

SOUTHWATER PARISH COUNCIL

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

Present: Chairman: Mr L. Apted

Mr G. Cole	Mrs P. Flores-Moore
Mr B. Greening	Mrs J. Hutchings
Ms R. O'Toole-Quinn	Mrs B. Varley

Clerk: Mrs J. Nagy

County Councillor: Not present

District Councillors: Not present

Press: Not present

Members of the Public: One

Prior to the commencement of the meeting, Mr Apted said that with regret he had to report the passing of Ian Howard, who had served the community of Southwater for many years as a district councillor. His contribution will be sadly missed.

P72/09/16 PUBLIC PARTICIPATION

Mr Apted 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.

Mrs Flores-Moore said that the new street lights installed on the Berkeley's development were very nice. She asked when the improvements to the Hop Oast roundabout would be carried out. The Deputy Clerk said that she had the plans for the roundabout for discussion later in the agenda, but said that she believed that the works were planned for 2017. Mrs Flores-Moore said that she thought that houses would be occupied on the site by June 2017 so was concerned that the works would be complete before then.

Mr Greening asked about the possibility of having a 30mph limit along Worthing Rd north of the Hen & Chicken. The Deputy Clerk said that the matter was on the agenda under Highways.

Mr Greening said that he had witnessed young families crossing the A24 opposite the Hop Oast petrol station, and asked if signage could be erected to show the correct route. The Deputy Clerk will ask Highways if this is possible.

Ms O'Toole-Quinn reported that she has witnessed construction lorries presumably accessing the Berkeley's site speeding in Worthing Rd north of the Hen & Chicken. The Deputy Clerk asked for more details, such as times and types of lorry, so that she can report this.

The Deputy Clerk was asked to submit a generic report to Berkeleys of construction traffic speeding north of the Hen & Chicken.

Ms O'Toole-Quinn also reported that buses speed in the same stretch of road.

Mrs Flores-Moore agreed that the buses speed on this section but in recent weeks, thinks that this may be due to them trying to make up time, having been delayed by the temporary traffic lights.

The Deputy Clerk was asked to report speeding buses to Metrobus.

Mr Cole reported that vehicles from Blakes Farm Rd joined Hangman's Hill roundabout very fast, making it difficult for vehicles joining from the south to see them in time. Mrs Flores-Moore disagreed, saying that often traffic from the south did not give way at the roundabout at all, which was dangerous.

Mrs Hutchings reported that a lot of construction traffic is using Tower Hill due to works at Christ's Hospital School, and sometimes it is difficult to pass. She advised that as of 1st January, cars would not be able to park in Station Rd, and those members of Bluecoats who parked there all day would be moved on; this would lead to more displacement parking. At times, there were 80 cars parked in the road.

Ms O'Toole-Quinn said that often people came from outside the area to use the station. Mrs Hutchings agreed, saying that some came from as far away as Billingshurst.

The Deputy Clerk reported that both she and the Clerk had attended numerous meetings with District and County Councillors and Officers, as well as representatives from Christ's Hospital School in order to try to resolve the issue. An application to build 40 homes in the Old Goods Yard had been permitted, and this included additional station car parking. She understood that a further car park was being discussed. Residents in the area had said in the past that they did not want double yellow lines, and County Highways were of the same opinion.

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

Mr Condé, member of the public, said that the Council had promised to replace trees that had died on Nutham Lane green, and nothing had yet been done. The Deputy Clerk said that the trees were order, but the delivery was scheduled for September to fit in with the planting season. She would enquire exactly when these were to be delivered.

Standing Orders were reinstated.

P73/09/16 APOLOGIES

There were apologies noted and agreed from Mr Diamond, Mr Neale and Mr Watkins.

P74/09/16 DECLARATIONS OF INTEREST

The Deputy 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.

The member of the public left the meeting.

P75/09/16 MINUTES

It was proposed by Mrs Flores-Moore seconded by Mr Cole and RESOLVED by all present that the Minutes of the Planning Committee meeting held on Thursday, 7th July 2016 be accepted as a true and correct record of the meeting.

P76/09/16 CHAIRMAN'S ANNOUNCEMENTS

The Chairman had no announcements.

P77/09/16 CORRESPONDENCE

Londis

Mr Ramesh Shingadia of Londis has asked the Deputy Clerk to pass on his thanks for the support of the Council for the recent application to build three homes to the rear of the Worthing Rd shop.

