

SOUTHWATER PARISH COUNCIL

The Minutes of the **PLANNING COMMITTEE** Meeting held on Thursday, 10th July 2014 in the Council Chamber, Beeson House, Southwater commencing at 7.30 p.m.

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

Mrs S. Alway
Mr P. Buckley
Mr S. Francies

Mr L. Apted
Mr G. Cole
Mrs B Varley

Clerk: **Mrs C. Tobin**

County Councillor: **Not present**

District Councillors: **Not present**

Press: **Not present**

Members of the Public: **2**

P54/07/14 PUBLIC PARTICIPATION

The Chairman welcome the members of the public to the meeting, and ask whether they wished to say anything at this point or later in the meeting. There was an indication that the members of the public may wish to speak later in relation to specific applications.

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.

Mrs.Alway arrived at 7.31 pm.

No matters were raised.

P55/07/14 APOLOGIES

There were apologies noted from Mrs Flores-Moore.

P56/07/14 DECLARATIONS OF INTEREST

The Clerk referred Councillors to correspondence issued in relation to the Member's Code of Conduct and Standing Orders. The information contained a flow chart which should assist Members in reaching their decision as to whether or not to declare an interest.

Mr.Francies arrived at 7.33 pm.

The Clerk informed Members that her role was to provide impartial information and advice in relation to such matters, but that it was for the Member concerned to decide whether or not to declare an interest and what the nature of that may be. The Clerk referred Members at this point to the Nolan principles setting out standards of behaviour

required by Members of a Council.

Members are advised to consider the agenda for the meeting and determine in advance if they may have a personal, prejudicial or Disclosable Pecuniary Interest in any agenda item. If a Member decided they do have a declarable interest, they are reminded that the interest must be declared at the commencement of the consideration of the agenda item; or when the interest becomes apparent to them. Details of the interest will be minuted.

Where you have a Prejudicial Interest (which is not a Disclosable Pecuniary Interest) Members are reminded that they must now withdraw from the meeting chamber after making representations or asking questions.

If the interest is a Disclosable Pecuniary Interest, Members are reminded that they must take no part in the discussion of the item at all; or participate in any voting; and must withdraw from the meeting chamber; unless they have received a dispensation.

Members were reminded on the rules appertaining to lobbying.

P57/07/14 MINUTES

It was RESOLVED by all present that the Minutes of the Planning Committee meeting held on Thursday, 5th June 2014 be accepted as a true and correct record of the meeting.

P58/07/14 CHAIRMAN'S ANNOUNCEMENTS

The Chairman had no announcements

P59/07/14 CORRESPONDENCE

District Council Website

The District Council has made improvements to its website, and is inviting comments. A link to the new site is on the front page of the current website; the new one is not yet live on line

P60/07/14 AUGUST RECESS

As there will be no meetings in August, the Council will need to consider giving delegated powers in order that recommendations can be made to the District Council. In previous years, the Councillor to whom the plan has been issued makes the recommendation together with either the Chair of the Planning Committee, Vice Chairman of Planning, or the Clerk/Deputy Clerk. All recommendations made during the August recess will be reported and ratified at the September Planning Committee meeting on 11th September.

RESOLVED by all present that recommendations on applications received during the August recess will be considered by the Councillor to whom the application has been issued, together with either the Chair of the Planning Committee, or the Vice Chair should the Chair be unavailable, with the Clerk/Deputy Clerk.

P61/07/14 HORSHAM DISTRICT COUNCIL PLANNING FRAMEWORK

The consultation for the Proposed Submission stage of the plan ended on 27th June. The

District Council will consider the comments made during this consultation, and will make amendments if deemed necessary. It is anticipated that the document will then go to the Examination stage in October/November.

P62/07/14 NEIGHBOURHOOD PLAN

Members of the Steering Group manned a pitch at the Schools Fete last weekend which was very successful.

A number of large printed boards were used, mounted on new display boards, all of which can be used again. The whole display has now been erected in the foyer of Beeson House for further comments.

The Clerk is currently arranging a meeting of the Steering Group for the end of this month, the date being the 24th July.

P63/07/14 PRE-APPLICATION ADVICE

Old Builders' Yard, Station Rd

Members of the Pre-Application Group, together with the Clerk and Deputy Clerk, met to discuss new proposals for the Builders' Yard, which are shortly to be submitted as a planning application.

P64/06/14 TREE PRESERVATION ORDERS AND OTHER TREE MATTERS

Tree Survey 2014

Following the latest trees survey, the Deputy Clerk has tendered the identified works to six companies, with a response required by 25th July, in time to be considered at Full Council on 30th July. In addition to the works, the Deputy Clerk has asked that the area within two metres of fences should be cleared of ground vegetation and saplings etc.

