

SOUTHWATER PARISH COUNCIL

The Minutes of the PLANNING COMMITTEE Meeting held on Wednesday 8th December, 2016 in the Council Chamber, Beeson House, Southwater commencing at 7.30 p.m.

Present: **Chairman:** **Cllr L.Apted**

Cllr G. Cole
Cllr B. Greening
Cllr M. Neale
Cllr C.Pearce

Cllr P.Flores-Moore
Cllr J.Hutchings
Cllr R. O'Toole-Quinn
Cllr B. Varley

Clerk: **Mrs C. Tobin**

County Councillor: **Not present**

District Councillors: **Not present**

Press: **Not present**

Members of the Public: **4**

P126/12/16 PUBLIC PARTICIPATION

The Chairman 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 advised that this meeting would be recorded.

At this point, Standing Orders were raised to allow members of the public to speak.

Mr.Handley of The Fieldings, addressed the Committee expressing his and neighbours concerns regarding the mud and gravel coming from the Wates/Millar site confirming that he had held a meeting with the Clerk and wondered if following the meeting there were any updates. The Clerk confirmed that she had held a meeting with Mr.Handley and another resident, and that the action taken was that the matters discussed were reported to WSCC Highways and HDC Planning Enforcement regarding both the mud and gravel together with the exit onto the highways via the central reservation in the Worthing Road. Planning Enforcement have issued the Clerk with telephone numbers for the various site managers on all developments in Southwater with the hope that a local approach may assist with sites being maintained and developed in accordance with the conditions imposed.

The Clerk asked Mr.Handley whether he was satisfied with the information regarding the public right of way also questioned in that she had provided information from County Officers. Mr.Handley indicated that he had written to the Clerk again on the matter; the Clerk thank Mr.Handley and stated that she would look at this shortly.

Mr.Handley was also critical of District Councillors to whom he stated he had written too, however, had not had the courtesy of a response. Parish Councillor Greening stated

that as one of the three District Councillors for Southwater he was unaware of any such correspondence, as he endeavoured to respond to all communiques.

Mr.J.Conde addressed the Committee asking when the works to an area behind 9 Nutham Lane were to be completed, the issue being the fencing had collapsed. Mr.Conde also questioned what was happening about the directional signs which were now missing in Station Road opposite the Country Park.

The Clerk responded that she was unaware but would investigate the comments in relation to 9 Nutham Lane and progress this matter. Secondly the map he had provided re the signage in Station Road had been forwarded to WSCC Highways. The Clerk presumed that these replacements signs would be on a county list and would be replaced in order of priority.

P127/12/16 APOLOGIES

There were apologies noted and agreed from Cllrs Davies, Diamond, Dye, Vickers and Watkins.

P128/12/16 DECLARATIONS OF INTEREST

The 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.

P129/12/16 MINUTES

It was proposed by Cllr.G.Cole seconded by Mr.M.Neale, and RESOLVED by all present that the Minutes of the Planning Committee meeting held on Thursday, 9th November, 2016 be accepted as a true and correct record of the meeting.

P130/12/16 CHAIRMAN'S ANNOUNCEMENTS

Mrs.Varley arrived at 7.46 pm.

The Chairman had no announcements.

P131/12/16 CORRESPONDENCE

Horsham District Council Community Charging Levy

The Clerk referred to the Deputy Clerk's Report on this matter dated 8th December and would confirm that the recommendation would be that based on the information provided the Parish Council would have no additional comments to make at this point.

Councillors NOTED this information.

West Sussex County Council – North Horsham Area Committee

An agenda item for 28th November was questioned in relation to future cost for rural car parking. The Clerk telephoned the author of the report to ensure that the proposed charges were not related to Southwater, having previously had assurances from Horsham District Council.

A local resident informed the Clerk's office today that she had received her annual renewal for £130 not the normal £30, and it transpired that the renewals to Southwater Country Park permit holders was sent out in error and a further letter sent to those affected.

