

SOUTHWATER PARISH COUNCIL

The Minutes of the PLANNING COMMITTEE Meeting held on Wednesday 5th April, 2017 in the Council Chamber, Beeson House, Southwater commencing at 7.30 p.m.

Present: Chairman: Cllr G. Watkins

**Cllr L. Apted
Cllr K. Diamond
Cllr M. Neale
Cllr B. Varley**

**Cllr G. Cole
Cllr P. Flores-Moore
Cllr R O'Toole Quinn**

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

Clerk: Mrs C. Tobin

County Councillor: Not present

District Councillors: Not present

Press: Not present

Members of the Public: 4

P01/04/17 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.

The meeting was not recorded due to a fault in the equipment.

Mr Steve Cooke, a resident local to Southwater stated a map had been placed through his door from Horsham District Council (HDC) in relation to the car parking at Southwater Country Park. A green triangle on the document indicated the intended re-surfacing works, to be carried out by HDC in the car park at Mill Straight. According to Mr Cooke, the area actually resurfaced appeared to be much greater.

The Chairman indicated he had also visited the area and concurred that the surface works exceeding that indicated on the leaflet. The area of tree removal also appeared to exceed the indication from Horsham District Council of clearing scrub only. The Chairman explained a gate had been installed to stop cars parking in the cleared area and he intended to set up a meeting with Officers from District Council Leisure Services Department to review the works.

P02/04/17 APOLOGIES

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

Councillors NOTED and APPROVED the absences.

P03/04/17 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.

P04/04/17 MINUTES

It was proposed by Cllr Apted and seconded by Cllr Cole and RESOLVED by all present that the Minutes of the Planning Committee meetings held on Wednesday 1st and 15th March 2017, be accepted as a true and correct record of the meetings.

P05/04/17 CHAIRMAN'S ANNOUNCEMENTS

The Chairman indicated that he had no announcements.

P06/04/17 CORRESPONDENCE

The Chairman reported that other than the correspondence sent to Councillors there were no items to report.

Councillors NOTED correspondence received.

P07/04/17 NEIGHBOURHOOD PLAN

The Chairman informed those that there had been no meeting since the previous report. He was delighted to confirm that the Neighbourhood Plan Officer was now in post and matter should progress in accordance with the timescales discussed with the Parish Council's consultant. A meeting between the consultant and the Neighbourhood Plan

Councillors NOTED this information.

P08/04/17 PARISH DESIGN STATEMENT

The Clerk referred to correspondence sent in relation to the Parish Council's perception that the Planning Authority did not appear to take account of the Parish Design statement in determining planning applications. A response has been received from Horsham District Council.

'I accept that there has been some inconsistency in referring to such documents but am pleased to confirm that Parish Design Statements, which have been adopted as Supplementary Planning Guidance, will be included in the assessment section of all future relevant Planning reports and will be included in the list of relevant policies.

I trust that this adequately addresses the concerns of your Parish but do not hesitate to contact me if you wish to discuss further.'

There was discussion regarding the acceptability of this statement with mixed feelings presented by the Council. The Chairman commented that there was nothing the Council

could do retrospectively and now it had been acknowledged in writing by HDC it was a huge step forward. It was also worth noting that while Horsham District Council will now need to take it into account when making decisions; they can still ignore it (although to do so will require justification).

Cllr K Diamond entered the meeting at 7.42pm.

Councillors NOTED this information.

P09/04/17 BERKELEY HOMES

The Chairman reported that a further meeting with Berkeley's, Southern Water, Horsham District Council Leisure Services and other interested parties would take place at the end of April and a report would follow at the next meeting.

Councillors NOTED this information.

P10/04/17 PUBLIC OPEN SPACE

The Clerk referred Members to a report being produced for the Finance & General Purposes Committee. Cllr Cole asked a question regarding the commencement of grass cutting in the play area. The Clerk informed the meeting that grass cutting was scheduled to start very shortly.

Councillors NOTED this information.

