

## **SOUTHWATER PARISH COUNCIL**

**The Minutes of the EXTRAORDINARY PLANNING COMMITTEE Meeting held on Wednesday 15<sup>th</sup> March 2017 in the Council Chamber, Beeson House, Southwater commencing at 7.30 p.m.**

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

**Cllr L.Apted  
Cllr B. Varley  
Cllr B. Greening**

**Cllr G. Cole  
Cllr P.Flores-Moore  
Cllr M. Neale**

**Mr.Derek Moore, Co-Opted Non-Voting Member of Council**

**Clerk: Mrs C. Tobin**

**County Councillor: Not present**

**District Councillors: Cllr Claire Vickers, Cllr John Chidlow, Cllr Nigel Jupp**

**Press: Not present**

**Members of the Public: 8**

### **P191/03/17 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.

Cllr Watkins advised that this meeting would be recorded.

The Chairman asked if anyone present wished to address the committee. A speaker Mr.Robert Piper (Jnr) was invited up to the microphone and detailed three items he wished to raise not linked the proposed planning application on the agenda.

- Complaints regarding Dominos Pizza parking in resident disabled parking bays. The clerk stated the Parish Council has taken up the issue with the District Council officers have indicated their agents will be carrying out a survey on car parking in Lintot Square.
- When is the flag going back up the flagpole?  
**Clerk will ensure it goes back up.**
- When is the cushion from the sofa on the Worthing Road going to be moved? The Clerk stated that this matter had been reported to Hop Oast waste amenity for collection.

### **P192/01/17 APOLOGIES**

There were apologies noted and agreed from Cllr Davies, Dye and Diamond.

**Councillors NOTED and APPROVED the absences.**

## **P193/03/17 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.

**No declarations were received.**

## **P194/03/17 NEW PLANNING APPLICATIONS**

The Clerk advised Members that information had been received that day in relation to the nets proposed by the applicants.

**It was proposed by the Chairman, seconded by the Vice Chairman of Planning and approved by all present that standing orders be suspended to allow local residents to discuss their concerns at the meeting.**

A representative of the Worthing Road resident group had paid for an independent review by a 'golf architect' regarding the golf club. Their conclusion was that 20m is not sufficient for a safety barrier and the height should be closer to 30m. There should also be a 6m net between the end of the short course and the junior pitch. This information was presented to the Horsham District Council planning officers this morning. They declined to accept the report and refer it back to Sport England. This was confirmed by the Clerk who had also spoken with Horsham District Council. The residents association will register this as a complaint with 'Your Say' at Horsham District Council.

There are previous reports of balls exiting the golf course confines into private residences – the council are aware of these outstanding issues.

The Chairman thanked the Worthing Road Resident's Group for the report and acknowledged the concern of the netting height (and the fact it had not yet been addressed by the developers) was shared by the Parish Council. The Chairman also stated he was worried about the aesthetics of the towers built to hold the netting and the possibility of lightning strikes – considering they are located near to an ancient woodland. There was also no provision in place for when the nets need to be lowered in inclement weather. The contractor High Nets had confirmed they will replace/repair within 48 hours any damaged nets but questions were raised about any built in resilience if High Nets are not in a position to do so in the future.

The RSPB has also raised concerns regarding birds flying into 3m high nets used to line the 'corridor'.

The Chairman confirmed that the report has been circulated to all Southwater Parish Councillors. Nets already go up to 35m. The Chairman clarified the report was carried out at a time of 10.30am and that weather on the day was fine and bright.

The Clerk also confirmed she has written to the County Council Strategic Highway Officer for comments on his report as nothing has fundamentally changed.

Cllr Vickers stated as a point of interest that West Sussex County Council Highways department did not raise an objection on the previous application. Horsham District Council planning committee refused it on highways safety grounds.

The Chairman acknowledged the comments of Cllr Vickers. A general discussion was had in relation to the findings of the Parish Council's own Transport Survey produced in 2015 and which had been acknowledged by both District and County Councils.

A question was raised in relation to the land for sale on the Hop Oast Land Roundabout. The Chairman confirmed that no sale of the land on the other side of the petrol station at the roundabout has gone through at this point in time.

### **Chairman reinstated Standing Orders.**

The Chairman asked Parish Councillors present for their comments.

Cllr. Cole raised the point that there appeared to be a conflict of interest between users of the Hop Oast Park and Ride and the football facility since both optimum times are Saturday afternoon especially in the lead up to Christmas. Cllr Greening has researched and was informed that if league clubs rely on a Park and Ride car park – they are not permitted to schedule home games on a Saturday in December. There was precedence in Sussex for this at Brighton and Hove. The Chairman acknowledged the variable that the Park and Ride is being used as an option without official agreement and questioned what would happen if WSCC withdrew the park and ride facility.