Councillors NOTED this information

P65/07/14 PUBLIC OPEN SPACE

Roman Lane

The Clerk reminded Councillors that during Section 106 negotiations relating to the Bovis site at Roman Lane, it had been agreed that the Parish Council would be consulted on the type of play equipment, and would also be taking ownership of the public open space area, with a commuted sum for ongoing maintenance. However, it has been noted that the play equipment has been installed, and ground works have commenced on the whole public space area.

The Clerk has contacted the Planning Services Manager to request a site visit to clarify matters.

Councillors NOTED this information.

P66/07/14 HIGHWAYS, DRAINAGE, STREET NAMES, FOOTPATHS AND RIGHTS OF WAY

30mph Speed limit in Southwater

Councillors will recall that this project was approved in principal by the County Local Committee in March, but proof of community support was requested. Although this information has already been supplied, the Deputy Clerk has now supplied copies. The Deputy Clerk is keen to progress this project, as she has another one in hand, that of a new pedestrian crossing the south of the village, and wishes to clarify the procedure.

A short discussion took place in relation to what was concerned to be possible speed indicators to the south of the village as to whether these were related to speed or just counting the number of vehicle movements. It was felt that the possible developer to the south of the village may be involved in assessing traffic flows.

The Clerk to check with WSCC as to the position of these devices and why they were in place.

P67/07/14 NEW PLANNING APPLICATIONS

Delay in online documents

The Clerk and Deputy Clerk met with Sim Manley, Interim Director of Planning, and Hilary Copplestone, Planning Services Manager to discuss this ongoing problem.

Mr Manley advised that such issues had already been identified at the District Council and he had changed the administration procedures in validating applications to minimise delays. The three week consultation period will now run from the date that the documents appear on the website. The Deputy Clerk is monitoring the situation, but is already noting improvement.

Councillors NOTED this information

Application No	Address	Reason	Recommendation
DC/14/1147 Barbara Varley	Mr Gys Anema Grand Oaks Grange Worthing Road Southwater	Converting carport to Plot 2 into dining room and erection of a new double car port	No objection

DC/14/1234/1235 - A short discussion by Members of Council ensued regarding this application. Mr.Watkins stated that the old Barn applications had been on-going for a number of years. The current proposal before the committee was to demolish and rebuild, part of the original proposals are now in situ. Mr.Watkins view was that this was a total replacement not refurbishment and the Council should consider whether this was indeed against policy. The Parish Council objected to the whole development at the time, but time has moved on.

However, it being evident that a Member of Public wished to raise a point, the Chairman proposed suspension of Standing Orders, this being APPROVED by all present.

Mrs.Mace a local resident stated that she quite agreed with the Chairman’s viewpoint in that this was not a refurbishment of an existing build but a replace. It had been reported to the planning authority that residents had concerns when the tiles had been taken off the roof during the later part of the last year. This action prevent the bat colony from entering and roosting. Mrs.Mace was aware that the County Council’s Historical Advisor, Annabel Hughes had visited the site around the time of the original application, and had considered the barn to be of having some major historical value. Mrs.Mace said that prior to the roof being removed, there had been someone living at the property, and questioned whether the District Council had been aware of this and indeed had been collecting rates. Again these matters had been referred to the

Enforcement Office at Horsham District Council, but Mrs.Mace did not know if they had been followed up. The Clerk confirmed that she was aware of the involvement previously of Annabel Hughes and the importance place on the Barn, both the Clerk and Mrs.Mace confirmed that the building was a Listed Building and therefore had some protection in the planning system.

Standing Orders were reinstated.

The Committee then considered it's recommendation.

Application No	Address	Reason	Recommendation
DC/14/1234/1235 Kieran Diamond	Churchlands Ltd 37 - 49 Bluecoat Pond, Christ's Hospital	Dismantling of roof structure, demolition of walls and floors, rebuilding of structure, reinstatement of roof and use of building to accommodate 2 x 3 bedroom dwellings as permitted by DC/07/2267 and DC/07/2269	It was agreed to delegate for further investigation the planning application, after which the Clerk and Chairman of Planning under delegate powers would provide a recommendation to the Planning Authority.

DC/14/1263 - The Chairman indicated that this was a technical application based on a previous planning application. When the original application had been discussed the Parish Council had only accepted the new house as this was a replacement for the farmhouse which was to be demolished. However, whilst the new house was built and occupied the farmhouse was not demolished. The applicant claims that the farm house is still required for security staff during the gold course works. However, it is a four bed, two bathroom house so a little excessive being so far away from the main complex.

At this point in the meeting the Chairman proposed the Suspension of Standing Orders, this being APPROVED by all present.

Mr.Burke of Horsham Golf Park indicated that whilst he was interested in hearing the debate he was happy if required to answer any questions.

Mrs.Mace stated that she would hope that the Parish Council would object on the grounds that the application was once again within the strategic gap, additional building in the countryside bearing in mind the other house had been built. This applicant should not be allowed to change the previous condition put in place to protect the countryside and gap between Horsham and Southwater, this would just be a continued infringement of this space. Mr.Burke stated that whilst he accepted some of the points, these were not entirely accurate, he was not coming to the meeting to defend the application but hear the views.