P11/04/17 SOUTHWATER COUNTRY PARK

The Clerk referred to the West Sussex County Council Consultation in relation to the proposed Traffic Order for Cripplegate Lane; this having been circulated to members under separate cover. Cllr Cole commented that he felt it was proportionate. Cllr Diamond asked if the local residents were to be consulted for their views. West Sussex County Council will notify local residents directly.

The Council offered NO OBJECTIONS to the proposal.

It was once again noted that Benn's Field overflow car park was not open on the previous weekend resulting in an overflow of vehicles parking around Southwater.

The Chairman reported that a meeting had been held with Members and officers of Horsham District Council to discuss various matters relating to parking within the country park. Other matters discussed were purchase orders for the current works underway and the associated risk assessments, water testing of the lake, disability access to the beach area etc.

Horsham District Council were the Parish Council was informed to provide marshals to assist with the parking, although have not yet clarified the details of who will perform the role, what the role will undertake and the hours involved.

Councillors NOTED this information asking the Chairman and Clerk to report back following a meeting to be held with the District Council Leisure Services.

P12/04/17 HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES, FOOTPATHS AND RIGHTS OF WAY

The Clerk referred to a notice received from the Rights of Way Officer at West Sussex regarding a temporary Closure of public Bridleway 3567 (Downslink Path) from Andrews Lane to Little Bridges Close while a foul water sewer is installed. This path would be closed from 10th April 2017 for a duration of six months or until the work is completed, whichever is sooner.

The Clerk referred to a document regarding accident statistics from Sussex Safer Roads data portal on the area known as Worthing Road, Horsham. The information indicated two fatalities and eight casualties from December 2013 to November 2016.

It was agreed the Clerk will contact Justin Hawkes with a copy of the data.

P13/04/17 SECTION 106 DEVELOPMENT GAIN

The Clerk referred to a meeting she had attended with the planning and planning obligations officer in relation to the Parish Council's estimated list of Section 106 developer contributions.

The Clerk explained that for information, where there was specific mention of a Southwater Project, eg., Lardner Hall Kitchen, then the Parish Council would not have to apply through the Horsham District Council's Planning Obligations Panel. Where these were less specific then grant applications would have to go through the Panel.

Councillors NOTED the information and awaited the updated listing as soon as this was available.

P14/04/17 HORSHAM DISTRICT COUNCIL COMMUNITY INFRASTRUCTURE CHARGING SCHEDULE

The Clerk referred to an e-mail received from strategic planning at Horsham District Council. It noted that the Community Infrastructure Levy (CIL) Charging Schedule was supported with no alterations required by the Examiner in his final report and would be reported by Horsham District Council to Cabinet on 30th March and then Council on 26th April with a recommendation to adopt the Horsham CIL Charging Schedule. Questions were raised whether this was received in writing? The Clerk confirmed that there was indeed an audit trial.

Councillors NOTED this information.

P15/04/17 NEW PLANNING APPLICATIONS

Application No.	Applicant	Reason for Application	Recommendation
DC/17/0073 Kieran Diamond	Mr Simon White 45 Corfe Close Southwater Horsham West Sussex RH13 9XL	Amendment to Two storey side extension plus some internal alterations https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OJQ2JII02X00	No Objections
DC/17/0378 Geoff Cole	Mr Rowan McIntyre 5 Millfield Southwater Horsham West Sussex RH13 9HU	Proposed double storey rear extension, side conversion of existing garage and change to front roof detail over ground floor porch https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OLIPGFUJG9Z00	Objections based on contravention of the parish design statement. Members were also concerned the property overlooked neighbours properties.

