



SOUTHWATER PARISH COUNCIL

Beeson House, 26 Lintot Square, Fairbank Road, Southwater,
West Sussex RH13 9LA

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Minutes of the Planning Committee meeting held on Wednesday 4th September 2019 in the Council Chamber, Beeson House, Southwater, West Sussex, RH13 9LA commencing at 7.30pm.

Present: Councillors: M Neale (Chairman *of this meeting*), B Varley, D Moore and G Scoon (*arrived 7:32pm*).

Members of the Public: 1

Assistant Clerk: Justin Tyler

District Councillors: Not Present

Press: Not Present

Actions

The Chairman and Vice Chairman of the Planning Committee were not present and as such the Councillors present voted for Councillor Neale to chair the meeting.

The meeting was Adjourned

- 1. PUBLIC PARTICIPATION** – (*maximum 3 minutes per person with an overall limit of 15 minutes*). All parishioners wishing to speak, must make their name known to the Clerk prior to the commencement of the meeting.

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 Chairman. In the event of a fire alarm sounding, everyone should evacuate the building via the exits indicated.

The Chairman advised that the meeting was being recorded.

Mr Piper queried if the Council knew when the section 106 monies of approximately £106,000 related to the Berkeley development would be released specifically for Southwater policing, PCSO, patrol car and police office. He also asked for an update with regard to the perching seat for bus shelter opposite Gardner House. He asked whether there was any update and if the Council had knowledge of the section 106 monies to be released for upgrading of 6 bus shelters, installation of one outside the Cock Inn and if there will be real time indicators being installed. He also reminded the Council of poppies for Chesall Avenue.

The Meeting was re-convened

2. APOLOGIES FOR ABSENCE

The following apologies were received:

Cllr Cole, Cllr Knot, Cllr Whitear, Cllr Timson and Cllr Watkins.

For the record, although there were several apologies, the meeting was quorate.

3. DECLARATIONS OF INTEREST

Cllr Neale declared a personal interest due to living in the close vicinity of the property – planning application DC/19/1738.

4. MINUTES – To approve the Minutes of the Planning Committee meeting of 3rd July 2019

Councillor Moore proposed approval of the Minutes, seconded by Councillor Scoon and **AGREED** unanimously.

5. CHAIRMAN'S REPORT

None.

6. CORRESPONDENCE

i) To receive and note correspondence from Shipley Parish Council regarding Pre-Submission Neighbourhood Plan Consultation.

The Chairman read out correspondence received from Shipley Parish and asked for it to be circulated amongst Councillors. Shipley Parish Council is undertaking Pre-Submission Consultation on their draft Neighbourhood plan which sets out their vision. The pre-submission consultation runs from Monday 2nd September 2019 until Sunday 13th October 2019.

ii) To receive and note correspondence from West Grinstead Parish Council regarding Statutory Public Consultation of the Draft Neighbourhood Plan (Regulation 14 Stage).

The Chairman read out correspondence received from West Grinstead Parish Council and asked for it to be circulated amongst Councillors. West Grinstead Parish Council is undertaking Pre-Submission Consultation on their draft Neighbourhood plan. The pre-submission consultation runs from Monday 29th July 2019 until Monday 23rd September 2019.

7. BERKELEY HOMES

i) To discuss and approve any matters in relation to the New Community Building

No further update since the F&GP Meeting 21st August 2019. Councillor Moore asked if expression of interests would be considered at next Full Council Meeting and Councillor Neale confirmed they would be.

ii) To discuss and approve any matters in relation to the New Play Area

Councillor Moore asked if additional signage had been ordered and installed regarding dogs and cycling at the new play area. The Chairman confirmed that these were in hand.

He also requested that the Community Wardens continue monitoring the skate park and play area against vandalism. Clerk/Assistant Clerk to ensure this is carried out.

Councillor Scoon questioned whether locking the play area would be possible. Discussion took place and it was decided that locking would not be practical and vandals could still climb over the relatively low fence.

iii) To discuss and approve any matters in relation to the New Southwater sign

Update to be deferred to the next planning meeting.