Mrs Flores-Moore noted that another District Councillor had made the comment "are you kidding" to Southwater Councillors at the District Planning Meeting when they too supported the Londis application. She felt that this was an inappropriate comment, and it had been picked up on Facebook.

Mr Cole said that the Parish Council had worked hard with Londis to get the application acceptable in planning terms; the site was a mess, and needed improvement. He could not understand why District Council officers had recommended refusal.

Mr Greening agreed, saying that these were 3-bed homes aimed at young families or young people, so fulfilled a local need.

Mrs Flores-Moore said that thanks should go to Mr Watkins, who as Chair of the Planning Committee had guided the process.

House of Lords Committee on Economic Affairs Report "Building more Homes" – July 2016

This report advises that the previous recommendation of the need to build 1,000,000 homes by 2020 is not sufficient to meet need, and recommends that this figure be revised to at least 300,000 annually for the foreseeable future.

Members noted this information.

Final Recommendations of the Electoral Review of West Sussex

The final recommendation includes an amendment to the boundary between Southwater and St Leonard's Forest divisions. Overall the number of County Councillors will be reduced from 71 to 70.

Members noted this information.

Mr Greening asked about the petition that that is being arranged for a parish boundary change to the south, and the Deputy Clerk said that this was in hand.

Draft Development Management Local Information Requirements for Validation

This document lists the requirements of information that must be supplied when planning applications are lodged with the District Council as the Local Planning Authority. It is a requirement that this Local List must be reviewed on a regular basis, which is the purposed of this draft document.

Members noted this information.

Local Enforcement Plan

This document was revised in March 2016 and details how enforcement issues will be dealt with by the District Council. Enforcement officers were to be invited to this meeting to address perceived delays in response to dealing with issues, but unfortunately this was omitted from the agenda. Aidan Thatcher, Development Manager, has reported that the department was short staffed, and vacancies could not be filled for various reasons. This has now been rectified, and extra staff have been taken on temporary basis to deal with the backlog.

Given this information, the Deputy Clerk asked members if they would still like enforcement officers to attend a future meeting.

It was agreed that Enforcement Officers would be invited to the October Planning meeting.

Communities against Gatwick Noise and Emissions or CAGNE

CAGNE has issued a press release on the possible expansion of Gatwick, part of which states that “a Government decision to approve Gatwick expansion would act against all local councils and conservative MPs who stridently oppose Gatwick expansion plans”. However, members will recall that Southwater Parish Council has not expressed a view either way.

In a separate communication, CAGNE has written to advise that it is setting up a Parish Councils Forum and invites councils to nominate a representative to attend the bi-monthly meetings to share concerns for CAGNE to take forward as appropriate.

Ms O’Toole-Quinn queried whether it was appropriate to attend such meetings when the decision had not yet been made with regard to the second runway.

Mr Greening agreed, saying that the Parish Council had not yet agreed its position.

The Deputy Clerk read part of the email to clarify what was being asked.

It was RESOLVED to put the matter to Full Council in October.

P78/09/16 NEIGHBOURHOOD PLAN

The Chairman of the Steering Group Mr Watkins had met with the Council’s consultants Chris Carey and Ray Wright to discuss the draft policies. These were now almost complete, with specific data being awaited from outside bodies for final completion.

Site assessments for the 12 sites submitted were almost complete, with some additional data being requested from some landowners to ensure that the same information was supplied for each site. A meeting has been arranged with the consultant to finalise these,

after which the Steering Group will meet to discuss both site assessments and draft policies.

Residents will be consulted on the sites put forward at exhibitions on two dates provisionally booked for November – Saturday 19th and 26th.

The timetable is now, to have a pre-submission draft ready in the New Year, to be submitted at Easter, with the examination being Spring/Summer.

It was noted that the Plan was taking a long time. The Deputy Clerk said that she was the lead officer for the Plan, yet had taken the role of Acting Clerk during the long term absence of the Clerk, which had led to a delay in the Plan process.

Members noted this information

P79/09/16 PRE-APPLICATION ADVICE

The Pre-Application Advice Group has not met since the last meeting.

Members noted this information

P80/09/16 BERKELEY HOMES

Councillors Watkins and Cole met with representatives from Berkeleys and County Highway to discuss issues relating to the development site to the west of Worthing Rd.