Application No.	Applicant	Reason for Application	Recommendation
DC/17/0413 Michael Neale	Mr David Mills 14 Timber Mill Southwater Horsham West Sussex RH13 9SY	Erection of a two storey and single storey side extension https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OLRT6BIJGC700	Objections based on over intensification of the plot and highways concerns specifically not enough parking for the proposed development.
DC/17/0418 Graham Watkins	Mrs Gemma Gholap 1 - 2 Fletchers Cottages Two Mile Ash Horsham West Sussex RH13 0LA	Extension of existing crossover and creation of shingle driveway to front of house https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OLS1JYIJGCE00	Objections based on WSCC concerns in contravention of guidelines regarding the property. Specifically, insufficient space for parking and turning onsite
DC/17/0427 Kieran Diamond	Mr and Mrs Jones 15 Poppy Close Southwater Horsham West Sussex RH13 9GW	Erection of two storey and single storey side extension https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OLVFODIJGD300	No objections
DC/17/0448 In Office	Mr Andrews Land West of Blakes Farm Cottage Southwater Street Southwater West Sussex	Surgery to 2 x Oak Trees and 2 x Ash Trees https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OM0ZRBIIJGEH00	No objections subject to a standard acceptance of 25% to 30% reduction

The Chairman suspended standing orders to permit members of the public to speak.

DC/17/0467 - Old Lodge Christs Hospital Horsham West Sussex RH13 0LB - The Members received a presentation from the father of Mr & Mrs Budgen the owners of Old Lodge.

Standing Orders were reinstated

After the presentation, the members were asked to discuss the application and vote on whether they objected to the plans subject to the contravention on accepted developments associated with Grade II listed buildings. Specifically the proposed development was not subservient to the original building.

The Chairman proposed this being seconded by Cllr Neale, that the Parish Council object on the basis that this was contrary to the Parish Design Statement and District Council Planning Policies, a Vote was then taken the vote being, five to three in favour of the objection.

Application No.	Applicant	Reason for Application	Recommendation
DC/17/0466 Michael Neale	Mr & Mrs Budgen Old Lodge Christs Hospital Horsham West Sussex RH13 0LB	Erection of single storey rear extension with a glass link and removal of internal partition (Full Planning) https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OM2UEZIJGF400	Objection based on contravention of the guidelines regarding development of Grade II listed buildings.
DC/17/0467 Michael Neale	Mr & Mrs Budgen Old Lodge Christs Hospital Horsham West Sussex RH13 0LB	Erection of a single storey rear extension with a glass link and removal of internal partition (Listed Building Consent) https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OM2UF6IJGF500	See above
DC/17/0520 Graham Watkins	Mr Ramesh Shingadia Londis Worthing Road Southwater Horsham West Sussex RH13 9HE	Erection of 2 No 1 bed flats at first floor level above existing retail unit. Provision of 2 No car parking spaces, bike store and bin store. Replacement horse chestnut tree previously removed. (Resubmission of DC/16/2684) https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OMECBSIJGIS00	No objections

DC/17/0520 - Londis, Worthing Road, Southwater, Horsham, West Sussex, RH13 9HE

The members received a presentation from Mr Ramesh Shingadia, the owner of the Londis store. The plans had been amended from two one bed flats to one two bed flat. The members had previously offered no objection to the proposal.

The chairman reinstated standing orders.

Application No.	Applicant	Reason for Application	Recommendation
DC/17/0513 Ross Dye	16 Castlewood Road Southwater RH13 9US	Erection of two storey side extension https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OMA926IJGHW00	Objection based on lack of a dropped roof in contravention of the design statement.

Application No.	Applicant	Reason for Application	Recommendation
DC/17/0529 Geoff Cole	Hop Oast Park and Ride Worthing Road Horsham West Sussex	Variation of Condition 2 to previously approved application DC/16/1633 (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) Regarding approved timescales/dates https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OMFWO8IJ0CW00	No objections
DC/17/0579 Graham Watkins	Mr Ian Ford Easteds Farm Easteds Lane Southwater Horsham West Sussex RH13 9DP	Erection of a 2m fence to replace Leylandii trees (Listed Building) https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OMR88VIJGMF00	No objections
DC/17/0604 In Office	Mr Bravo 23 Dover Close Southwater RH13 9XX	Surgery to 1 x Oak https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OMUMFAIJGNK00	No objection subject to a standard acceptance of 25% to 30% reduction
DC/17/0639 In Office	Berkeley Homes Development Site Worthing Road Southwater West Sussex	Erection of hoarding https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=ON444JIJGQ500	No objections

P16/04/17 PLANNING APPEALS

The Chairman reported there were no items to report.

