

SOUTHWATER PARISH COUNCIL

The Minutes of the PLANNING COMMITTEE Meeting held on Thursday, 3rd December 2015 in the Council Chamber, Beeson House, Southwater commencing at 7.30 p.m.

Present: Chairman: Mr L. Apted

**Mr P. Buckley
Mr M. Neale
Mrs B. Varley**

**Mr G. Cole
Ms R. O'Toole-Quinn**

Clerk: Mrs J. Nagy

County Councillor: Not present

District Councillors: Not present

Press: Not present

Members of the Public: None

P129/12/15 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 asked if any member of the public planned to film or record the proceedings, as those filming should be at the front of the public gallery. He advised the public that if they did not want to appear on film they should sit at the back of the room. No members of the public wished to film or record the meeting.

Mr Cole said that he noted that the play equipment in the Windsor Close play area has been removed. It is understood that the residents are being consulted as to what replacement equipment should be provided, then the Parish Council would be consulted.

The Deputy Clerk is meeting with Anna Chapman, Horsham District Council Parks Community Liaison Officer next week, and will ascertain the latest situation with regard to this play park.

Ms O'Toole-Quinn noted that contractors involved in two new developments at the northern end of the village were parking along Worthing Rd and causing obstruction. The Deputy Clerk advised that as there were no parking restrictions in the area, and the vehicles were taxed, there was little that could be done; the parish office has already spoken to the police on this matter. She would try to contact the site manager to see if anything could be done.

Mr Cole hoped that Berkeley's construction traffic would not obstruct the main road, once building commenced. The Deputy Clerk said that a planning application had been lodged for a temporary access, which would allow the construction of a compound which would be in the middle of the site, so vehicles would not be on the main road.

P130/12/15 APOLOGIES

There were apologies noted from Mr Diamond, Mrs Flores-Moore, Mrs Hutchings and Mr Watkins

P131/12/15 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.

There were no declarations of interest at this point.

P132/12/15 MINUTES

It was proposed by Mr Buckley seconded by Mr Cole and RESOLVED by all present that the Minutes of the Planning Committee meeting held on Thursday, 5th November 2015 be accepted as a true and correct record of the meeting.

P133/12/15 CHAIRMAN'S ANNOUNCEMENTS

Mr Apted reported that the Deputy Clerk had attended the memorial service of Dr Ian Thwaites, Chairman of Keep Southwater Green on behalf of the Parish Council.

P134/12/15 CORRESPONDENCE

Community Infrastructure Review Panel

The Department for Communities and Local Government (DCLG) has commissioned an independent panel to conduct a review of the Community Infrastructure Levy.

In order to progress this, the Panel has issued a questionnaire for local authorities and community groups to complete, together with developers, surveyors, lawyers and consultants involved in the CIL process.

It was RESOLVED that the Deputy Clerk would respond to the online questionnaire on behalf of the Council.

Communities Against Gatwick Noise Emissions or CAGNE

CAGNE emailed on 25th November to advise of a meeting on 27th November at Warnham Village Hall. This was attended by MP Jeremy Quin and the Gatwick Arrivals Review Team, to discuss the Easterly Review of arrival flight paths into Gatwick.

CAGNE would like all parish councils to write to the Review Panel to state what changes they would like to see in their own parishes.

Councillors noted the information; the Committee had previously agreed that it would not meet with CAGNE until the decision on the second runway had been made.

P135/12/15 HORSHAM DISTRICT PLANNING FRAMEWORK

At the last meeting it had been agreed that that Mr Watkins would attend the Extraordinary District Council meeting on Thursday, 19th November when the HDPF was up for adoption. However, he was unable to attend and the Deputy Clerk spoke on behalf of the Parish Council.

Nine parish councils spoke, including Southwater, all in favour of the HDPF being adopted, as this was seen as being preferable to no plan at all.

Six members of the public were registered to speak, although three did not turn up.

The meeting lasted two and a half hours, and the motion to adopt the HDPF was passed 24 to 16, with two abstentions.

The official adoption date was 27th November 2015.

The Deputy Clerk is to produce a list of HDPF policies, as she did with the Core Strategy, to allow Councillors to refer to these when making planning recommendations.

P136/12/15 PRE-APPLICATION ADVICE

The Pre-Application Advice Group is due to meet tomorrow.

P137/12/15 TREE PRESERVATION ORDERS & OTHER TREE MATTERS

TPO 1477 – Land on off Worthing Rd

This Preservation Order has now been confirmed, and relates to a band of trees to the rear of the house “The Copse” at the northern end of Worthing Rd.

Boundary Clearance Works

When the land adjacent to fences was cleared earlier in the year, it appears that work to one section was not carried out as per the order. In addition, another area was omitted from the order.

The quote for the additional works was approved at Full Council, and the work is being carried out today; with the section not originally completed being carried out without charge.

