

SOUTHWATER PARISH COUNCIL

The Minutes of the PLANNING COMMITTEE Meeting held on Wednesday 8th February 2017, in the Council Chamber, Beeson House, Southwater commencing at 7.30 p.m.

Present: Chairman: Cllr G.Watkins

**Cllr L.Apted
Cllr P.Davies
Cllr B. Greening
Cllr M. Neale**

**Cllr G. Cole
Cllr K.Diamond
Cllr J.Hutchings
Cllr B. Varley**

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

Clerk: Mrs C. Tobin

County Councillor: Not present

District Councillors: Cllr C.Vickers. Apologies received from Cllr J.Chidlow

Press: Not present

Members of the Public: 21

P158/02/17 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. He was delighted to see so many in attendance that evening.

Cllr Watkins advised that this meeting would be recorded.

The Chairman asked if anyone present wished to address the Committee. There was a slight technical glitch when the hearing loop was engaged.

F159/02/17 APOLOGIES

There were apologies noted and agreed from Cllrs Diamond, Dye, Flores-Moore and O'Toole-Quinn. The Clerk indicated that District Councillor Claire Vickers had indicated that she would be arriving later in the meeting.

Councillors NOTED and APPROVED the absences.

P160/02/17 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.

P161/02/17 MINUTES

It was proposed by Cllr Apted, seconded by Cllr Cole and RESOLVED by all present that the Minutes of the Planning Committee meeting held on Wednesday 4th January 2017, be accepted as a true and correct record of the meeting.

P162/02/17 CHAIRMAN'S ANNOUNCEMENTS

The Chairman said he was delighted to advise Members that Cllr.O'Toole-Quinn had given birth to a baby son.

Councillors were delighted to hear the news.

P163/02/17 CORRESPONDENCE

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

Councillors NOTED the correspondence sent.

P164/02/17 NEIGHBOURHOOD PLAN

The Chairman informed those present that the information and feedback from residents was in the process of being analysed. It was hoped that the sites and information relating to those would be put on the Parish Council's website. Once the information was collated a further Steering Group meeting would be held.

Councillors NOTED this information.

The Chairman reported that Council had been notified that the Nuthurst Neighbourhood Plan was to be modified to correct a minor mapping error in the Nuthurst Neighbourhood Plan.

Councillors NOTED this information.

P165/02/17 BERKELEY HOMES

The Chairman indicated that a meeting had been held with Berkeley's to discuss the proposed LEAP/NEAP as previously advised members had concerns about the proposals. These had now been altered and a planning application would be submitted for future discussion.

Discussions also took place in relation to the flooding to the area of field on the new roundabout and that to the Old School House.

The site manager has informed the Clerk that he has held discussions with Southern Water's Contractor who currently working on the drainage in Church Lane. He had been alerted to mud being dispersed onto the road and action to prevent this is being put in hand immediately.

P166/02/17 PUBLIC OPEN SPACE

The Clerk confirmed that she had held a meeting with a couple of residents regarding their concerns on the trees adjacent to their property. The Clerk explained that works to two dead branches had been authorised, plus another to remove ivy from the tree. However, the Clerk had asked the contractor to look at another which the resident was concerned may present a danger. Once the contractor reports back the Clerk an evaluation as to whether the tree required any works.

Councillors NOTED this information.

P167/02/17 HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES, FOOTPATHS AND RIGHTS OF WAY

Proposed Signal Controlled Crossing for Mill Straight

The Chairman indicated that both he, Cllr Cole and the Clerk had attended a meeting to discuss the issues arising out of the proposed siting of this crossing. Having seen the revised plans it appears that the concerns of the Parish Council were now addressed. The problem was that the plan discussed at the meeting was not that sent to the Parish Council for discussion.

Councillors NOTED and APPROVED the siting of the crossing in Millstraight, Worthing Road, Southwater.

Wates/Millar Site

The Clerk informed the Committee that further reports to enforcement had taken place since the last meeting. These developer/contractors had used a dumper truck to dispose of a large amount of water down the footway bordering Abbotsleigh and Roman Lane causing residents some distress with flooding to their gardens. This was reported directly to Wates and also to enforcement. Enforcement stated that this is not an enforcement action but may be a civil action should it continue.