Cllr Flores-Moore raised some examples of the problems of congestion with the junction and added the football ground would exacerbate that. A concern was also raised regarding access through the congestion by the emergency services. Cllr Varley concurred and stated she used the Park and Ride regularly out of necessity. The Chairman acknowledged both opinions and explained that the study had been carried out using a desktop study which does not relate to actual experiences on site.

The Chairman acknowledged the usefulness of the questions and wished for their inclusion in the report. Especially since, this application needs to be studied with much more scrutiny since it is a departure from the Local Plan. Peculiarities in the paperwork mean the Chairman believes this application must be called in to the Secretary of State. Because they have made various assumptions that between now and the expiry date of the application there will be nothing brought up that will materially affect their decision and in his view, this cannot be correct.

Cllr Vickers clarified the period of consultation in the report relates to the amendment application concerning the nets. The Chairman refuted and explained that if it applies to one then it must apply to all. And in any case there are three breaches outside the recommended time limit:

- i) Neighbour consultation expiry date which is 24<sup>th</sup> March 2017
- ii) The latest advertisement expiry date which is 24<sup>th</sup> March 2017
- iii) The latest sit notice expiry date which is 22<sup>nd</sup> March 2017

A peculiarity exists where any development that involves leisure facilities outside the town centre or the boundary of the town requires the Secretary of State permission, which he does not believe Horsham District Council have carried out. Cllr Vickers acknowledged that it can be referred to the Secretary of State and suggests a formal complaint to Horsham District Council be made, if answers are not being provided. The Chairman proposed the Parish Council Planning Committee ask for the application to be 'called in' by the Secretary

of State.

Cllr Vickers stated that the view in relation to the application was made in relation to the community benefits outweighing the material costs. The application before the Committee being similar that submitted two years ago, the reasons for refusal could easily be applied to this application now.

The Clerk stated when members did discuss the original application on DC/16/2855 and DC/16/2856 she was instructed to refer to the Standards committee at County and District Council level and to call it in through the Secretary of State, should the report not reflect what the Parish Council expected to see.

A question was raised about District Councils standing regard the s106. To date no Section 106 Agreement had been seen, but it may be that there would be no direct benefit to the community of Southwater, with most of the gain being delivered through the Holbrook application. The gain is by having local youth teams use the club and 24% affordable housing.

**Proposed by the Chairman, seconded by the Vice Chairman and approved by all present with the exception of Cllr Greening who abstained from the vote, that grounds for objection previously are noted to the Secretary of State and the application be requested to be ‘called in’ for the following reasons:-**

- **The proposal is outside of the District Council’s Local Development Plan**
- **Concerns raised about the on-going viability of replacing netting when damaged with no contingencies known**
- **Concern about lightning and potential for fire, harm to persons and to property**
- **A condition be included if granted, to prevent in the event of netting being damaged or down any game being played**
- **Is unsustainable in terms of provision and location in a rural area with historic value and amenity – Environment Policy No. 24**
- **Over intrusive in terms of its countryside setting – Character and Natural Environmental Policy No. 25**
- **Will cause a negative impact on the Environment and Ecological Nature of the Area**
- **Contrary to Policy 34 (Heritage Assets and Managing Change) as this will affect the setting of a historic**
- **The height of the proposed netting towers should exceed 20M and that if permission granted should be of a colour which is sympathetic to its setting**
- **The Parish Council were extremely concerned to note that the District Council do not intend to consider and take account of the local residents consultant’s report on the height of the netting; this being 30M**
- **Continued concerns about the affordable homes element and one/third and two/thirds element contained in the report for claw back with no known monetary values**
- **All other comments previously notified to the Planning Authority, in relation to this application were confirmed by the planning committee as relevant**
- **The District Council have not notified the Secretary of State of this application, this being on land which is on the edge of a centre, out of centre or out of town (Town and Country Planning (Consultation) (England) Direction 2009.**

**Chairman has proposed, vote held, eight in favour.**

<b>Application No</b>	<b>Applicant</b>	<b>Reason for Application</b>	<b>Recommendation</b>
DC/16/2856	Reside Developments Ltd and Horsham Football Club	<p><b>Planning Application and Additional Information submitted</b></p> <ul style="list-style-type: none"> <li>• Revised site location plan – red line amended to include land at Horsham Golf &amp; Fitness where the new 20M ball stop netting is proposed.</li> <li>• Addendum to the Environmental Statement to reflect the increase in the aforementioned ball stop netting to 20M as well as statutory consultee responses relating to ecology and landscape</li> <li>• Revised Arboricultural Package to reflect the retention of hedgerow to the site entrance (except for the access and footpath)</li> <li>• Note: the package of information should be read in conjunction with the Landscape Strategy Plan (latest revision) and the High Nets netting plans (submitted in respect of the response to Sport England)</li> </ul>	See comments above in main body

**P195/03/17 DATE OF NEXT MEETING – Wednesday, 5<sup>th</sup> April 2017**

**Meeting closes at 8.40 pm.**