

## **SOUTHWATER PARISH COUNCIL**

**The Minutes of the PLANNING COMMITTEE Meeting held on Thursday, 5<sup>th</sup> November 2015 in the Council Chamber, Beeson House, Southwater commencing at 7.30 p.m.**

**Present: Chairman: Mr G. Watkins**

<b>Mr L. Apted</b>	<b>Mr P. Buckley</b>
<b>Mr G. Cole</b>	<b>Mr K. Diamond</b>
<b>Mrs P. Flores-Moore</b>	<b>Mr A. Green</b>
<b>Mrs J. Hutchings</b>	<b>Mr M. Neale</b>
<b>Ms R. O'Toole-Quinn</b>	<b>Mrs B. Varley</b>

**Clerk: Mrs J. Nagy**

**County Councillor: Not present**

**District Councillors: Ian Howard**

**District Council Officer: Andrew Smith, Horsham District Council Strategic Housing Manager**

**Press: Not present**

**Members of the Public: None**

### **P109/11/15 PUBLIC PARTICIPATION**

Mr Watkins 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 Neale reported that one of the Cedar Drive road signs is obscured by vegetation.

Mrs Flores-Moore reported that she had seen rubbish in Blakes Farm Rd near the RSPCA, but the next day this had all been cleared, so she would like to thank the litter pickers.

Mrs Hutchings reported a pothole at the junction of Christ's Hospital Rd and Tower Hill, and that a section of pavement along Christ's Hospital Rd had collapsed.

Mrs Hutchings also reported that cars are still obstructing the sight lines at the bus stop outside Bluecoats.

Mr Watkins reported that the Cripplegate Lane was flooded by the old railway bridge.

**The Deputy Clerk will action the above reports.**

**P110/11/15 APOLOGIES**

There were no apologies noted; all members were present

**P111/11/15 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.

**P112/11/15 MINUTES**

**It was proposed by Mr Buckley seconded by Mr Apted and RESOLVED by all present that the Minutes of the Planning Committee meeting held on Thursday, 8<sup>th</sup> October 2015 be accepted as a true and correct record of the meeting.**

**P113/11/15 CHAIRMAN'S ANNOUNCEMENTS**

Mr Watkins had no announcements.

**P114/11/15 CORRESPONDENCE**

There was no additional correspondence to report

**P115/11/15 HORSHAM DISTRICT PLANNING FRAMEWORK**

Following receipt of the Inspector's Final Report, the HDPF will be going to an Extraordinary District Council meeting on Thursday, 19<sup>th</sup> November for adoption. The Deputy Clerk asked Councillors if they wished to send a representative to speak at the meeting, as it was understood that many other councils and organisations are already asking to do so.

**After some discussion, it was RESOLVED that Mr Watkins would represent that Council at the Meeting on 19<sup>th</sup> November, and that the Deputy Clerk would register him to speak.**

**P116/11/15 PRESENTATION ON HOUSING TO MEET LOCAL NEEDS**

The Chairman welcomed Andrew Smith, Horsham District Council Strategic Housing Manager, to talk about the changes in affordable housing requirements and terminology.

Mr Smith reported that the HDPF had included the requirement for developments of 10 homes and under to have an affordable element. The Government had then removed this requirement, but two district councils had successfully challenged this action, leading to its reinstatement for the time being.

Up to now, the District Council had been doing well with regard to the allocation of housing, getting the register of those in housing need to around 500. However, the methods used had been "torpedoed" by the last Budget, and the new Housing and Planning Bill. This Bill gives the Secretary of State powers to take action without recourse to secondary legislation.

The District is trying to establish a new method to house those on the lowest incomes,

who are not able to get onto the housing ladder.

The Department for Communities and Local Government (DCLG) is promoting home ownership, and will be putting public money into market homes for sale. However, there will always be those who are never going to be able to afford to buy.

The Government has decided that housing association residents have the right to buy their properties, although such homes will not be sold at a discount. High value council-owned housing stock should be sold, and the proceeds will be used to compensate the housing associations, but the details have not been finalised. This will obviously lead to a fall in available housing stock.

In some rural areas, land was sold at a discounted rate on the proviso that it should be used for affordable housing; the original land owner may not agree to the housing on the site to be sold at market value.