The office is currently trying to obtain a possible meeting date for Parish and District Council representatives where it is intended to discuss car parking enforcement in relation to Lintot Square as previously advised to members.

Cllr Greening confirmed that Southwater was not included in the charging for Rural Car Parks. Cllr Cole said that he believed that this was due to the fact that there were no costs to the district in respect of maintenance with retailers and tenants paying towards this cost via service charges. There may also be covenants to prevent charging in Lintot Square!

Councillors NOTED this information.

West Sussex County Council – Proposed Submission Draft West Sussex Joint Minerals Local Plan – Update

The Clerk informed members that the Deputy Locum Clerk had looked at this document and there were no material changes to the proposals which would affect the Parish of Southwater.

Councillors NOTED this information.

P132/12/16 NEIGHBOURHOOD PLAN

One further site has been put forward and is to be assessed prior to consultation with the Steering Group in January 2017.

Councillors NOTED this information.

P133/12/16 PRE-APPLICATION ADVICE

There have been no pre-application meetings since the last planning meeting.

Councillors NOTED this information.

P134/12/16 BERKELEY HOMES

A meeting with Berkeley's has taken place, matters discussed included the new roundabout, flooding close to the Old School House caused by drainage issues in Worthing Road, which whilst not the responsibility of Berkeley's they are endeavouring to resolve with WSCC Highways. Fencing and proposed pipework by Southern Water was also discussed. A local resident has also complained about the light into their home emanating from the new bus shelter, the Chairman of Council is to look at this one evening.

Agreement has also been reached in relation to the final name from the War Memorial which is acceptable to District and Berkeley's following consultation with the Parish Council as notified to members.

Councillors NOTED the information provided.

P135/12/16 TREE PRESERVATION ORDERS & OTHER TREE MATTERS

The Clerk reported that Application DC/16/2573 regarding a tree at Little Bridges Close required approval before the meeting in January, this application having missed the agenda. If Council fail to recommend then the District Council Tree Officer will permit minor works.

Councillors NOTED and APPROVED the course of action.

P136/12/16 PUBLIC OPEN SPACE

Nothing to report.

P137/12/16 HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES, FOOTPATHS AND RIGHTS OF WAY

Metrobus – Bus Route 98

The Clerk indicated that Metrobus the operator of the No.98 bus wished to divert back to the Worthing Road, the route of the 98 bus; this having been the original route some years previous. Members are consulted on whether they have any views on this matter, there being no other changes other than that in Timbermill.

Cllr Cole said that he believed that was the right thing to do, for it was virtually impossible if you lived in Timbermill to park and in turn this caused delays to the buses. A short conversation took place about the popularity of the bus stop to the top of Timbermill. However the Clerk indicated that whilst this was popular it was not too distant for people to access the bus, coupled with this neither Parish or County Council owned land in the area so a shelter was not possible.

Councillors AGREED that the Bus Route 98 should be diverted to the Worthing Road on the northern journey. The Clerk would advise Metrobus accordingly.

Public Footpath No. 1889

Residents from The Fieldings visited the Clerk and amongst matters discussed were concerns regarding the Public Footpath 1889. Information was provided by colleagues at West Sussex County Council and this has been forwarded to the residents concerned should they wish to take matters further.

Councillors NOTED the information.

P138/12/16 NEW PLANNING APPLICATIONS

Application No.	Applicant	Reason for Application	Recommendation
DC/16/2280 Billy Greening	Mr Kevin Farrer 3 Great Lime Kilns Southwater RH13 9JL	Extension of residential curtilage to the rear and erection of new fencing https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OEON7AIJMB800	The Committee were reminded that the Parish Council were applying for adverse possession of Old Stakers Lane and it was not appropriate therefore to comment. Background information was supplied.
DC/16/2431 Michael Neale	Mr & Mrs J Rice 6 Barnes Wallis Avenue Christ's Hospital West Sussex RH13 0TL	Removal of patio doors and insertion of new window https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OFNFV6IJMK200	No objection