Councillor Scoon stated that County Councillor Jupp could advise on best possible location and liaise with the Clerk/Assistant Clerk.

iv) To discuss and approve any other matters in relation to the Berkeley Homes

Councillor Neale gave an update on the MUGA and noted that the Southwater Sports Club had been sent a draft letter of intent to operate it.

Councillor Scoon asked if S106 monies has been applied for with regards to the development. Councillor Neale stated that the Council was still finalising signing of leases although letters of intent had been signed with Fletcher Trust and was waiting on solicitor to confirm further.

8. MILLER HOMES – To receive any further updates
None.

9. HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES, VERGES, FOOTPATHS AND RIGHTS OF WAY

i) To discuss and approve any matters in relation to the above

Councillor Scoon stated that due to parking on the road to the west side of Cedar Drive (between Pevensey Road and York Close) there is increased risk of accidents and presents a danger to drivers and pedestrians. Parked cars causes the road to become a single lane road with a blind corner which drivers often speed round. He requested the Council investigate.

Councillor Neale stated it would need to be referred to West Sussex County Council. Clerk to pass to County Councillor Nigel Jupp for investigation.

Councillor Scoon also reported four accidents occurred to the fencing of 1 York Road and requested some signage to slow drivers down would be advisable. Councillor Neale suggested this be referred to County Councillor Jupp.

10. NEW PLANNING APPLICATIONS FOR CONSIDERATION

Application Number	Applicant	Reason for Application	Parish Decision	Neighbour Consultation Date	Date of Determination
DC/18/0363 Geoff Cole	Deerswood Southwater Street Southwater Horsham West Sussex RH13	Amendment to Amendment to: Retrospective application for the erection of a two storey detached dwelling, a detached triple garage with store and BBQ area, a detached garage, the creation of a new highway access with associated landscaping and amenity land.	Strongly Object - The Parish Council objects to the spasmodic retrospective applications on this site in total, the buildings are constructed and if the details had been submitted at the inception stage the Parish Council would have objected due to over development of the site. The Parish Council still feel that without the right of access, which is still showing on the revised drawing through the site, the Planning Consent final approval should be withheld. We note they are going to Committee on the 6th August and our Chairman Councillor Graham Watkins wishes to speak at the Committee for both these applications Deerswood, DC/18/0363 and DC/18/0464 Stags Leap.	26 th July 2019 HDC advised 26.7.19 Going to committee 6 th August Councillor Watkins to speak.	20 th April 2018

DC/18/0464 Graham Watkins	Stags Leap Southwater Street Southwater Horsham West Sussex RH13 9BN	Amendment to: Retrospective application for the erection of a detached two storey dwelling, a detached double garage, the creation of a new highway access and associated landscaping	Strongly Object - The Parish Council objects to the spasmodic retrospective applications on this site in total, the buildings are constructed and if the details had been submitted at the inception stage the Parish Council would have objected due to over development of the site. The Parish Council still feel that without the right of access, which is still showing on the revised drawing through the site, the Planning Consent final approval should be withheld. We note they are going to Committee on the 6th August and our Chairman Councillor Graham Watkins wishes to speak at the Committee for both these applications Deerswood, DC/18/0363 and DC/18/0464 Stags Leap.	26 th July 2019 HDC advised 26.7.19 Going to committee 6 th August Councillor Watkins to speak.	27 th April 2018
DC/19/1081 Michael Neale	30 Warren Drive Southwater Horsham West Sussex	Demolish existing garage and garden sheds. Erection of an enlarged garage to the side of the property.	No objection Subject to non-severance clause to refrain use only as a garage and not to be converted to a later dwelling. Request that the foundations are not affected by the tree roots and that the planning permission includes permission has been granted if trees have TPO's. Request an agricultural report reference.	4 th September 2019 HDC advised 05/09/19	8 th October 2019
DC/19/1241 Derek Moore	5 Hazel Close Southwater Horsham West Sussex RH13 9GN	Erection of a two storey front extension	No Objection Extension will increase size of both living and bedroom. If further plans are to increase number of bedrooms we are to be consulted. No loss of car parking as a result of proposed works but an increase to 5 bedrooms will need further consideration.	25 th July 2019 HDC advised 22/7/19	26 th August 2019
DC/19/1292 Geoff Cole	44 College Road	Erection of two storey attached dwelling with associated parking	Objection Non-compliance with the VDS in that part of the building has a flat roof. This is easily avoidable. Insufficient parking – only one space per 3 bedroom dwelling.	23 rd July 2019 HDC advised 22/7/19	26 th August 2019