Works to the roundabout at the Cedar Drive junction are now complete, but continue in Cedar Drive itself, controlled by a “give way” system.

Two way lights are now in operation on Worthing Rd outside Godfreys, and will remain in place until 23rd September, when they will be removed to allow for the closure of Church Lane on 26th September to carry out works to the gas main. This closure will be for around eight weeks; the bus route will not be affected.

Once the Church Lane works are complete, two way lights will be installed at the end of Cedar Drive to complete works; an exact date for this will be advised in due course.

Ms O’Toole-Quinn said that the dates on the signage advertising the length of the works at the Cedar Drive lights were incorrect, as were the dates on the signage for the Church Lane. The Deputy Clerk said that Berkeleys had apologised for this.

The Deputy Clerk was asked to ensure that Berkeleys had the correct completion dates on all works signage.

At the meeting, Mr Watkins advised that the parish council had received many complaints about the timing of the lights at the Cedar Drive roundabout, as traffic queues reached back as far as the Hen & Chicken some evenings. In addition, vehicles were using Cripplegate Lane to avoid going through the lights, which had caused complaints in regard to speeding etc.

Berkeleys said that it was inevitable that such major works would cause disruption and they had tried to keep this to a minimum. A man had been on duty supervising the lights

from 8am to 4pm, manually overriding these when queues built up; he could not be there 24 hours a day however.

Mr Watkins also advised Berkeleys of continued breaches of the construction traffic management plan, with Landbuild vans accessing the site from the south. Berkeleys confirmed that they had spoken to contractors working on site to advise them of the agreed access routes.

The issues of whether the pinch points would remain or be removed was discussed. Two pedestrian crossings are planned on Worthing Rd, one adjacent to each of the schools, which will slow the flow of traffic down, so it was generally thought that the two pinch – points outside the two schools could be removed. The new roundabout has yet to be formally adopted in highway terms, so it was agreed that this would be assessed in terms of the nearby pinch point being retained, and in terms of being removed. Paul Addison will then review this safety audit and will be able to report back his findings.

It was reported that the pinch point at the Hen & Chicken was put in some years ago to mitigate issues with traffic joining the Worthing Rd from Southwater St, as several accidents had occurred. The reasons for its installation were still sound, and was generally felt that it should be retained.

Members agreed with these views; Ms O’Toole-Quinn said that if the installation of the 30mph limit was successful, the road cushions may not be required.

The next phase of the development, that concerning the sports pitches, community building and sports pavilion – DC/16/1919 will be discussed at the Full Council meeting at the end of this month, when correspondence expressing concerns in relation to the access to the sports club will be discussed.

Mrs Varley said that she agreed with residents’ concerns as the access was dangerous in her opinion. The Deputy Clerk advised that as the access had been approved as part of the outline application, it would be very difficult to get it changed in the Reserved Matters application.

Mr Greening asked for confirmation that Berkeleys were aware of the oak tree known locally as “Belinda’s Tree”. The Deputy Clerk confirmed that they were. The tree does have a preservation order on it; however she advised that in the future it was likely to be in someone’s front garden.

P81/09/16 TREE PRESERVATION ORDERS & OTHER TREE MATTERS

Tree Management Plan

Mr Jim Quaipe, the council’s tree consultant has supplied a specification for a tree management plan, which had been passed to Mr Cole and Mr Watkins for their comments. No indication of costs was yet available.

Members noted this information

P82/09/16 PUBLIC OPEN SPACE

Licences to manage land

The Parish Council has been approached by two residents who would like to purchase or

manage land in Council ownership which is adjacent to their properties. It is the policy of the Council not to sell any land in its ownership, preferring to retain this for the benefit of future generations, so the other option available is to grant a licence to manage the land.

The Deputy Clerk is seeking the Committee's agreement in principal so that the matter can be progressed or otherwise.

9, Poppy Close – this property is adjacent to the play area which has been closed for some months. It is not sited well, being in a wooded area, which results in continued cutting back of vegetation and moss growing on all surfaces. The householder would like to incorporate the area into his own garden, and undertakes not to remove any trees.

7, Eversfield – the householder is of the opinion that the Council does not maintain the strip of land adjacent to his property to a sufficient standard. The area is planted with shrubs, and he does not want it to be reinstated to its original grassed over state.

Mrs Flores-Moore said that she would prefer that the Poppy Close play area be used for the community.