The Housing and Planning Bill will be heard in the Spring, and the Government is determined to get it through Parliament, but the finances for the consequences have not yet been finalised. For example, the housing associations had been previously told in 2011 that they could raise rents by the Consumer Prices Index plus 1% each year, so based their business plans accordingly. However, they have now been told to reduce rents by 1% each year for four years. This will have an impact of £11 million on Saxon Weald in the next four years, and Saxon Weald is only a small housing association.

The Government are also proposing the introduction of “starter homes”. These will be for first time buyers under the age of 40, who will pay 80% of the market value of home. There will be a cap on the house price of £450,000 in the London area, and £250,000 elsewhere. Local Planning Authorities have to permit the building of such homes, but the percentages of new developments to be starter homes is still to be defined.

It will be up to the developer to sell the starter homes individually. Up to now, they have sold the whole affordable element to a housing association, so with one sale they have sold, say, 40 homes, with the corresponding income in one receipt.

Mr Smith said that there were various ways forward. Community Land Trusts were a possibility, where land was obtained by a Trust to build affordable home. However, the formation and funding of such Trusts is slow and cumbersome. The District Council could set up a Housing Company, in order to build homes on its own land for a realistic rent. Previously, the District Council has been looking a combination of affordable rent, shared ownership and market rent. These can be let locally to meet local need.

However, the Government has made it clear that that it wants everyone to own their own home, but has not yet provided detail. If no home is provided to the poorest people, then homelessness will increase.

Mr Watkins said that in the 1970s the right to buy your own council house took a lot of stock off the market, so this situation has happened before.

Mr Smith said that the difference to today is, that housing associations were set up as a consequence of the 1970s and have gained momentum since. Some housing associations may cease operating after this new Bill.

Mr Watkins said to afford a home of £250,000, you would need a household income of

between £40,000 and £50,000 plus the deposit.

Mr Smith agreed. He said that the owner of a starter home could not sell it at market value for 5 years.

Mr Watkins asked why the threshold was not lower, as it seemed that the Government is relying on parents dipping into their own pension funds to help out their children.

Mr Smith said the district cannot go back to the time that it owned and managed its own housing stock, although it may be able to provide this via a different vehicle.

Mrs Flores-Moore asked how the Housing Bill would affect the Southwater Parish Neighbourhood Plan in relation to sites and affordable housing targets. Mr Smith said that he did not know, as details had not been finalised in the Bill.

Mr Diamond said that the population was increasing, and key workers already had problems getting local accommodation – where would they stand with starter homes?

Mr Smith asked what members thought was the definition of key workers, as this could vary. If there were no shop workers, for example, then the local shop may have to close.

He said that councillors may be aware of local devolution plans, with West and East Sussex, and Surrey joining to take on services. It may be that these counties may formulate a regional strategy to address the issue.

Mr Watkins said that developers are keen to make a profit, and what would happen if they could not sell the starter homes.

Mr Smith said that again the Bill is not specific.

Ms O'Toole-Quinn said that developers would not want to build stock if they don't achieve sufficient profit margins. The new Bill did not seem to suggest fairness for all.

Mr Smith said that the Government see house building as a way to build the economy.

Mr Diamond said that developers tend to build in stages, first the 5 bed homes, then the 4 bed, then the 3 etc. so the starter homes will come last.

Mrs Flores-Moore said that this was not always the case, as it was dependent on what the developer had paid for the land etc.

Mr Cole said that currently, the sale of affordable homes to a housing association tends to take place early in the build process, so represents easy profit in one sale.

Mr Watkins said that he could see a return to work houses to house the poor.

Mr Smith said that developers must think that Christmas has come early, as there may be sites with no social housing at all.

Mr Watkins suggested that starter homes may come with extension potential, such as automatic extension rights.

Mr Diamond asked if Mr Smith could come back to a council meeting, when the detail

of the Bill became clearer.

Mr Smith agreed, saying that the best way forward was to carry on what the council was currently doing, especially in regard to the Neighbourhood Plan.

**The Chairman thanked Andrew Smith for his presentation; Mr Smith left the meeting.**

#### **P117/11/15 NEIGHBOURHOOD PLAN**

The Deputy Clerk reported that she is still writing policies for inclusion in the draft plan.

Enplan has drafted a Strategic Environmental Assessment Scoping Report which the Deputy Clerk discussed with the new Neighbourhood Planning Officer at the District Council, Maggie Williams, and forwarded to consultant Ray Wright for their views.