Councillors NOTED the information provided by the Clerk.

Old Builder Centre Site, Station Road, Southwater

The Clerk stated that the developer had agreed to name the small development Deacon Place; this being one of the names from the War Memorial. The reason for this site being chosen was that the Deacon family had a connection with Station Road; relatives are still in the area. The Clerk would be asking Mr. Robert Piper (Jnr) to make contact with the relatives in order that they be consulted upon the intended action.

Councillors NOTED this information.

Black and White Fingerposts

Requests have been received from residents in a number of areas asking that the Parish Council consider replacing the black and white wooden signage with new signs in Marlpost and at Christ's Hospital. Following Council's previous instructions the Clerk

had written advising that it was not the Council's policy to replace these, but had asked the County Council to replace with the metal type signage. WSCC Highways have informed the Council that they do not have the resources available to replace these but if local residents wished to maintain them they can do so. WSCC will therefore if not replace the older traditional signage with the more modern alternatives.

Councillors NOTED this information.

Verge Damage

The Clerk reported that the damage reported has been assessed by WSCC Highways with the view being that there is no point in carrying out repairs and recharging the various parties until the drainage work being undertaken by Southern Way are completed.

A further report by a resident in Millfield regarding a refuse lorry causing such damage has been responded to by HDC. The resident received a response however the tone of the response was unfortunate.

Councillors NOTED the information provided.

P168/02/17 HORSHAM DISTRICT COUNCIL – CIL EXAMINATION

The Chairman informed those present that as part of the Community Infrastructure Levy (CIL) that Mr. Salter, BA, MRTPI., had been appointed as the Independent Examination to examine the District Council's CIL proposals. There will be no hearings in public as there are now no parties who wish to appear, which effectively means that the Examination will be dealt with by way of written examinations. There has been one additional clarification sought by the Examiner and this can be found on the relevant page of the District Council's website.

P169/02/17 HORSHAM DISTRICT COUNCIL STATEMENT OF COMMUNITY INVOLVEMENT

Information has been received and circulated to members regarding this matter. Further information was available via the District Council's website.

Councillors NOTED the information.

P170/02/17 SOUTH DOWNS NATIONAL PARK

The proposed submission draft of the West Sussex Joint Minerals Plan (Regulation 19) has been received by Council. There are four key areas to the proposed plan:

- A vision and strategic objectives for future mineral development in West Sussex
- Ten mineral and use specific policies which will achieve the strategic objectives for different mineral activities (Policies M1-M10)
- Fifteen development management policies which will ensure that there would be no unacceptable harm to the environment and communities of West Sussex (Policies M12 – M26)
- Two mineral site allocations which will make an important contribution to

meeting the needs for minerals (Policy M11) these being:-

- Ham Farm, nr Steyning (soft sand)
- Land adjacent to West Hoathly Brickworks, West Hoathly (brick clay)

Representations can be made up until **5pm on Monday 13th March 2017**.

Councillors NOTED the information.

P171/02/17 NEW PLANNING APPLICATIONS

The Chairman indicated that if anyone wished to bring up matters at the commencement of debate this might be useful, once the Committee made its recommendation there would be no further matters considered.

Holbrook Site Application

The Chairman stated that there were two applications, one which was an enabling application for the Football Club off the Worthing Road. On the enabling application the affordable element it to be reduced from 35% to 24% this is being proposed to ensure the future of the Holbrook Club, and this element would be put towards the ground. There does not seem to be a Section 106 Agreement in place until around the 14th March with Committee 21st March. The Chairman said that this was a reduction from 25 to 15 affordable homes to allow the funding for the Worthing Road application.

Some initial problems with the enabling application which councillors should be aware of is that the amount of affordable housing being reduced makes the Holbrook site development financially viable and which will assist Horsham Football Club in building in the Worthing Road this new complex and grounds.

Football Club

All Councillors were circulated with details prepared and the Chairman then proceeded to discuss the potential concerns. The Chairman said that this was the second time this application although amended had been received by the Parish Council.