Ms O'Toole-Quinn asked what restrictions would be put with the licences. The Deputy Clerk replied that that was up to the Council to decide. Ms O'Toole-Quinn said that she did not feel that it was appropriate for the Council to licence its land. A householder may for example, want build an extension onto the land and set a precedent.

The Deputy Clerk said that there were projects in hand to improve the Poppy Close play area; these had been put on hold however, due to the absence of the Clerk. The play area was not well-sited, being dark and surrounded by trees. It was pointed out that the trees could be cut back to bring light to the area.

It was RESOLVED that licences to manage land would NOT be granted, due to issues relating to what would or not be permitted. The Council will continue to pursue community projects which would improve the Poppy Close play area.

Closure of Leisure Centre overflow car park between the hours of 8pm and 8am

The Committee will recall that it was agreed that the car park would be closed during the summer months in an effort to combat anti-social behaviour when cars congregated late at night, causing disturbance. This closure ended on 5th September, and the Council has received requests from two local residents that the overnight closure be a permanent policy. This matter will be discussed at the Finance & General Purposes meeting, where the remit for managing Council premises lies.

Mrs Flores-Moore said that she had heard noise emanating from the rear car park when cars had congregated, and it was considerable.

The Committee was supportive for the car park to continue to be closed at night, and suggested that this could be reviewed every six months, for example. The Deputy Clerk will inform the Finance & General Purposes Committee of this Committee's opinion.

P83/09/16 HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES, FOOTPATHS AND RIGHTS OF WAY

WSCC Identified Projects

Members will recall that the Parish Council has had the support of the County Local Committee for two projects within Southwater, these being the creation of a 30mph limit along the whole length of the Worthing Rd between Hop Oast roundabout to the north and Pollards Hill roundabout to the south, and the provision of a footway in Blakes Farm Rd from the RSPCA to Hangman's Hill. However, it appears that after a recent review of works, both these projects have been removed from the list, and the Parish Council has been told that it must re-apply.

As the Highways department has been through various re-organisations over the past few years, it appears that not all of the projects have had the same criteria applied, making them difficult to evaluate. The re-application process is not onerous.

Mrs Flores-Moore pointed out that the aspiration to have a footway along Blakes Farm Rd had been ongoing for many years; County Councillor Brad Watson was aware of this and had supported it.

The Deputy Clerk is to write to County Councillor Brad Watson to ask why the two Southwater projects had been removed from the project list, without informing the Council at the time. She is to progress re-applying for the two projects with the County Local Committee.

Hop Oast Roundabout

Plans have now been received for the proposed works at the Hop Oast roundabout, which Berkeleys are undertaking. This includes the addition of a dedicated left turn lane from Southwater, widening on the on the A24 southbound to provide an additional lane, and "some tweaks" to the A24 northbound approach.

The Deputy Clerk will respond to the consultation as follows:

- **query what works are proposed to the A24 northbound approach, as it was previously advised to WSCC that the visibility in this area was poor for those coming out of Southwater**
- **the length of the filter lane should be defined. This should be as long as possible; the north bound filter lane at the Buck Barn lights was cited as a poor example, as vehicles could not get up to speed in the short length of lane in order to join the traffic**
- **WSCC should make reference to the Parish Council's 2015 Transport Study pm Southwater roundabouts**

Temporary Footpath Closure

A section of Footpath 1661 running from Worthing Rd alongside Brookfield House is being closed for 12 days from 7th September to allow for cable laying.

Road Closure

Marlpost Rd will be closed on 25th September from 9.30am to 12.45pm to allow for the Barns Green Half Marathon.

P84/09/16 DELEGATED POWERS

The following applications were made under delegated powers during the August recess,

and the recommendations need to be reviewed.