DC/19/1335 In Office	Gardner House	Oak 9T461) Crown reduce by 2 metres. To alleviate weight stress	No objection	24 th July 2019 HDC advised 22/7/19	28 th August 2019
DC/19/1404 Graham Watkins	Horsham Football Club	Retrospective application for the relocation of x1 floodlight column and installation of x1 floodlight column to north side, relocation of x1 floodlight column and installation of x1 additional floodlight column to the south side of the main football pitch and the erection of x1 standing and x1 seated spectator stands on southern side. Erection of a porta cabin between main pitch and training pitch. Creation of hardstanding area between the grandstand and training pitch with the creation of a footpath around the training pitch. Installation of turnstiles, internal and external changes to the clubhouse, amendments to pond and addition of front gates	The Parish Council has no objection and notes the reports from HDC Parks, Sport England, WSCC and the Police, and would concur that an Ecological Report should be prepared as part of the Conditions.	9 th August 2019 HDC advised 6/8/19	17 th October 2019
DC/19/1410 Derek Moore	133 Woodlands Way	Garage conversion and erection of a single storey side extension.	Objection on grounds of: flat roof for building is contrary conversion of garage contrary to NP Loss of rear garden access. Out of character with remaining properties as no one else has this.	5 th August 2019 HDC advised 22/7/19	6 th September 2019
DC/19/1419 Graham Watkins	Bourne Hill Byre Kerves Lane Horsham West Sussex RH13 6RJ	Retrospective application for the installation of windows to existing games room	Objection on the basis that these alterations are not required for the use of the building as a games room as the last approval.	No dates available HDC advised 6/8/19	11 September 2019
DC/19/1420 Graham Watkins	Bourne Hill Byre Kerves Lane Horsham West Sussex RH13 6RJ	Application to confirm the continuous use of building for C3 purposes for a period in excess of ten years (Certificate of Lawful Development - Existing)	Objection on the basis that insufficient information has been shown to approve a LDC Existing use. This would also be an overdevelopment of the site.	7 th August 2019 HDC advised 6/8/19	9 th September 2019
DC/19/1487 Michael Neale	Terra Cotta 13 Worthing Road Southwater Horsham West Sussex RH13 9DF	Retrospective application for extension and alterations to garage (amendment to DC/14/0236).	No Objection	16 th August 2019 HDC advised 15/8/19	20 th September 2019

DC/19/1493 In Office	29 Warren Drive Southwater Horsham West Sussex	Surgery to 2 x Field Maples	No Objection	16 th August 2019 HDC advised 15/8/19	20 th September 2019
DC/19/1509 Derek Moore	22 Station Road Southwater Horsham West Sussex RH13 9HQ	Erection of a detached garage	Objection due to the choice /type /size of garage.	16 th August 2019 HDC advised 15/8/19	19 th September 2019
DC/19/1517 Geoff Cole	49 York Close Southwater Horsham West Sussex RH13 9XJ	Erection of a two storey side extension	No Objection	16 th August 2019 HDC advised 15/8/19	20 th September 2019
DC/19/1535 Geoff Cole	Shell Service Station Worthing Road Horsham West Sussex RH13 0AR	Advertisement consent for the installation of 1x internally illuminated fascia sign, x1 internally illuminated badge sign to side elevation, x1 internally illuminated canopy signage to both general and HGV forecourt and replacement of site totem sign with new 5 metre high internally illuminated standard unit.	No Objection	21 st August 2019 HDC advised 20/8/19	23 rd September 2019
DC/19/1562 Geoff Scoon	16 Walmer Close Southwater Horsham West Sussex RH13 9XY	Erection of a single storey rear extension	Objection Refuse, recycling and emergency services access not retained to the rear of the property. The new utility room is located at the rear of garage, previously open to the rear of the property. Refer to Horsham Design Guidance – Advice Leaflet No.1 and Horsham District Planning Framework, Policy 33.	23 rd August 2019 HDC advised 22/8/19	25 th September 2019
DC/19/1587 Geoff Scoon	1 Southview Cottages Shipleigh Road Southwater Horsham West Sussex RH13 9BG	Erection of a single storey rear extension.	No Objection	28 th August 2019 HDC advised 05/09/19	30 th September 2019
DC/19/1624 Michael Neale	Oakfield 1 Peters Close Cripplegate Lane Southwater	Erection of a single storey side extension to existing garage	No Objection subject to the garage being used as a residential garage and not for business use.	4 th September 2019 HDC advised 05/09/19	8 th October 2019