Application No.	Applicant	Reason for Application	Recommendation
DC/16/2463 Joy Hutchings	Mr M Chitty 12 The Brook Southwater Horsham West Sussex RH13 9UY NOTE: The Clerk and Cllr.Flores-Moore declared personal interests in this matter as they knew the family personally	Demolition of existing pitched roof garage and erection of a two storey side extension to the east elevation of the existing dwelling https://public-access.horsham.gov.uk/public- access/applicationDetails.do?activeTab=externalDocuments&key Val=OFUYH28IJMML00	Objection on the grounds of parking provision however the Committee were happy with the other proposed amendments made
DC/16/2473 Kieran Diamond	Mr Glyn Slowly 56 Bamborough Close Southwater Horsham West Sussex RH13 9XG	Demolition of rear conservatory and erection of a two storey front extension, single storey rear extension and single storey side extension https://public-access.horsham.gov.uk/public- access/applicationDetails.do?activeTab=externalDocuments&key Val=OFYH28IJMML00	No objection
DC/16/2573 In Office	Mr Pratt 2 Little Bridges Close Southwater Horsham West Sussex RH13 9HH	Surgery x 1 Oak Tree https://public-access.horsham.gov.uk/public- access/applicationDetails.do?activeTab=externalDocuments&key Val=OGJ2RKIJMR700	No objection to minor works being carried out
DC/16/2602 Kieran Diamond	Mr Jamie Stacey 3 Cornflower Way Southwater Horsham West Sussex RH13 9WB	Demolition of pitched roofed attached garage and erection of two storey side extension and single storey rear extension (Revisions to approved DC/15/0932) https://public-access.horsham.gov.uk/public- access/applicationDetails.do?activeTab=externalDocuments&key Val=OGOUW2IJ02X00	Object as this is contrary to the Parish Design Statement (supplementary Planning Guidance) in relation to the flat roofs proposed not in keeping
DC/16/2607 In Office	C/O Agent Pond Farm Ghyll South of Cedar Drive Southwater West Sussex	Fell x 2 Oak Trees and x 1 Ash Tree https://public-access.horsham.gov.uk/public- access/applicationDetails.do?activeTab=externalDocuments&key Val=OGQHFVJIMT200	No objection
DC/16/2608 Graham Watkins	Churchlands Ltd Pond Farmhouse Worthing Road Southwater Horsham West Sussex RH13 9BS	Erection of one detached dwelling with access onto the Worthing Road https://public-access.horsham.gov.uk/public- access/applicationDetails.do?activeTab=externalDocuments&key Val=OGQI00IJ02X00	Delegated to the Chairman and Clerk
DC/16/2611 Michael Neale	Miss Mary Collis Old School Cottage Denne Road Horsham West Sussex RH12 1JR	Non-Material amendment to previously approved application DC/16/1945 (Construction of single storey extension) Larger window opening on the North-Western elevation of the extension https://public-access.horsham.gov.uk/public- access/applicationDetails.do?activeTab=externalDocuments&key Val=OGQL5WIJ06O00	HDC had already approved this matter.
DC/16/2626 Geoff Cole	Mr Matt Holdsworth 56 Cedar Drive Southwater Horsham West Sussex RH13 9UW	Two storey front extension and enlarged porch to extend previously approved and partially implemented two storey side extension https://public-access.horsham.gov.uk/public- access/applicationDetails.do?activeTab=externalDocuments&key Val=OGTYFHJIMTV00	No objection
DC/16/2633 Laurie Apted	Mr Edward Elliott Former Build Center Development Site Station Road Southwater West Sussex	Variation of condition A of previously approved application DC/14/1862 (Erection of 7 dwellings (2 x 2 bed, 2 x 3 bed and 3 x 4 bed 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 https://public-access.horsham.gov.uk/public- access/applicationDetails.do?activeTab=externalDocuments&key Val=OGUCDJJIMU500	No objection subject to clarification as to whether the porch roofs are pitched and not flat.

