER PARISH COUNCIL

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



Clerk: **Mrs.C.M.Tobin**
Cert.Ed.L.Pol.FILCM.,

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MINUTES

The Minutes of the **Planning Committee** of the Parish Council held in **Beeson House, Lintot Square, Southwater, West Sussex, RH13 9LA** on **Wednesday 4th October 2017** at **7.30pm**.

Present: **Chairman:** **Cllr G Watkins**

Cllr G Cole
Cllr D Moore
Cllr B Varley

Cllr R Dye
Cllr M Neale

Committee Clerk: **Ms N Donbavand**

County Councillor: **Not present**

District Councillors: **Not present**

Press: **Not present**

Members of the Public: **Two**

P86/10/17 PUBLIC PARTICIPATION

The Chairman asked those present to turn off their mobile phone 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.

Those present were advised that the meeting is recorded for the purposes of minute taking only and the recording will be destroyed when the minutes of the meeting are approved.

One member of the public was present and indicated they would speak when the relevant application was discussed.

P87/10/17 APOLOGIES

Apologies for absence were received from Cllrs Apted, O'Toole-Quinn and Mr Scoon.

Councillors NOTED and APPROVED the absence.

P88/10/17

DECLARATION OF INTERESTS

The Committee 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 anything of note to declare at this point in the meeting.

Cllr Dye declared an interest in DC/17/1735 and DC/17/2060.

Cllr Varley declared an interest in DC/17/2095 and DC/17/2129

P89/10/17

MINUTES

It was proposed by Cllr Cole and seconded by Cllr Neale and RESOLVED by all present that the Minutes of the Planning Committee meeting held on Wednesday 6th September 2017 be accepted as a true and correct record of the meeting.

P90/10/17

CHAIRMAN'S ANNOUNCEMENTS

The Chairman indicated that he had no announcements.

P91/10/17

CORRESPONDENCE

The Committee Clerk indicated she had no correspondence to circulate other than which has already been received by Members.

Members NOTED the information.

P92/10/17

BERKELEY HOMES

The Chairman informed Members that no meeting had occurred since the last Planning Committee and that he was aware that the revised NEAP/LEAP application had been submitted. The Phase 4 application would be submitted shortly. Members were directed to submit any questions they would like asking of Berkeley Homes to the Clerk in the next week.

Members NOTED the information.

P93/10/17

MILLER HOMES

The Southwater sign appears to have disappeared. Investigations will be carried out by the Chairman to locate the sign.

Members NOTED the information.

P94/10/17

HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES, VERGES, FOOTPATHS AND RIGHTS OF WAY
Cedar Drive

Councillors received a verbal report regarding an item raised from a member of the public via Cllrs Chidlow and Jupp. The member of the public had complained about confusing numbering within Cedar Drive.

Cllr Jupp has asked the member of the public to demonstrate a need to increase signage in the area by collating support from residents of Cedar Drive however, the Parish Council agreed that the signage appeared to be inadequate and the Parish Council would support additional signage to clarify house number locations.

Members AGREED to support any decision to clarify additional signage in Cedar Drive.

To consider and agree on recommendation to submit to Horsham District Council as Local Planning Authority.

Application No.	Applicant	Reason for Application	Parish Decision
DC/17/1721 Graham Watkins	Mr Halil Faydali Southwater Kebab Worthing Road Southwater Horsham West Sussex RH13 9HE	Variation of condition 2 to previously approved application DC/06/2292 (Demolition of single storey rear extension and erection of 2 storey extension and change of use of whole of ground floor to restaurant and takeaway). Proposed change of permitted opening hours to 12:00 - 00:00 Monday to Saturday and 15:00 - 00:00 on Sunday https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OU243HIJID00	No objection
DC/17/1735 Graham Watkins	Mr Derek Platt 7 Denne Park House Denne Park Horsham West Sussex RH13 0AZ	Installation of an air conditioning unit (Listed Building Consent) https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OU5VK7IJ02X00	Objection on the basis of it not being in keeping with the character and design of a listed building subject to Policy 34 of the Horsham District Planning Framework.
DC/17/1912 Geoff Cole	8 Great Lime Kilns Southwater Horsham West Sussex RH13 9JL	Ground and first floor front extension with minor internal alterations. https://public-access.horsham.gov.uk/public-access/simpleSearchResults.do?action=firstPage	No objection
DC/17/1917 Graham Watkins	Mrs John Newfoundout Bungalow Reeds Lane Southwater Horsham West Sussex RH13 9DQ	Outline planning application for demolition of existing single storey building and associated outbuildings and erection of a replacement chalet style dwelling with all matters reserved except for access. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OVG43KIJIVN00	No objection
DC/17/2008 Barbara Varley	Mr and Mrs Simper 8 The Gables Southwater Horsham West Sussex RH13 9BW	Erection of single storey side and rear extension (Amendments to previously approved application DC/17/0153) https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OVYBL9IJJ0400	No objection
DC/17/2025 In Office	Mr Robert Collett Land West of Mill Straight Worthing Road Southwater West Sussex	Variation of conditions 18 and 22 to previously approved application DC/14/2582. (Residential development of up to 193 No. dwellings (including affordable housing) and associated works (Outline)). To facilitate occupation of 20 dwellings in advance of completion of highway works to assist with housing delivery. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OW414FIJJD00	Objection due to the use of four way lights having a significant and detrimental effect on local residents.
DC/17/2026 Michael Neale	Mr and Mrs Herbert 77 Timber Mill Southwater Horsham West Sussex RH13 9SP	Removal of existing side lean-to and front porch. Erection of replacement single storey front and side extensions. Creation of additional 1x parking space to rear with associated dropped kerb. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OW414OIJJE00	No objection