DC/19/1632 In Office	13 Quarry Way Southwater Horsham West Sussex	Surgery 1 x Ash	No Objection	Not Available HDC advised 22/8/19	8 th October 2019
DC/19/1648 In Office	15 Quarry Way Southwater Horsham West Sussex	Surgery 1 x Ash	No Objection	Not Available HDC advised 22/8/19	8 th October 2019
DC/19/1672 Graham Watkins	Berkeley Homes Development Site Worthing Road Southwater West Sussex	Erection of 2x internally illuminated totum signs	No Objection	6 th September 2019 HDC advised 05/09/19	10 th October 2019
DC/19/1692 Michael Neale	The Studio Ash Place Two Mile Ash Horsham West Sussex RH13 0PG	Retrospective application for the retention of the existing static caravan.	Objection as the Council believes it contravenes HDPF policy 19 and 20 and constitutes overdevelopment in a rural location.	11 th September 2019 HDC advised 05/09/19	14 th October 2019
DC/19/1719 Derek Moore	Southwater Sports Club Church Lane Southwater Horsham West Sussex	Advertisement consent for the erection of 2No non- illuminated signs	No Objection	13 th September 2019 HDC advised 05/09/19	17 th October 2019
DC/19/1736 Geoff Cole	16 Windsor Close Southwater Horsham West Sussex	Replacement of existing conservatory roof and wall frames	No Objection	13 th September 2019 HDC advised 05/09/19	18 th October 2019
DC/19/1738 Michael Neale	Phase 4 Oakhurst Business Park Wilberforce Way Southwater Horsham West Sussex	Variation of condition 1 to previously approved DC/17/1023	Councillor Neale declared an interest so could not comment and this application is being referred to a different councillor and will be deferred to the next planning meeting.	18 th September 2019	21 st November 2019

11. NEIGHBOURHOOD PLAN

- (i) To receive an update.

Councillor Neale read an update from Andrew Metcalfe regarding the Regulation 16 response from WSCC remove and, they require further work to be undertaken by Berkeley. It was agreed the best way forward is likely to be a meeting between WSCC, Southwater Parish Council and Berkeley (and their respective highway consultants).

Councillor Scoon requested the Council act quickly to resolve any issues and progress matters. Assistant Clerk would liaise with Councillor Watkins to progress matters.

12. PLANNING APPEALS – (Information only)

Councillor Moore stated that he represented the Council at Horsham District Council planning meeting regarding the response of Southwater Parish Council's objection to application DC/19/1149. He noted that it was voted on and was objected to on similar grounds to SPC but other reasons cited at the meeting included the benefit to the community not being proved and harm to/loss of countryside. Councillor Moore also stated no Green Traffic Plan had been submitted and access to the site seemed limited.

13. DISTRICT COUNCIL DECISIONS – (Information only)

Discussion took place regarding DC/18/0363 and DC/18/0464. Councillor Neale stated he would seek further clarification from Councillor Watkins as to why HDC would permit planning applications but no further action would be taken.

Councillor Moore requested further details as to permitted application DC/18/1897 and Councillor Scoon queried the decision by HDC as the application appeared to contradict HDC's guidelines given the over intensification of the site. Assistant Clerk to investigate reasons for approval.

14. PLANNING COMPLIANCE ACTION

None

15. DATE OF NEXT MEETING – 2nd October 2019

The Meeting ended at 8.37pm.