P139/12/16 PLANNING APPEALS

Application	Address	Description	Outcome
DC/15/2353	Woodfords, Shipley Road, Southwater	Siting of a caravan for ancillary residential use (lawful development certificate proposed)	Permitted
DC/15/2036	Woodland Farm, Shaws Lane, Southwater	Outline application for the demolition of existing agricultural buildings and erection of single storey dwelling with all matters reserved except access	Refused

P140/12/16 DISTRICT COUNCIL DECISIONS

Application	Address	Reason	Our Recommendation	HDC Decision
DC/16/1633	Park and Ride Worthing Road Horsham West Sussex	Temporary change of use of part of the car park to refuse vehicle/truck parking for the existing operation of the adjacent Hop Oast Depot, including erection of fencing and ancillary works	No objection. Please note that this recommendation has been made under delegated powers during the August recess and will need to be ratified at the Planning Committee meeting on 8th September.	Permitted
DC/16/1627	Great House Farm Worthing Road Southwater Horsham West Sussex RH13 9DT	Demolition of existing redundant farm buildings, erection of new farm building and diversion of part of footpath No 1656	No Objection	Permitted
DC/16/2069	Martingale Coltstaple Lane Horsham West Sussex RH13 9BB	Removal of Condition 7 to previously approved Application Reference Number DC/16/0855	No objection, subject to the text being modified as discussed with the planning officer to "the existing dwelling and all outbuildings other than the garage shall be demolished no later than one month of occupation of the replacement dwelling."	Permitted
DC/16/2093	St Georges Tower Close Horsham West Sussex RH13 0AF	Non material amendment to previously approved (DC/11/0737 Single storey side/rear extension) Remove window in south west wall of new build and place a flat sky light in the flat roof of the same room. On new North West facing wall make new bifold doors one door larger and replace door unit with bifold doors	No Objection	Permitted
DC/16/2275	1 Lintot Square Fairbank Road Southwater Horsham West Sussex RH13 9LA	Erection of 2x externally illuminated fascia signs and 1x externally illuminated projecting sign	No objection to the signage but would like the retailer to provide CCTV both inside and outside of the premises, along with a suitable bin for waste or a contribution towards litter picking	Permitted
DC/16/2611	Old School Cottage Denne Road Horsham West Sussex RH12 1JR	Non-Material amendment to previously approved application DC/16/1945 (Construction of single storey extension) Larger window opening on the North-Western elevation of the extension		Permitted

P141/12/16 PLANNING COMPLIANCE ACTION

Co-Operative Signage on Bollards

The Estates Manager has confirmed that these signs will be removed, no further action will be taken in this instance.

Domino's, Lintot Square, Southwater

Concern was raised with the Horsham District Estates Dept., about the noise emanating from the premises over the weekends and which was disturbing neighbours. Concern has also been raised about the fencing and car parking arrangements; the Clerk believes the contractors have been aware and asked to park to the rear. It was further reported that a lorry of cardboard pizza boxes had lost some of its load leaving this material in the Square.

Developments in Southwater

The following developments have been reported to the Enforcement Team, Brookworth (north of Worthing Road) traffic lights/mud on road/parking on pavements by vehicles. Station Road site again concerns raised about mud on the road and other issues. The Clerk telephoned the site on Wednesday 7th December to express concern about the large hole in the pavement which was not properly secured with little visibility for pedestrians indicating that it was there. Wates Site (south of Worthing Road) Residents and council complained about the dangerous issue of vehicles crossing the central reserve, mud on the road and out of hours working.

The Clerk has now been issued with all site manager's telephone details and HDC have indicated that they would be happy for the Clerk to make local contact in an endeavour to curtail some of these complaints. However, if the sites continued then the Enforcement Team would take action.

P142/12/16 DATE OF NEXT MEETING

The date of the next meeting is Wednesday 4th January 2017.

The meeting closed at 9pm.