The Chairman suspended standing orders at 8.14pm to permit a member of the public to speak.

DC/17/2048 – L Middleton & Hope Charity Project, Beckley Stud, Reeds Lane, Southwater, Horsham – The Council received a brief presentation from a member of the public objecting to the application.

Standing orders were re-instated at 8.16pm. After a discussion, the Parish Council agreed to object to the application for the reasons shown below.

DC/17/2048 Geoff Cole	L Middleton & Hope Charity Project Beckley Stud Reeds Lane Southwater Horsham	Proposed change of use of existing equestrian facilities to combined equestrian and charitable use. Retention of mobile home and re-sited timber clad container. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OW7YUHIJJ2L00	Objection due to overdevelopment in the countryside and over commercialisation of otherwise agricultural land. The Parish Council also
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			believe that the applicant has not demonstrated a functional need for the development as required under Policy 20 of the Horsham District Framework regarding Rural Workers Accommodation.
DC/17/2053 Laurie Apted	Mr Richard Hamlins 1 Roberts Close Southwater Horsham West Sussex RH13 9BJ	Demolition of existing detached garage/store and erection of new single storey detached residential unit https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OW81PFIJ02X00	Decision deferred to the Clerk and Chairman of Council.
DC/17/2058 Graham Watkins	Mr Darioush Fatehnia Southwater Kebab Worthing Road Southwater Horsham West Sussex RH13 9HE	Demolition of fire damaged redundant bakery and the construction of 4x one bedroom flats https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OW9FLSIJ2W00	Objection based on overdevelopment of the area; insufficient amenity space, poor parking provision and contravention of Guideline CG1 of the Southwater Parish Design statement in that it does not make provision for clear impression of open space around the development.
DC/17/2060 Michael Neale	Horsham Golf Park Denne Park Horsham West Sussex	Variation of Condition 1 to previously approved application DC/16/0359 (Variation of Condition 1 to previously approved application DC/15/0683 relating to changes in land from across the site). Proposed minor material amendment to clubhouse layout and composition, revised car parking layout, and relocation of waste compound. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OW9FOVIJJ2Y00	No objection
DC/17/2063 Ross Dye	Mr and Mrs Mannion Yaffles Salisbury Road Horsham West Sussex RH13 0AL	Erection of attached single garage at the side of the property https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OW9IDWIJJ3000	No objection
DC/17/2071 In Office	Land West of Worthing Road Worthing Road Southwater West Sussex	Erection of 1x freestanding non-illuminated panel board (advertisement consent) https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OWBA8NIJJ3F00	No objection
DC/17/2095 Michael Neale	Mrs Emma White Lawsons Farm Two Mile Ash Horsham West Sussex RH13 0PG	Proposed change of use from adjacent open land and existing detached barn/building to residential use, incorporating this within the residential curtilage of Lawsons Farm. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OWH896IJJ4Y00	The Parish Council will offer no objection subject to the change of use being limited to the existing barn and the area of land to the left (south west) of the pond (shown on the registry deeds in yellow).
DC/17/2102 Michael Neale	Catsurvey West Lodge The Avenue Christ's Hospital Horsham West Sussex RH13 0LU	Install High Speed Broadband Cabinet https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OWHD4ZIJ02X00	Already permitted by HDC
DC/17/2129 In Office	Mr Francis Pulvermacher Land Parcel 514970 129123 Christ's Hospital Horsham West Sussex	Fell 1 x Ash https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OWMCYSIJ0D600	Defer and Delegate to Clerk

P96/10/17

PLANNING APPEALS

Members were made aware that the planning decision for application DC/17/0413 had been overturned by Horsham District Council.

Members NOTED the information.