Application No.	Applicant	Reason for Application	Recommendation
DC/16/1504 <i>AMENDED PLAN</i> Mr Greening	Mr & Mrs M Neave 17 The Forge Southwater	Proposed garage conversion and first floor extension over (Amended Plans)	No objection
DC/16/1627 Mr Diamond	Sir Henry Aubrey-Fletcher Great House Farm Worthing Road Southwater	Demolition of existing redundant farm buildings, erection of new farm building and diversion of part of footpath No 1656	No objection
DC/16/1633 Mr Buckley	Mr O. Hunt Park and Ride Worthing Road Horsham	Temporary change of use of part of the carpark to refuse vehicle/truck parking for the existing operation of the adjacent Hop Oast Depot, including erection of fencing and ancillary works	No objection.
DC/16/1662 Mr Neale	Mr & Mrs M & S Duffield 47 Blakes Farm Rd Southwater	Erection of a two storey side extension	No objection.
DC/16/1742 In Office	Mr N. Bell Raffles Swallow Field Copse Southwater Street Southwater	Surgery 3 x Ash Trees	No objection
DC/16/1771 Mrs Varley	Mr & Mrs Tyrell 4 Ivy Close Southwater	Proposed two storey side extension	No objection
DC/16/1782 Mr Cole	Mr G. Pasfield Sentosa New Road Southwater	Demolition of existing garage/garden store and erection of replacement building forming garage, garden store, garden room and home gym	Object as proposals are not in scale with replacement garage, with only 30% of space allocated to garage, and 70% to other use. A building of this size and mass forward of the building line is out of keeping with the street scene and not sympathetic to its surroundings. Should the District Council be minded to permit, then a non-severance clause should be applied to avoid this being a separate unit of accommodation.
DC/16/1795 In Office	Mrs Ginnie Mayfields 2 Lakeside Drive Southwater	Surgery 1 x Horse Chestnut Tree	No objection but recommend no more than 20% reduction of crown

It was RESOLVED by all present that the above recommendations made during the August recess are RATIFIED.

P85/09/16 NEW PLANNING APPLICATIONS

Application No.	Applicant	Reason for Application	Recommendation
DC/16/1775 In Office	Berkeley Homes Land West of Worthing Road Southwater	Non Material Amendment to previously approved application DC/15/2064 (erection of 244 dwellings (including 54 retirement living apartments) with associated access, parking and landscape works pursuant to outline planning permission DC/14/0590), amendments to various refuse and cycle stores, and garage plots 114-115	No objection

NEW PLANNING APPLICATIONS (CONT)

Application No.	Applicant	Reason for Application	Recommendation
DC/16/1775 In Office	Berkeley Homes Land West of Worthing Road Southwater	Non Material Amendment to previously approved application DC/15/2064 (erection of 244 dwellings (including 54 retirement living apartments) with associated access, parking and landscape works pursuant to outline planning permission DC/14/0590), amendments to various refuse and cycle stores, and garage plots 114-115	No objection
S106/16/0009 In Office	Berkeley Homes Land West of Worthing Road Southwater	Modifications to planning obligations attached to DC/14/0590	<p>Whilst the Committee has no objection to the majority of the proposed modifications, it has concerns over the Officer's comments in paragraphs 6.3 and 6.4 of the Development Management Report, these being:</p> <ul style="list-style-type: none"> • Who decides whether an amendment is major or minor? • Para 6.4 refers to the Council discretion to require the applicant to enter into a fresh Legal Agreement, and we would like more information as to how this decision will be processed internally, at what level of officer, and how this is notified to District Councillors and the Parish Council. <p>The overriding concern of the Parish Council is that it is kept informed at all stages of any variations to legal agreements that pertain to Southwater. We have been informed in the past that we will be consulted on agreements and variations, but on occasions this seems to occur after background discussions have taken place. For this example, we would have preferred to have been notified and consulted prior to the variation being lodged; we do not consider that advising through the "weekly planning list" process is sufficient on such a major building development.</p>
DC/16/1787 Mrs Hutchings	Mr & Mrs A Clennell 5 Porchester Close Southwater	Erection of a single storey rear extension	The issue of the flat roof was discussed, and it was decided that the inclusion of the lantern lights over rode any objection. No objection
DC/16/1888 Ms O'Toole- Quinn	Mr M. Drabble 31 York Close Southwater	Two storey rear and side extension.	No objection
DC/16/1894 Mr Apted	Mrs L. Dulieu 3 Cedar Drive Southwater	Erection of a single storey rear extension	No objection
DC/16/1944 Mr Cole	Horsham District Council Hop Oast Depot Worthing Road Horsham	Variation of condition 1 of DC/15/2514 to alter floor levels, entrance and canopy	Object to increased height of building which will impact on the street scene by means of its mass. Concerned over lack of screening which would go some way towards mitigating impact on surrounding area. Query whether design of building is compliant with Horsham District Council Green design policies
DC/16/1945 Mr Neale	Miss M. Collis Old School Cottage Denne Road Horsham	Construction of single storey extension	As Mr Diamond could not be at the meeting, it was agreed that the recommendation would be delegated to Mr Diamond and the Deputy Clerk
DC/16/1775 In Office	Berkeley Homes Land West of Worthing Road Southwater	Non Material Amendment to previously approved application DC/15/2064 (erection of 244 dwellings (including 54 retirement living apartments) with associated access, parking and landscape works pursuant to outline planning permission DC/14/0590), amendments to various refuse and cycle stores, and garage plots 114-115	No objection

