



SOUTHWATER PARISH COUNCIL

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West Sussex RH13 9LA

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For information purposes with respect to the CANCELLED Planning Committee meeting scheduled to be held on Wednesday 1st July 2020 in the Council Chamber, Beeson House, Southwater, West Sussex, RH13 9LA at 7.30pm.

Present:

Councillors: G Watkins (Chairman), M Neale (Vice Chairman of Council)

Members of the Public: Not Present

Deputy Clerk: Justin Tyler

District Councillors: Not Present

Press: Not Present

DRAFT Minutes to cover the above Planning Committee Meeting by Delegated Powers between G Watkins (Chairman), M Neale (Vice Chairman), J Tyler (Deputy Clerk) commencing at 9:00am, Friday 3 July 2020. This meeting was conducted in accordance with safe working practices as per government guidelines.

1. APOLOGIES FOR ABSENCE

Dawn Spouge, Clerk to the Council.

2. DECLARATIONS OF INTEREST

None.

3. PUBLIC FORUM –

No public forum – due to the current pandemic and restrictions, it was a closed meeting by Delegated Powers.

No correspondence received from the public with respect to the Planning Applications listed on this meeting.

4. MINUTES – To approve the minutes of the Planning Committee meeting of 3rd June 2020.

AGREED by all present at the meeting.

5. CHAIRMAN'S REPORT

The Chairman advised that central Government had confirmed plans to automatically extend all planning permissions that were due to lapse during the coronavirus pandemic, or have already done so, between late March and the end of the year. In a statement, the Ministry of Housing, Communities and Local Government (MGCLG) confirmed measures to "enable development which has already received the grant of planning permission or listed building consent and would lapse between 23 March and 31 December 2020 to be extended until 1 April 2021. The Chairman explained that Planning permissions expire after three years unless

work begins on the project within that time. Following the COVID-19 lockdown in mid-March, many in the development sector lobbied for extensions to planning permissions that were due to expire as builders were unable to start on site.

6. CORRESPONDENCE

The Deputy Clerk advised that contact had been made with HDC in February to remove the multiple bags of grit by the Allotments on Easteds Lane. Due to Coronavirus lock down this has been delayed and HDC had advised there could be further delay due to issues with plant and machinery required for collection. Deputy Clerk advised he would chase HDC again later this month.

The Chairman advised that issues with the roundabout by Miller Homes had started to occur again and County Councillor Nigel Jupp had been informed and was dealing with the matter.

The Deputy Clerk updated that correspondence had been received with respect to the Horsham Blueprint Neighbourhood Development Plan and they had set out a vision for the unparished part of Horsham town and planning policies which will be used to determine planning applications locally. The Consultation on the Forum Designation will take place from Wednesday 17 June to Wednesday 29 July 2020 for 6 weeks inviting representations on the draft forum designation and consultation documents only. For more information, please visit Horsham District Council’s website.

7. BERKELEY HOMES - To discuss and approve any other matters in relation to Berkeley Homes.

The Chairman updated that Tony Pidgley CBE, Berkeley Group's founder and Chairman, sadly died on June 26, 2020. Tony formed Berkeley in 1976 and under his leadership the business grew to become a FTSE 100 company that builds thousands of homes each year. He was passionate about placemaking and working in partnership with local people to create welcoming communities where people of all ages and backgrounds enjoy a great quality of life. The Chairman thanked him for all his efforts in helping provide the Parish of Southwater assets from planning gain.

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

The Deputy Clerk updated that correspondence had been received from HDC informing that there are three new houses with the postal names of Randal Cottage, Murali Cottage and Radha Cottage, and two new and two refurbished first floor flats to have the post addresses of Apartments 1, 2, 3, & 4 Willow Terrace at Andrews Lane. To also note the change of postal address and access of College Farm, Church Lane, RH13 9BT to College Farm, Eames View, RH13 9FE.

The Chairman requested the Deputy Clerk look into potential projects with flooding issues and to request projects proposals from the public as there is funding which can be applied for relating to flooding. The Chairman requested the Deputy Clerk make efforts to apply for the ‘Watershed Funding’.

9. NEW PLANNING APPLICATIONS FOR CONSIDERATION

Application Number	Applicant	Reason for Application	Parish Decision	Neighbour Consultation Date	Date of Determination
DC/20/1129 Graham Watkins	Land West of Northgate House King Edwards Road Christs	Variation of Condition 1 of previously approved application DC/19/0423 (Erection of one dwelling with associated car	No objection but have reservations regarding the rear facing dormer with skylights as this is contrary to	16 th July 2020	20 th August 2020