The Chairman thanked both members of public for their comments.

Standing Orders were reinstated.

The Chairman indicated that he could see no reason why the original condition should be changed and indeed questioned why the farm house had not been demolished in line with that condition. This was against both the condition and policies set by the Planning Authority and should be strongly resisted.

Application No	Address	Reason	Recommendation
DC/14/1263 Graham Watkins	Horsham Leisure Ltd Horsham Golf Park Denne Park, Horsham	Variation of condition 3 of DC/10/0425 (demolition of existing farmhouse and ancillary buildings known as Hop Oast Farmhouse upon occupation of the dwelling permitted) to allow the temporary retention of Hop Oast Farm house for a period of 5 years from the date of this application for reasons as set out in the supporting planning statement.	Object strongly on the grounds that the application is in breach of a previous condition and should be enforced. Is against new build in the countryside and strategic gap policy and policies contained in the District Council's emerging strategy.

P68/07/14 PLANNING APPEALS

DC/14/0887 – Erection of two houses on land adjacent to Blakes Farm Cottage, Southwater St

An appeal has been lodged by the applicant on the grounds of non-determination. The target determination date was 23rd June. No paperwork has yet been received, but the Clerk asked if the Committee wanted representation at the enquiry.

The Clerk was asked to write to the District Planning Authority as to why the District Council having defended this site on two occasions at appeal had yet failed to determine such an important site application.

It was RESOLVED that the Clerk should write to the District Planning Authority asking why in light of the importance of this site and the District Council's defence of the site at two planning appeals why this application had not been determined.

It was RESOLVED that the Council would send a representative to the enquiry in order to object to the proposals

P69/07/14 DISTRICT COUNCIL PLANNING DECISIONS

Application No	Address	Reason	Recommendation	HDC Decision
DC/13/0974	Martindales S	Variation of Condition 1 relating to access off Blakes Farm Rd	Strongly Object	Application Withdrawn
DC/13/1142	27 Millfield	Demolition of existing dwelling house and outbuildings, and the erection of 5 x 4-bed dwellings	Object with comments	Permitted
DC/14/0617	Old Lodge Christ's Hospital	Change of use of agricultural land within the curtilage of Old Lodge to residential use for the purposes of site access, parking and turning area	Object to change of use within the curtilage of a listed building	Permitted
DC/14/0796	Annexe St Ouens Worthing Road	Use of annex permitted under SQ/84/95 and SQ/148/02 for use as an independent dwelling	Object, as would create new dwelling in the countryside. Query whether agricultural condition on dwelling	Refused
DC/14/0832	4 The Gables	Single storey rear extension, 4m into rear garden	No Objection subject to obscure glass to window in side elevation	Permitted
DC/14/0835	6 York Close	Proposed First Floor Extension	No Objection	Permitted
DC/14/0840	Rosbank Worthing Road	Erection of one 4-bed dwelling with integral garage and two parking spaces on land to the rear of Rosbank	Object, as access road is not sufficient for three dwellings (this plus DC/13/0361)	Permitted
DC/14/0852	Oakwood Kings Lane	Single storey front extension	No Objection	Permitted
DC/14/0890	40 Corfe Close	Proposed single storey rear extension	No Objection	Prior Approval Not Required

P70/07/14 PLANNING COMPLIANCE ACTION

Raylands Caravan Park

At the last meeting it was reported that ticketed events are being advertised taking place in the Club House of Raylands Park, when it was understood that the Club House is for users of the park only. Enforcement has now confirmed that this is in breach of condition, and has advised the owners that a planning application must be submitted.

Oakhurst Business Park

A resident reported to Enforcement that Nursing Hygiene were operating outside permitted hours, i.e. very early in the morning, as forklift truck reversing beacons were heard. Upon investigation by Enforcement, it appears that it is not Nursing Hygiene but

MacFarlanes who are operating at such hours; however, MacFarlanes do not have any condition for working hours, so no breach had been identified.

Cock Inn, Worthing Rd

The Cock Inn is displaying three large A boards on the pavement outside, which are blocking sight lines of those vehicles exiting Church Lane. In addition, a separate report has been lodged in relation to the construction of a wall made of railway sleepers querying whether planning permission is needed, in the vicinity of a listed building. Enforcement is investigating both reports. Mr.Cole indicated that the Clerk had been advised the previous evening of a further fourth board. There were also he stated concerns that the Cock Inn car park had been highlighted as parking within the Post Office application for Londis, this did not appear to be the case.

Councillors NOTED this information. The Clerk's office to investigate the position with regard to disabled parking at Londis and the use the Cock Inn car park as an overflow for the Post Office.

P71/07/14 DATE OF NEXT MEETING –

The date of the next meeting is Thursday, 11th September 2014

The meeting closed at 8.08 p.m.