P86/09/16 PLANNING APPEALS

DC/15/0877 – Oaklands Coltstaple Lane - new equestrian and agricultural barn refused as being inappropriate in this location has been permitted on appeal

DC/15/2035 – Woodlands Farm, Shaws Lane – to lift agricultural restriction has been dismissed on appeal

DC/15/2440 – Oaklands, Coltstaple Lane – barn conversion to form two dwellings which failed to comply with prescribed period of decision, has been dismissed on appeal

DC/15/2504 – Grand Oaks Grange, Worthing Rd – erection of two dwellings which failed to comply with prescribed period of decision, has been permitted on appeal

DC/15/2759 – Praters Cottage, Two Mile Ash Rd – a two storey extension, single storey extension refused as being detrimental to the character of the existing building has been dismissed on appeal

P87/09/16 DISTRICT COUNCIL DECISIONS

Application No	Address	Reason	Recommendation	HDC Decision
DC/15/1935 & DC/15/1983	Lanaways Farm Two Mile Ash	Repair and conversion of granary, within the curtilage of a Grade II Listed Farmhouse, into a family art studio (Listed Building Consent)	No objection but ask for non-severance clause	Refused
DC/15/2804	5 Wealdon Close Southwater	First floor extensions with front former, single storey rear extension with balcony above, and reduction in height and reconfiguration of side extension	Object, due to overlooking from balcony onto neighbouring properties considered to be intrusive. Roof line of extension not hipped or dropped so contrary to Parish Design Statement	Permitted
NC/16/0028	Castlewood County Primary School Castlewood Road	Variation of Condition 1 of planning permission WSCC/075/11/SQ for the retention of a temporary classroom for a further 5 years	No Objection	No Objection to Notification
DC/16/0137	Land To The Rear of 27 Millfield Southwater	Part retrospective application for the proposed construction of 5 x 4 bed detached dwellings with associated parking and amenity space	Amended plans noted, but original objections stand. Rear extensions add to already cramped appearance of site, and affecting the amenity of properties behind. Object to flat roofs being contrary to Parish Design Statement. Note and agree with Highways concerns about parking not being clear, with cars apparently parked on area occupied by built house. Strongly object.	Permitted
DC/16/0634	Haverleigh Coltstaple Lane Horsham	Erection of a two storey rear extension and single storey side extension linking main property to garage, new entrance porch, extension to existing garage and conversion to form granny annexe and erection of new detached double garage	Object due to flat roof being contrary to Parish Design Statement.	Permitted
DC/16/0822	Land To The Rear of Londis Worthing Road Southwater	Erection of 3no 3-bed terraced house with associated parking	No objection	Permitted