Deputy
Clerk

Deputy
Clerk

Hospital Horsham West Sussex RH13 0LD	parking and landscaping) relating to the site plan and floor and elevations plan. Replacement of existing brick and stone exterior to hanging tiles, installation of a new back door and alterations to windows. Alterations to internal layout, including, moving the 4th bedroom to the roof and construction of an en-suite bathroom. Installation of a rear facing dormer with skylights. Installation of solar panels to the southern elevation. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=QC7SY6IJG8E00	the Parish Design Statement and emerging Neighbourhood Plan.		
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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/20/0807 Geoff Scoon	39 Woodlands Way Southwater Horsham West Sussex	Erection of a detached dwelling https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=Q9G54XIJ06000	Objection due to loss of off road parking at 39 Woodlands Way, concerns over traffic congestion and obstruction due to possible parking on the bend of Woodlands Way. Also due to overdevelopment of site. This is contrary to National Planning Policy Framework, para 110, Horsham District Planning Framework Policy 14 and emerging Neighbourhood Plan, SNP14.	Not available	11 th August 2020
DC/20/0973 In Office	6 Fletchers Southwater Horsham West Sussex RH13 9BE	Fell 2 x Ash Trees and Surgery to 1 x Ash https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=QB17MAIJFXK00	No objection.	23 rd June 2020	28 th July 2020
DC/20/1008 Geoff Scoon	Keepers Cottage Coltstaple Lane Horsham West Sussex RH13 9AN	Removal of mobile home and erection of new annexe with storage, garages and workshop https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=QBAGXUIJFZY00	No objection. However, consideration should be given with respect to possible over intensification of the location when including permitted application DC/14/0392.	25 th June 2020	30 th July 2020
DC/20/1016 Geoff Cole	16 The Brook Southwater Horsham West Sussex RH13 9UY	Variation of condition 1 to previous approved application DC/19/0579 (Demolition of existing garage and erection of two-storey side extension together with a first floor front extension above existing porch) Relating to erection of a lean to storage area changing proposed elevation plan. Existing elevation plan to be updated to	No objection.	25 th June 2020	29 th July 2020

		incorporate a Lean to storage area from issue 2 to issue 3. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=QBCBUIJG0G00			
DC/20/1029 Derek Moore	161 Woodlands Way Southwater Horsham West Sussex RH13 9DS	Conversion of conservatory and garage into habitable living space https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=QBG0Y4IJG1C00	No objection but there are concerns over how rendering has been approved for other properties. Conversion of garage to games/tv room is likely to occur and removal of parking space occurred when conservatory initially approved.	30 th June 2020	31 st July 2020
DC/20/1080 In Office	21 Turners Close Southwater	Surgery to 2 x Oak Trees https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=QBWOX4IJG5H00	No objection but no more than a 25% reduction.	Not available	12 th August 2020
DC/20/1156 In Office	79 Timber Mill Southwater Horsham West Sussex RH13 9SP	Surgery to 5 x Sycamore Trees https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=QCF7N9IJGAG00	No Objection but no more than a 25% reduction.	Not available	20 th August 2020

11. NEIGHBOURHOOD PLAN – To receive an update

The Chairman stated there was a Steering Group meeting held on 30th June 2020 to review and consider the Examiners Report and the recommendations/modifications put forward. A meeting by Delegated Powers would be held on 8th July 2020 to consider the recommendation put forward by the Steering Group in order to progress matters. He explained that once the Decision Notice is issued by HDC it grants the Neighbourhood Plan significant weight in Planning Decisions.

The Chairman also advised that the Council and HDC were lobbying Central Government to bring forward the referendum date whether by postal vote or other method as due to the Coronavirus Pandemic, Central Government had delayed all referendums till May 2021.

12. PLANNING APPEALS – (Information only)

Planning Appeals had been lodged with HDC by the respective appellants for planning applications DC/18/1622 and DC/19/0326. For more information, visit the Planning section of HDC website.

13. DISTRICT COUNCIL DECISIONS – (Information only)

Attached below and circulated to the Planning Committee by email.

14. PLANNING COMPLIANCE ACTION

Easteds Barn decision to be published shortly by the Council.

15. DATE OF NEXT MEETING – 2nd September 2020.

This meeting was not recorded and ended at 09:45am

Decision Table for Planning Committee Meeting – July 2020

Application No	Address	Reason	Our Recommendation	HDC Decision
DC/20/0241	Bourne Hill Byre Kerves Lane Horsham West Sussex RH13 6RJ	Installation of wood burner in lounge, with external flue	No Objection	Permitted
DC/20/0625	Hen and Chicken Worthing Road Southwater Horsham West Sussex RH13 9BH	Erection of a detached dwelling with associated access from Worthing Road, parking, and amenity space following alterations to the car park and garden	Objection on the basis there is an overdevelopment of the site, lack of residential amenities i.e. private back garden, concerns over traffic safety/access to site and the planning application is contrary to the Parish Design Statement and emerging Neighbourhood Plan.	Withdrawn Application
DC/20/0681	Land West of 18 To 24 Evens and 27 To 41 Odds Barnes Wallis Avenue Christs Hospital West Sussex	Surgery to 5 x Horse Chestnut Trees	No Objection	Permitted
DC/20/0685	Saul Southwater Street Southwater Horsham West Sussex RH13 9BN	Installation of solar panels to the south and east facing elevations	No Objection	Permitted