**The Deputy Clerk was asked to invite Maggie Williams to a Planning Committee meeting in February, when the draft plan should be in place, to advise about the next stage in the process.**

#### **P118/11/15 METROBUS NOS. 98 & 23**

Metrobus has written to advise that it is reviewing the 98 and 23 routes, and is considering withdrawing the current stop in the Carfax. Buses would come from the railway station, then along Albion Way to the bus station, then onto Worthing Rd out of town, rather than going back along Blackhorse Way to the Carfax, then Albion Way for the second time.

Passengers coming from the Carfax would have to walk to the bus station, but this proposed change of route would save 6 minutes.

The RSPCA remain keen for the 98 to serve its site, and Metrobus is now looking at taking the 98 past the RSPCA and then onto Blakes Farm Rd. The bus would then re-join the Worthing Rd at the Coles roundabout. This would mean that there would be no 98 service between the Coles roundabout and Hangman's Hill roundabout, although this would still be served by the 23 bus.

There is a lot of housing in Blakes Farm Rd, and it is currently a long walk to current bus services.

Residents in the Blakes Farm Rd area have approached the Parish Council in past for a bus route through the estate.

Metrobus would like the Council's views on these changes.

District Councillor Ian Howard said that when a footpath was created across the land in Southwater St, which was included in a current planning application, it would be easier for residents in Blakes Farm Rd to access the Oakhurst area.

Mr Neale said that he has spoken to his neighbours, who were objecting to the proposals, as many catch the bus along the Worthing Rd. The pinch points and speed humps in Blakes Farm Rd would be a problem for buses in his opinion.

Mr Diamond said that Metrobus should be consulting with their customers before coming to the Parish Council, perhaps by circulating flyers etc.

Mr Neale suggested that the buses should alternate routes through Southwater, which should suit all parties.

**The Deputy Clerk will go back to Metrobus to ask that it consults with passengers advising the Parish Council of the results. She is also to ask about passenger figures for the route, and to publicise the proposed route change on the Parish Council website.**

#### **P119/11/15 WORTHING ROAD SAFETY CONCERNS RAISED BY LOCAL RESIDENT**

A resident of Nyes Lane has contacted the Parish Council for support in relation to issues with the width of the pavement on the Worthing Rd between Coles roundabout and Cedar Drive roundabout. In places it is only 113 cm wide, so is difficult to walk with a pushchair plus small child.

It is particularly difficult on bin days, when the pavement is blocked by wheelie bins.

The resident would like the pavement to be widened, as there does appear to be spare land in front of hedge lines.

It was agreed that some householders did leave their bins out for longer than necessary, but also the bin men sometimes left empty bins so they were obstructing the passage of pedestrians. It was also noted that sometimes empty bins were left in the road.

**The Deputy Clerk will carry out the following action:**

- **Contact the District Council about the possibility of putting stickers/leaflets on bins reminding householders to collect empty bins in a timely manner**
- **Contact the District Council to ask that the bin men return the bins to their collection points**
- **Check the hedging overgrowth on this stretch of road and ask householders to trim back if necessary**
- **Liaise with Highways to discuss the possibility of widening the pavement on this stretch of road.**

#### **P120/11/15 PRE-APPLICATION ADVICE**

The Pre-Application Advice Group has met three times since the last meeting, once in relation to Neighbourhood Plan matters, and once in relation to a householder application.

The Group has also been consulted in relation to tarmac and paving options for the Berkeley Homes development West of the Worthing Rd.

#### **P121/11/15 TREE PRESERVATION ORDERS & OTHER TREE MATTERS**

##### Insurance Claim

The ongoing subsidence claim against the Council by a property in Hazel Close is

nearing resolution.

Councillors recall that the Deputy Clerk had a meeting on site with the loss adjuster, and the Council's own tree consultant, Jim Quaipe from Quaipe Woodlands. Zurich, the Council's insurance company has now agreed that the action proposed at the time would be acceptable.

The Deputy Clerk sought permission from the Committee to carry out the works required which are to remove the apple and willow trees, treat the stumps against re-growth, plus a general prune back of the planting to the rear of the property. If agreed, then she would tender the work, and then seek approval from the Finance & General Purposes Committee to appoint a contractor.