A pre-application meeting had been held with the club with major concerns expressed about safety both to and from the site, although looking at the applications it does not appear that these comments had been taken on board. Concerns had not been adequately addressed about highways, car parking and pedestrian access. This proposal remains a new build in the countryside contrary to development policies. Despite this matter being discussed for many years e.g., the location of such a football club here is no provision for this site being incorporated in the District Plan, and the Football Club were invited to put forward the site via, the Neighbourhood Plan process the site for consideration; this option was not taken by the Football Club. Other environmental issues were discussed, in that this development would affect the characteristics of this green space.

The Clerk referred to the report in that it does not feel that the objections raised by the District and Parish Councils previously referred to have been overcome. Cllr Cole said that one other area is that the first application is only to provide facilities for

another parish (North Horsham) and not Southwater Parish itself there is no consideration for this community as it stands at the present time.

Cllr Watkins stated that if you read the internal correspondence at Horsham District Council it would appear that the principles of development of the Holbrook Club is acceptable providing that “alternative sports provision is made to accommodate the Horsham Football Club and specifically states at the Horsham Golf & Fitness on the Worthing Road, Southwater, there would be no policy statement.” This would leave one to believe that this was actually the stated intent.

The Clerk indicated that she had that day received a copy of the West Sussex County Councils proposed Section 106 proposals, although she had been further advised that the HDC Section 106 would not be made available until the Officers report was issued on the 14th March, 7 days prior to the Committee. The Clerk had sought advice and it was apparent from that that whilst the District Planning Authority could vary the affordable housing element the norm would be to ring-fence this for future delivery of affordable housing. Not to do so could therefore go against adopted HDC Policy, set a precedent which could be argued by other developers coming forward in the District. If the differential were to be given to another linked with one of the developers this would be unfortunate and again set a precedent going forward.

Cllr Diamond recommended that the Parish Council should report this matter for consideration to the District Council Standards Committee who could ask for another authority to carry out an independent review. Cllr Diamond further suggested that this matter may of interest to the West Sussex Standards Board.

Cllr Cole said that forgive him if he was wrong, if you seek to provide a place for development you need to show that you have sought out all possibilities, he could not see any real alternatives, those identified were not suitable. Areas of Broadbridge Heath could have been viable but no one has mentioned this. Four or five sites were identified stated Cllr Watkins, but they were all cancelled out, and the Parish Councils suggestion was also ruled out.

Cllr Watkins stated that he would propose that the reports recommendation be accepted this being:

The Parish Council should object on the grounds previously stated in that the applicants have not overcome the environmental and character impact to the area proposed by the development. Highway and pedestrian safety questions raised previously have not been addressed there is still serious risk to pedestrians crossing the Worthing Road at various points with poor sight lines and lighting. The Council’s own transport survey has indicated that the Hop Oast junctions at currently at full capacity and this would need to be addressed to take what could be significant amounts of traffic at peak periods. This would also include the proposed cycle and pedestrian ways across. This development falls outside of the development area of the Parished area, is not contained within the District Council’s Local Plan nor is it being considered within the Parish Council’s Neighbourhood Plan as developers did not submit the site for consideration.

It was AGREED by all present with the exception of Cllr Greening, he being a District Councillor that the Clerk would write to Horsham District Council’s Planning Authority advising them of the strong objections to the applications for

DC/16/2855 and DC/16/2856 providing the Policy References.

It was ALSO agreed by all present that the Clerk should refer these applications to the Horsham District Council's Standards and West Sussex County Council's Standards Boards in that Members felt that internal correspondence appeared to favour the Southwater Site for Horsham Football Club and the use of Section 106 development gain to support the Holbrook Club, the land being owned by one of the applicants, albeit lease to another organisation for a 25 year period of time.

The Chairman suspended Standing Orders to allow members of the public to speak.

Mr.Chapman thanked the committee for allowing him to speak. He thought it worth recording is that the comments realistic in terms of encroaching development, heard comments about alternative sites. He would have thought it would be better to put this in where there were to be new housing not in open countryside, The Chairman has welcomed everyone here this evening, people had attended because the majority wished to support the Parish Council in its endeavour this should be made clear when responding. The Chairman thanked Mr.Chapman for his kind words.