P138/12/15 PUBLIC OPEN SPACE

Nothing to report

P139/12/15 HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES, FOOTPATHS AND RIGHTS OF WAY

Consultation of Diversion of Bridleway 1642, extinguishment of part of Footpath 1650 and upgrade to bridleway of parts of Footpaths 1650 and 1651 – Christ’s Hospital

This work was approved at the County Council Public Rights of Way Committee on 20th October.

When the Order is formally made (timing of which is dependent on WSCC Legal Services), notice will be published in a local paper and notices put out on site to begin a 28-day period where it is open to anyone to lodge formal objection to the proposal. Should any objection be lodged, this means the Order would be referred to the Secretary of State to determine, who will ordinarily appoint the Planning Inspectorate to consider the matter – often this is through holding of a local public inquiry. In that circumstance, it will be that the Planning Inspectorate’s decision is final.

Speeding issues in Christ’s Hospital

A Christ’s Hospital resident has written to express her ongoing concerns about speed of the traffic coming into Christ’s Hospital from Itchingfield over the bridge, where the traffic changes from 60mph to 30mph. The number of day pupils at the School has increased recently and many walk and cycle on the roads, and there have been several incidents when vehicle have had to break sharply.

Mr Cole said that the road narrows at the bridge, and vehicles do travel fast on that stretch. There is no room to construct a footpath.

It was AGREED that the Deputy Clerk would report this area to the local police team in the hope that speed checks could be carried out, and would also ask Christ’s Hospital School for a copy of its Travel Plan, which should address pupils using this road.

P140/12/15 NEW PLANNING APPLICATIONS

Application No	Address	Reason	Recommendation
DC/15/2440 Peter Buckley	PROwe Planning Solutions Oaklands, Coltstaple Lane Horsham	Barn conversion to form two detached dwellings to include demolition of central section, removal of roof apex to create flat roof detailing with light wells and windows to vertical upstands, recessed elevation to create covered walkway together with small veranda roof overhang extension and installation of chimney flue.	Object, as both dwellings incorporate flat roofs which are contrary to the Parish Design Statement
DC/15/2618 In Office	Mr James Ratcliff 14, Fletchers, Southwater	Surgery to 3 x Oak Trees (T1 T2 T3) Tree Preservation Order	No objection

P141/12/15 PLANNING APPEALS

There have been no appeals lodged since the last meeting.

P142/12/15 DISTRICT COUNCIL DECISIONS

Application No	Address	Reason	Recommendation	HDC Decision
DC/15/1030	Robin Hood and Carrick, Worthing Road Southwater	Demolition of existing dwellings (Robin Hood and Carrick) and construction of 9 dwellings (Approval of Reserved Matters following approval of outline permission DC/14/1775)	No objection	Permitted
DC/15/1529	27 Millfield Southwater	Proposed pair of semi detached houses and associated access road	Objection with comments	Withdrawn

DISTRICT COUNCIL DECISIONS (CONT)

Application No	Address	Reason	Recommendation	HDC Decision
DC/15/1667 & DC/15/1668	Old Lodge, Christ's Hospital Horsham	Erection of a 2 bay oak frame garage (Householder application for Listed Building Consent)	Object on mass and scale.	Permitted
DC/15/1839	9 Andrews Road Southwater	Demolition of garage and build new	Object to proposals as replacement garage is much larger than original structure, leading to cramped site. Should the District Council be minded to permit, then ask for non-severance clause.	Permitted
DC/15/1912	4 Woodpeckers Southwater	Surgery to 2x Field Maples and 3x Hazel Coppice	Object as 30% too much. Would not object to 5% reduction	Permitted
DC/15/2095 & DC/15/2136	37 - 49 Bluecoat Pond Christ's Hospital	Alterations to existing scheme to include enlarged windows and reconfigured internal layout due to previous consented dimensional discrepancies (Listed Building Consent)	No Objection	Permitted
DC/15/2114	82 Camelot Close Southwater	Erection of first floor extension at front elevation and a first floor side/rear extension	No objection, but ask that roof line is hipped or dropped as per the Parish Design Statement and to match the existing style of street scene.	Permitted
DC/15/2139	Pond Farmhouse Worthing Road Southwater	New Vehicle Crossover, access drive and parking in front of the stable conversion	No Objection	permitted
DC/15/2242	55 Rascals Close Southwater	Fell 1x Hawthorne tree and surgery to 2x Oak trees	No Objection	Permitted
DC/15/2400	12 Beechwood Southwater	Surgery to 1 x Oak tree	No Objection	Permitted
DC/15/2499	31 Roundstone Park Worthing Road	Fell 1 x Oak Tree (Tree Preservation Order)	Object to felling of tree as healthy specimen with no disease	Refused

P143/12/15 PLANNING COMPLIANCE ACTION

Nothing to report.

P144/12/15 DATE OF NEXT MEETING

The date of the next meeting is Thursday, 7th January 2016 at 7.30pm in the Council Chamber, Beeson House.

The meeting closed at 8.10 pm