Application No	Address	Reason	Recommendation	HDC Decision
DC/16/0844	1 Lintot Square Fairbank Road Southwater	Change of use from a vacant bank (Class A2) to a hot food takeaway (Class A5); installation of extraction/ventilation equipment and other external alterations.	No objection in principle, but has concerns over some issues, namely: - opening hours should not be longer than other Lintot Square take-aways. Believe Sunday hours are to 10.30pm - concerns over where delivery vans will park, given that there is only two hours parking in Square. Do not want constant occupation of public spaces - this company known to deliver via scooter/moped. Concerns over location of scooter parking, and noise of same. Would strongly object to scooters parked on pedestrian area between No1 and Co-op store. - extractor fans to the northern elevation too low, and out of keeping with this area of the Square, should be to the rear - concerns over waste disposal and lack of capacity - fascia should be in keeping with village feel of Square	Permitted
DC/16/0855	Martingale Coltstaple Lane Horsham	Variation of condition 1 of DC/15/1626 to change the fenestration, the cladding to the fireplace, and the change of the description of the garage building to now be a demolition and rebuild to the approved drawings	No objection	Permitted
DC/16/1026	15 The Brook Southwater	Demolition of existing attached garage and the construction of a two storey extension to the side elevation. Formation of permeable hardstanding to the front, with existing dropped kerb extended in width	Object as roof line not hipped or dropped as per Parish Design Statement. Agree with advice given by HDC that extension should be subservient to main dwelling which has been ignored.	Permitted
DC/16/1069	Land Off Reeds Lane Southwater	Retrospective application for the erection of 4 stable blocks forming 10 stables and creation of hard standing	Object. Agree with reasons for previous refusals and ask that structure is removed from site.	Permitted
DC/16/1077	24 Eversfield Southwater	Single storey rear extension and garage conversion and extension to boundary wall to include entrance gates	No Objection	Permitted
DC/16/1120	5 Charlock Way Southwater	Conversion of a garage into a new family room	No Objection	Permitted
DC/16/1131	30 Nutham Lane Southwater	First Floor Side Extension	Object as the roof line should be dropped as per the Parish design statement	Permitted
DC/16/1161	12 The Brook Southwater	Demolition of existing single storey pitched roof garage and erection of a two storey side extension to the east elevation	Object, as style of extension is detrimental to the street scene and is not sympathetic to its surroundings.	Refused
DC/16/1188	23 Nutham Lane Southwater	Proposed roof extension	Object, as roof line should be dropped as per the Parish Design Statement	Permitted
DC/16/1201	Hop Oast Service Station Worthing Road	Installation of Adblue storage tank, fuel dispensers and associated underground pipework	No Objection	Permitted
DC/16/1202	53 York Close Southwater	First floor extension above existing ground floor extension and alterations to front porch	No Objection	Permitted
DC/16/1207	Thorpe Lee Denne Park Horsham	First floor extension over living / kitchen area	Object, as bulk and mass of resulting dwelling would be out of keeping with street scene, and not sympathetic to its surroundings.	Refused
DC/16/1260 & DC/16/1261	Christ's Hospital School	Renewal of 6 pairs of double doors with single doors at the Big School (Part of Christ's Hospital School) (Full Planning)	No Objection	Permitted
DC/16/1261	Christ's Hospital School	Renewal of 6 pairs of double doors with single doors at the Big School (Part of Christ's Hospital School) (Listed Building Consent	No Objection	Permitted

Application No	Address	Reason	Recommendation	HDC Decision
DC/16/1268	9 Millfield Southwater	Proposed single storey rear extension, replacement of flat roof over garage with pitched roof and existing flat roof over bay windows to the south west elevation to be replaced with mono pitched roof	No Objection	Permitted
DC/16/1288	Caiyside Salisbury Road	Demolition of existing conservatory and erection of new garden room. Conversion of attached garage to utility room. Replacement of tile roof with slate.	No Objection	Permitted
DC/16/1332	Bemerton Salisbury Road	Proposed garage/car port	No objection, but ask that condition to be put on to require proposed garage/car port is not to be used as accommodation.	Permitted
DC/16/1334	2 Mapledown Close Southwater	Proposed two storey side extension	Object, as roof line is not hipped or dropped for the whole extension, making the extension subservient to the main dwellings as per Parish Design Statement	Permitted
DC/16/1364	73 Charlock Way Southwater	Proposed rear extension to the existing detached garage and the removal of the existing wooden boundary fence and the construction of new brick boundary wall.	Object, as would entail creation of a new dwelling. Concerns over creation of a new gateway onto land, owned it is believed by WSCC. If minded to permit, ask for non-severance clause.	Permitted
DC/16/1368	Luddesdown Worthing Road	Proposed single storey rear extension	No Objection	Permitted
DC/16/1504	17 The Forge Southwater	Proposed garage conversion and first floor extension over	No objection	Permitted

P88/09/16 PLANNING COMPLIANCE ACTION

Since the last meeting, the Deputy Clerk has reported the following possible breaches

- Display of advertisements on bollards in Lintot Square
- Breach of condition re construction traffic plan on Berkeleys development
- Breach of opening hours at 19, Lintot Square
- Untidy site at 38, Charlock Way

P89/09/16 DATE OF NEXT MEETING

The date of the next meeting is Thursday, 6th October at 7.30pm in the Council Chamber, Beeson House.

The meeting closed at 9.30pm.