The Chairman said that the Parish Council have endeavoured to actively support the Horsham Football Club to find an acceptable and sustainable site whether this is in Southwater or elsewhere. They should actively participate in the process.

Mr.T.Garner of Tower Hill asked whether the Council's internal report was to be made public; the Clerk informed those present that it was not currently the intention. In order to try and understand whether it comments about the new pitches x 2 going in through the Berkeley's site, two new pitches at Broadbridge Heath and Hills Farm Road; there appears that there is no strategic thinking from the District as to where 3G sites should go, against the conflicts of amenity. The future will provide two safe pitches however the application for Worthing Road is not safe. This plan does not comply with the sports and pitches study.

The Clerk responded that the Sports Club will be fully using all the new pitches, further pitches will be required but the hope would be that a safer site could be found within the parish for future delivery. It was true to state that the Parish Council had suggested that the District Council's new facility at Broadbridge Heath could have been designed in such a way to accommodate the two clubs with a bit of imaginative thinking again it is evident that this was discounted.

The Chairman said that the Parish Council would continue to support Horsham Football Club in its endeavours to find a suitable and sustainable site within the area but this has inherent problems with it.

Mr.J.Mace, Stammerham resident representing people from Tower Hill, Stammerham and Denne Park. Mr.Mace informed those present that the Club had on one occasion applied for permission on the site they wished to leave but were turned down perhaps this was the time for them to reconsider and the site be located more centrally to the main town where it had been for many years. The only reason for leaving the site was to make money to buy cheap land outside the prime area, there is a pot of Section 106 monies that could assist, surely we could all find a means of enabling the Club although questions were raised as to perhaps why! A precedent will be made if this

application is allowed railroading through strategic policies in the Local Plan. If the District Council allows this it will set a precedent and open the area up to all sorts of further development. Pressure should be put on Horsham District Council there is no room for expansion; they will only come back in a few years time.

A Denne Park resident said, that it was the third time he had come to a meeting about the proposals. The main issue was surrounding the safety of people using those pitches and then hit by a golf ball, this would also affect pedestrian and cyclists. The resident stated that he knew that the Horsham North Planning Committee was visiting the site on or before 14th March.

The Chairman stated that there were two District Councillors representing Southwater present that evening and invited Cllr Claire Vickers to address the committee.

Cllr Vickers thanked the Chairman but could be expected to give her personal opinion to the plans. The plans were a departure and being advertised as such. Sport England has put forward a holding objection and it is possible that those may be overcome by some conditions. The Holbrook application does not meet policy on the affordable element and the Section 106 will make a financial contribution. The viability is currently being looked at by the District Council. The reason for the reduction is due to viability. These applications were very similar to the previous applications refused. The footprint slightly increased but the height reduced. Cllr Watkins said that if permission were granted the Club could put forward an amended plan or new plan to increase.

The Parish Council were advised that it had the opportunity if the District were to approve the applications to refer these to the Secretary of State “Call It In” as both applications were departures from the Local Plan. This fact was acknowledged with Cllr Vickers asking whether the Parish Council will be represented at the District Council Planning North Committee.

Questions were raised about which application would be heard first, Cllr Vickers confirmed that they would both be heard on the same date, with the Holbrook application being the enabling one, being heard first.

The Chairman reinstated standing orders.

The Clerk was instructed to take the necessary measures to refer the matter to the Secretary of State should the applications be approved by the Horsham District Planning Authority.

Application No.	Applicant	Reason for Application	Recommendations
DC/16/2855 Graham Watkins	The Holbrook Club North Heath Lane Horsham West Sussex RH12 5PJ	Residential development of playing fields providing for 58 new dwellings including a new access from Jackdaw Lane https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OI4934IJFFX00	Objection as against HDC Policies (see separate email to planning@horsham.gov.uk)