Application No	Address	Reason	Our Recommendation	HDC Decision
DC/17/0418	1 - 2 Fletchers Cottages Two Mile Ash Horsham West Sussex RH13 0LA	Extension of existing crossover and creation of shingle driveway to front of house	Objections based on WSCC concerns in contravention of guidelines regarding the property. Specifically, insufficient space for parking and turning onsite	Permitted
DC/17/1217	Christ's Hospital School The Avenue Christ's Hospital Horsham West Sussex RH13 0LJ	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)	No Objection	Permitted
DC/17/1241	149 College Road Southwater Horsham West Sussex RH13 9TG	Fell 10 x Poplars	Objection based these trees being part of the original planning agreement and providing a screen to neighbouring properties. If the Poplars are felled then replanting with a smaller number of Oaks should be a requirement.	Permitted
DC/17/1255	Land East of 13 To 16 and 19 To 21 Turners Close Southwater West Sussex	Surgery to 4 x Oak Trees	Objection based on these trees being healthy and forming a screen for properties.	Permitted
DC/17/1264	11 Fletchers Southwater Horsham West Sussex RH13 9BE	Fell 3 x Oaks	Objection on the grounds of the trees being healthy and provide a screen for neighbouring properties. The PC would support a 15% reduction.	Refused
DC/17/1278	12 Nyes Lane Southwater Horsham West Sussex RH13 9GP	Proposed erection of single storey side/rear extension	Objection based on overdevelopment and contrvention of the Parish Design Statement.	Permitted
DC/17/1365	Praters Cottage Two Mile Ash Horsham West Sussex RH13 0LA	Variation of condition 1 and 3 of previously approved DC/17/0032 (Two storey side extension to each side and behind existing house, removal of brick garage, construction of new timber garage with wood store. Formation of new access to highway and closure of existing access to highway) Proposed increase of garage size by 500mm, alterations to window design and change of driveway materials to resin drive	Approval of the non-material amendment subject to approval from the Highways Agency accepting the new access to the road on safety grounds.	permitted
DC/17/1390	26 Dover Close Southwater RH13	Fell 1 x Oak	No Objection	Permitted
DC/17/1395	9 The Meadows Southwater Horsham West Sussex RH13 9AB	Fell 1 x Oak and Surgery to 2 x Oaks	No Objection	Permitted
DC/17/1505	7 Nutham Lane Southwater Horsham West Sussex RH13 9GG	Proposed erection of first floor extension over existing side garage	no objection	Permitted
DC/17/1583	29 Roman Lane Southwater Horsham West Sussex RH13 9AF	Proposed erection of a pitched roof front porch. Installation of 1x front clear glazed pitched roof dormer and 1x rear clear glazed flat roof dormer with associated loft conversion	no objection	Refused

DC/17/1595	Land West of Blakes Farm Cottage Southwater Street Southwater West Sussex RH13 9BN	Proposed erection of a detached two storey double garage	Objection based o the proposed plans not being in keeping with the street scene; overshadowing the adjacent property and no defined need for a two storey garage.	Permitted
DC/17/1601	71 Bamborough Close Southwater Horsham West Sussex RH13 9XG	Single storey front/side extension with conversion of integral garage to living space, installation of 2x windows to south elevation, 1x window to front and 1x front rooflight	objection due to loss of parking in contravention of Policy 41 of the Horsham District Planning Framework	Permitted
DC/17/1620	13 Wealdon Close Southwater Horsham West Sussex RH13 9HP	Erection of a rear conservatory	no objection	Permitted
DC/17/1633	21 Wild Orchid Way Southwater Horsham West Sussex RH13 9GA	Removal of existing conservatory and erection of replacement single storey rear extension with pitched roof, 2x rooflights to rear elevation and bifold doors	objection as the flank wall is too close to the adjacent window which will restrict light	Permitted
DC/17/1694	2 Foxfield Cottages Southwater Horsham West Sussex RH13 9EP	Proposed erection of 1x two storey four bedroom dwelling	Strong objection due to the following points; 1. Gross overdevelopment of the area 2. The proposed development is in contrvention of the Southwater Parish Design Statetment point 13.5 (DG 5.1) 3. We note Highways statement regarding te parking provision encroaching on the publically maintatined highway.	Refused
DC/17/1716	18 Wild Orchid Way Southwater Horsham West Sussex RH13 9GA	Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.75m, for which the maximum height would be 2.95m, and for which the height of the eaves would be 2.7m.	no objection	Refuse prior approval
DC/17/1759	31 York Close Southwater Horsham West Sussex RH13 9XJ	Non material amendment to previously permitted application DC/16/1888 (Two storey rear and side extension) Proposed removal of window in the side wall of dining room and replacement of approved window in the utility with an external door.	no objection	Permitted

P98/10/17 PLANNING COMPLIANCE ACTION

Members were informed that planning application DC/17/1566 – Tanimola, 2 Testers Close would be presented to Horsham Planning Committee (North) for a decision once investigations have concluded.

Members NOTED the information.

P99/10/17 DATE OF NEXT MEETING: Wednesday 1st November 2017.

Meeting ended at 8.56pm.