The householder would be notified that this would be a final settlement of the matter.

**It was RESOLVED that the Deputy Clerk would progress the tree works as above, with costs to be approved by the Finance & General Purposes Committee.**

#### **P122/11/15 PUBLIC OPEN SPACE**

Nothing to report

#### **P123/11/15 HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES, FOOTPATHS AND RIGHTS OF WAY**

##### Horsham District Cycling Forum

The next meeting of the Forum is at 7.30pm on 1<sup>st</sup> December at Parkside, and the Deputy Clerk asked if any Councillor would like to attend. A Southwater cycle route is on the agenda for each meeting, although no contact has been made by the Forum with the Council for some months.

**No Councillor wished to attend.**

##### Other Highways Matters

Mrs Flores-Moore reported that as there was no footpath in Blakes Farm Rd between Hangman's Hill roundabout and the RSPCA roundabout, pedestrians walked in the road. She felt that the streetlights on this stretch are too far apart, as it was difficult to see such pedestrians in the dark.

**The Deputy Clerk is to ask Highways to carry out a road safety assessment for pedestrians on this stretch of road.**

#### **P124/11/15 NEW PLANNING APPLICATIONS**

**Mr Cole and Mrs Varley both expressed personal interests in DC/15/2095 and DC/15/2136 as Mr Cole is an Old Blue and Mrs Varley has a close relative employed by the School. Both left the room.**

Application No	Address	Reason	Recommendation
DC/15/2095 Peter Buckley	Christ's Hospital School 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
DC/15/2136 Peter Buckley	Christ's Hospital School 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	No objection

**Mr Cole and Mrs Varley returned to the meeting.**

Application No	Address	Reason	Recommendation
DC/15/2139 Geoff Cole	Mr M. Avedissian Pond Farmhouse Worthing Road	New Vehicle Crossover, access drive and parking in front of the stable conversion	No objection
DC/15/2208 In Office	Mr Simon Benning 23 Abbots Leigh	Fell 1x Oak tree	Object to felling, but would not object to 20-25% crown reduction.
DC/15/2114 Joy Hutchings	Mr D King 33 Mapledown Close	Single storey side and rear extensions	Object, as flat roof contrary to Parish Design Statement
DC/15/2220 Graham Watkins	Mr Kevin Mitchell Greenacre, New Road	Erection of a single storey rear extension and front porch; addition of further habitable accommodation within the roof space to include erection of dormers and of a balcony; existing flat roof at ground floor level to be altered to a pitched roof	No objection
DC/15/2242 In Office	Mr A. McGuinness 55 Rascals Close	Fell 1x Hawthorne tree and surgery to 2x Oak trees	No objection
DC/15/2243 Adrian Green	Mrs E Reynolds 15 The Fieldings	First floor extension over existing garage	No objection
DC/15/2247 Kieran Diamond	Mr J Stacey 3 Cornflower Way	Non Material Amendment, for application DC/15/0932, proposed revised positions of windows and doors to ground floor of side and rear extension elevation and slight increase in size of roof light over rear extension	Already permitted by HDC
DC/15/2280 Michael Neale	Mr Julian Waumsley Bemerton, Salisbury Road	Non Material Amendment	Already permitted by HDC
DC/15/2302 Michael Neale	Mr and Mrs Smith Oaklands, Two Mile Ash	Erection of a single storey extension, infill roof and dormer windows and formation of habitable accommodation in roof void	No objection
DC/15/2343 Graham Watkins	The Royal Bank of Scotland 1 Lintot Square, Fairbank Road	Removal of existing ATM to the front elevation, removal and repositioning of ATM to the side elevation, installation of a new access door, new aperture for ATM	No objection
DC/15/2344 Graham Watkins	The Royal Bank of Scotland 1 Lintot Square, Fairbank Road	Installation of 1x ATM illuminated surround	No objection
DC/15/2347 Laurie Apted	Mr and Mrs R Bond 141 Blakes Farm Road	Demolition of existing conservatory and of attached garage; erection of single storey rear extension, erection of two storey and part single storey side extension with integral garage	Object, as flat roof contrary to Parish Design Statement, and overintensification of site
DC/15/2384 Joy Hutchings	Mr Chris Ong 2 Mapledown Close	Proposed two storey side extension, proposed first floor side extension, part garage conversion	Object, as roof line not hipped or dropped as per Parish Design Statement

## **P125/11/15 PLANNING APPEALS**

There have been no appeals lodged since the last meeting.