Application No.	Applicant	Reason for Application	Recommendations
DC/16/2856 Graham Watkins	Reside Developments Ltd & Horsham Football Club Horsham Golf and Fitness Worthing Road Southwater RH13 9AX	Proposed 3G Football Ground (including main pitch and training pitch), clubhouse, stands, access, parking and landscaping (to serve as the home ground for Horsham Football Club) https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OI498DIJFFY00	Objection as against HDC Policies (see separate email to planning@horsham.gov.uk)
DC/17/0032 Michael Neale	Mr Matthew Bastable 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. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OJI91TIJFR500	No objection
DC/16/2929 Billy Greening	Mr Robert Page 6 Corfe Close Southwater Horsham West Sussex RH13 9XL	Single Storey Rear Extension https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OIHGJ6IJ02X00	No objection
DC/16/2569 Geoff Cole	Cardtronics UK Ltd, Trading As CASHZONE The Co-Operative Store Lintot Square Fairbank Road Southwater Horsham West Sussex RH13 9LA	The installation of an Automated Teller Machine https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OGIUDFIJMQY00	No objection
DC/16/2570 Geoff Cole	Cardtronics UK Ltd, Trading As CASHZONE The Co-Operative Store Lintot Square Fairbank Road Southwater Horsham West Sussex RH13 9LA	The installation of 1No non-illuminated top sign and 1No non-illuminated logo panel https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OGIUDNIJMQZ00	No objection
DC/16/2875 Geoff Cole	Mrs Wendy Colson 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 https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OI63Q3IJFGL00	No objection
DC/16/2956 Michael Neale	Mr Andrew Cobb 25 Little Bridges Close Southwater Horsham West Sussex RH13 9HH	Proposed front/side/rear single storey extension / internal alterations https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OIMRROIJFL100	Objection as this would be imposing on the neighbouring property. Over intensification of site and is contrary to the Parish Design Statement in terms of the proposed flat roof
DC/17/0007 Laurie Apted	Kings Church Horsham Kings House Southwater Business Park Worthing Road Southwater Horsham West Sussex RH13 9JB	External alterations to facade of building https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OJ8ZOPIJFP000	No objection
DC/17/0045 Joy Hutchings	Mr & Mrs Ross Pannell 8 The Fieldings Southwater Horsham West Sussex RH13 9LY	Proposed single storey front and first floor side extensions https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OJK3PWIJFRL00	No objection

Application No.	Applicant	Reason for Application	Recommendations
DC/17/0060 Geoff Cole	Ms Lindsay Stott Southwater Junior Academy Worthing Road Southwater Horsham West Sussex RH13 9JH	The renewal of temporary planning permission of a mobile double classroom for a further five year period (second unit on the school site). https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OJMF2LIJFSC00	No objection
DC/17/0070 Graham Watkins	Aesthetic Homes Ltd Land To The Rear of 27 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. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OJO48CIJFST00	Strong objection to the variation, obscure glass was part of the original conditions to protect neighbouring properties. This developer continually overlooks such conditions.
DC/17/0071 Laurie Apted	Mr A Waide 1 Church Lane Southwater Horsham West Sussex RH13 9EB	Non material amendment to previously approved application DC/15/1563 (Erection of single 3 bedroom semi-detached house with revised vehicle access, drive and parking). Alterations to first floor at rear with associated elevational changes and amendments to landscape to provide access to rear of no1 Church Lane. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OJOBHNIJ06O00	Object to the application this being contrary to the Parish Design Statement in terms of terracing, would expect the roof to be hipped.
DC/17/0073 Billy Greening	Mr Simon White 45 Corfe Close Southwater Horsham West Sussex RH13 9XL	Two storey side extension plus some internal alterations https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OJQ2JJIJ02X00	Object as this is considered over intensification of site. If permission is granted by HDC then consideration should be given to a non severance order. Objection also on the grounds that there would be insufficient car parking for the size of the extended property.
DC/17/0113 Michael Neale	59 Bamborough Close Southwater West Sussex RH13 9XG	Ground floor extension to existing garage space and conversion of same and formation of bedroom and en-suite over https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OK0Z33IJ02X00	Objection on the grounds of over intensification. If permission were granted by HDC then a non severance order should be imposed.
DC/17/0124 Michael Neale	Miss Mary Colis Old School Cottage Denne Road Horsham West Sussex RH12 1JR	Non-Material amendment to previously approved application DC/16/1945 (Construction of single storey extension) Extension door design amendments to Southwest and Northwest elevations https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OK31CGIJ0CW00	The Parish Council whilst noting that approval was granted by HDC had concerns about the date of permission being granted.
DC/17/0153 Barbara Varley	8 The Gables Southwater Horsham West Sussex	Proposed single storey side extension https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OKC6VTIJFYC00	No objection

P172/02/17 PLANNING APPEALS

There are no planning appeals noted.