Councillors NOTED this information.

P17/04/17 DISTRICT COUNCIL DECISIONS

Application No	Address	Reason	Our Recommendation	HDC Decision
DC/16/1919	Land West of Worthing Road Southwater West Sussex RH13 9DT	Approval of Reserved Matters application following outline approval DC/14/0590 (Residential development of up to 540 dwellings and 54 retirement living apartments, associated vehicular, cycle and pedestrian access, drainage and landscape works) Provision of sports pavilion, community building, 2 x football pitches, a cricket pitch, 2 x tennis courts, a multi-use games area (MUGA), a skate park, a LEAP-NEAP with associated access, parking and landscaping works. Provision of a community building, 2 x football pitches, a cricket pitch, 2 x tennis courts, a multi-use games area (MUGA), a skate park, a LEAP-NEAP with associated access and parking and landscaping works etc.	No objection in principal subject to both the MUGA and Skatepark being of a similar size and standard to that currently provided within Southwater at Southwater Leisure. The skatepark is believed to be of a concrete design, but specification and clarification would be appreciated. No Objection but the Parish Council would support the report from Sussex Police in relation to the lighting, landscaping and security to car parks.	Permitted
DC/16/2875	Southwater Infant Academy Worthing Road Southwater Horsham West Sussex RH13 9JH	To erect a small portakabin, 12 x 3 metres to be used for training teachers and office space for our Teaching School Manager	No objection	Permitted

DC/17/0032	Praters Cottage Two Mile Ash Horsham West Sussex RH13 0LA	Two storey side extension to each side and behind existing house, removal of brick garage, construction of new timber garage with wood store. Formation of new access to highway and closure of existing access to highway.	No objection	Permitted
DC/17/0070	Land To The Rear of 27 Millfield Millfield Southwater West Sussex	Variation of Conditions no 3 to previously approved Application Reference Number: DC/16/0137 (Part retrospective application for the proposed construction of 5 x 4 bed detached dwellings with associated parking and amenity space). To remove the requirement for the provision of obscure glazing to the rear dormer windows to Plots 2 and 3.	Strong objection to the variation, obscure glass was part of the original conditions to protect neighbouring properties. This developer continually overlooks such conditions.	Refused
DC/17/0153	8 The Gables Southwater Horsham West Sussex RH13 9BW	Proposed single storey side extension	No Objection	Permitted
DC/17/0241	51 Blakes Farm Road Southwater Horsham West Sussex RH13 9GH	Proposed side and rear extensions, first floor addition, and conversion of garage	No Objection but wish to see a condition in relation to no further development on site attached to property due to future over intensification of site.	Permitted
DC/17/0334	135 Blakes Farm Road Southwater Horsham West Sussex RH13 9GU	Demolition of existing garage erection of 2 storey side extension and rear single storey extension	No Objection	Permitted

P18/04/17 PLANNING COMPLIANCE ACTION

Standing Close

A sign has been placed on the wall of Standing Close naming it 'Mill Gardens'. Mill Gardens was the name proposed by the developer and subsequently rejected. The Clerk will contact Andy Flack regarding the double naming of the road with Standing Close being that recommended by the Parish Council.

Brookworth Development

Now appear to be taking advice regarding parking on the pavement although this can be variable.

Courtlands Development

The Chairman indicated that he was in discussion with the Planning Compliance Department of Horsham District Council in relation to this matter. Residents and Parish Councillors were to meet shortly to discuss concerns about the fact that the developer had still not carried out the road surfacing works.

Councillors NOTED this information.

P19/04/17 DATE OF NEXT MEETING

The date of the next meeting is Wednesday 3rd May 2017

The meeting closed at 9.16pm