## P126/11/15 DISTRICT COUNCIL DECISIONS

Application No	Address	Reason	Recommendation	HDC Decision
DC/15/0290	The Copse Worthing Road Southwater	Demolition of existing dwelling and the erection of 13 dwellings etc.	Objection based on the fact that the site is not identified as a strategic site in the emerging HDPF, is outside the built up area and is contrary to the HDPF Coalescence Policy.	Refused
DC/15/1563	Land adjacent to 1 Church Lane Southwater	Erection of single 3 bedroom semi-detached house with revised vehicle access, drive and parking	Object on the grounds that this application will change the street scene and highway access/egress and parking issues in Church Lane	Permitted
DC/15/1626	Martingale Coltstaple Lane Horsham	Demolition of the existing dwelling and outbuildings, erection of a replacement dwelling and refurbishment of the existing garage	Would comment with the same recommendation as previous, this being - No objection with a non-severance clause being put on the granny annexe, with the preference stated that this be removed in its entirety.	Permitted
DC/15/1687	Southwater Parish Council, Beeson House 26 Lintot Square	Installation of one external 1m x 1m full colour LED display board	No comment	Permitted
DC/15/1825	Jackerell Bungalow Development Site Reeds Lane Southwater	Demolition of existing garage and erection of 2 new detached garages	No objection, but ask for non-severance clause	Permitted
DC/15/1891	32 Dover Close Southwater	Two storey rear and side extension to existing house	Object, due to over-intensification of site, due to size of extension	Refused
DC/15/1932	39 Warren Drive	Erection of a single storey rear extension	Objection on the basis that the flat roof is contrary to the Village Design Statement.	Permitted
DC/15/1934	20 Abbots Leigh Southwater	Erection of a two storey side extension and replacement detached garage	Object, as roof line not hipped or dropped as per Parish Design Statement	Permitted
DC/15/2030	15 Wealdon Close Southwater	Demolish existing garage and erection of two storey side extension, single storey side/rear extension and pitched roof over existing rear extension (re-submission of DC/15/1209)	Objection on the grounds of over development of the site leaving little room at the boundary for refuse access.	Permitted
DC/15/2035	Woodland Farm Shaws Lane Southwater	Removal of Condition 3 (DC/10/1965) relating to agricultural occupancy	Resolved that this matter be delegated to check on Condition 3	Refused
DC/15/2036	Woodland Farm Shaws Lane Southwater	Outline application for the demolition of existing agricultural buildings and erection of single storey dwelling with all matters reserved except access	Objection on the basis that this application is unacceptable development of the countryside.	Refused
DC/15/2247	3 Cornflower Way Southwater	Non Material Amendment, for application DC/15/0932, proposed revised positions of windows and doors to ground floor of side and rear extension elevation and slight increase in size of roof light over rear extension		Permitted
DC/15/2280	Bemerton Salisbury Road	Non Material Amendment		Permitted

## P127/11/15 PLANNING COMPLIANCE ACTION

27 Millfield, Southwater - Alleged untidy site- security fencing on pavement

The security fencing, this was placed on the pavement following recommendation from WSCC Highways department as the pavement requires renewing and there are concerns

over pedestrian traffic crossing it in the meantime. In terms of the untidy site, it has been requested that the site be kept in as best condition as possible.

Oakview and Land Rear of Tiree Little Twynham and Tenure House Worthing Road - Alleged breach of condition on wheel washing

The site management has been reminded them of their responsibilities to adhere to the construction management plan and relevant conditions.

St Helier, Southwater Street Southwater - Alleged stationing of mobile home in front garden used for residential purposes.

The caravan is currently occupied by the family who owns the house; they are staying there whilst the building works are being carried out at the property. Such a use is permitted as long as it does not remain continuous for more than 4 years.

Oakhurst Business Park – working out of hours. Breach of condition has been confirmed at several businesses on site, and ongoing action is being considered.

**P128/11/15 DATE OF NEXT MEETING**

**The date of the next meeting is 3<sup>rd</sup> December 2015 at 7.30pm in the Council Chamber, Beeson House.**

**The meeting closed at 9.20pm**