Councillors NOTED this information.

P173/02/17 DISTRICT COUNCIL DECISIONS

Application No	Address	Reason	Our Recommendation	HDC Decision
DC/11/0857	Land Rear of Trollsland and the Rest Worthing Road Southwater West Sussex	Proposed revisions to planning approval DC/09/1923 (Erection of 11 dwellings with associated parking – Outline) and DC/10/2664 (Approval of scale and appearance – Approval of Reserved Matters), involving re-positioning of dwellings and changes to elevation appearance of house types	Object	Application Withdrawn
DC/16/0863	Land West of Worthing Road Southwater West Sussex	Erection of building (Phase 2 Block B) to provide 25no apartments (13 x 1 bed, 12 x 2 bed) with associated parking and landscape works	No Objection	Permitted
DC/16/1105	The Cock Inn Worthing Road Southwater Horsham West Sussex RH13 9HG	Excavation along rear side of existing building to carry out damp proofing works.	No Objection	Refused
DC/16/2135	108 College Road Southwater Horsham West Sussex RH13 9DE	Single storey and first floor extension	No objection subject to overlooking window to neighbouring properties be obscured (ground and first floor)	Permitted
DC/16/2293	Pond Farm Ghyll North of Cedar Drive Southwater West Sussex	Fell x 1 Ash Tree	This matter was delegated until after a discussion in relation to quotations for tree works at the Finance & General Purposes Meeting on 16th November. Delegate to Chairman and Clerk	Permitted
DC/16/2463	12 The Brook Southwater Horsham West Sussex RH13 9UY	Demolition of existing pitched roof garage and erection of a two storey side extension to the east elevation of the existing dwelling	Objection on the grounds of parking provision however the Committee were happy with the other proposed amendments made	Permitted
DC/16/2607	Pond Farm Ghyll South of Cedar Drive Southwater West Sussex	Fell x 2 Oak Trees & 1 Ash Tree	No Objection	Permitted
DC/16/2625	Berkeley Homes Development Site Worthing Road Southwater West Sussex	Consent for the erection of V-boards	deferred to 8.2.17	Permitted
DC/16/2626	56 Cedar Drive Southwater Horsham West Sussex RH13 9UW	Two Storey front extension & enlarged porch to extend previously approved and partially implemented two storey side extension	No Objection	Permitted
DC/16/2629	Berkeley Homes Development Site Worthing Road Southwater West Sussex	6 x Customer journey aspect advertisements	Deferred to 8.2.17	Permitted
DC/16/2633	Former Build Center Development Site Station Road Southwater West Sussex	Variation of condition A of previously approved application DC/14/1862 (Erection of 7 dwellings (2 x 2 bed, 2 x 3 bed and 3 x 4 bed with associated parking access and refuse store) To provide minor revisions to windows, improvements to parking layout, revision to porch arrangements and adjustment of fenestration detailing	No objection subject to clarification as to whether the porch roofs are pitched and not flat.	Permitted
DC/17/2723	Walders Polecat Lane Copsale Horsham West Sussex RH13 9DJ	Strip and re-tile the Horsham stone and clay tile roof areas including three vertical gables and to include breather felt, sawn treated battens and lead work to	No Objection	Permitted

		valleys and chimney stacks. Furthermore to also include the upgrading the roof voids and skeelings with thermafleece sheepwool insulation (Listed Building Consent)		
S106/16/0009	Land West of Worthing Road Southwater West Sussex	Modifications to planning obligations attached to DC/14/0590		Permitted

P174/02/17 PLANNING COMPLIANCE ACTION

Discussions have been held during the month with the developer in Station Road, regarding wheel washing, along with the developer Brookworth to the north, although it is noted that yet again the contractor's vehicles are blocking the public footpath. Again wheel washing facilities should be in place.

Members NOTED the Clerks comments.

P175/02/17 DATE OF NEXT MEETING

The date of the next meeting is Wednesday 1st March 2017.

The meeting closed at 9.25pm