

SOUTHWATER PARISH COUNCIL

The Minutes of the PLANNING COMMITTEE Meeting held on Thursday, 7th January 2016 in the Council Chamber, Beeson House, Southwater commencing at 7.30 p.m.

Present: Chairman: Mr G. Watkins

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

Clerk: Mrs J. Nagy

County Councillor: Not present

District Councillors: Not present

Press: Not present

Members of the Public: Six

P145/01/16 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.

Mrs Lawrence of Pipers Close asked what action Berkeleys intended to take to resolve the flooding issues to the rear of the Close, as this land will be part of the new development. Her garden and neighbouring gardens had flooded again in the past few days; she had taken photos.

The Deputy Clerk advised that she met regularly with representatives from Berkeleys, and from Highways, to discuss ongoing issues to ensure the best outcome for the community. Flooding and drainage had been discussed in some detail, including the culvert which runs behind Pipers Close and beyond. The next meeting was due for the end of January, and she asked Mrs Lawrence to email her the photos for reference.

Mr Piper asked if Highways could be asked to clean out the drainage pipe which under the road by Wheelwrights, as up to date only the pipe running parallel to the road had been cleared.

Mrs Dock of Pipers Close said that the Downslink had been running like a river. Other areas of the village had flooded, such as Church Lane, and this seemed to be due to drains silting up so unable to take the water away. She advised that the flooding was so

bad at 1, Pipers Close that the householder pumped the water out into the adjoining ditch.

Mr Diamond said that he would like to thank the volunteers who cleared the blockage at the back of Blakes Farm Rd, near the allotments.

Mrs Varley said that an elderly lady visitor referring to the Lintot Square Christmas lights, said that she had never seen such beautiful lights.

Mrs Flores-Moore asked if "Works will start" signage could be put up for the Berkeleys development. The Deputy Clerk will discuss at the next meeting.

P146/01/16 APOLOGIES

There were apologies noted from Mrs Hutchings.

P147/01/16 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.

P148/01/16 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, 3rd December 2015 be accepted as a true and correct record of the meeting.

P149/01/16 CHAIRMAN'S ANNOUNCEMENTS

Mr Watkins had no announcements

P150/01/16 CORRESPONDENCE

There was no correspondence to report.

P151/01/16 NEIGHBOURHOOD PLAN

The Scoping Report is now ready for submission and the District Council will be issuing this for consultation shortly.

Work progresses on strategic meetings in order to carry out the site assessments.

However, the District Council has written to advise that it has received no confirmation that the Government funding will continue beyond 31st March 2016. If no such confirmation is received, the District Council will not be able to offer financial assistance to parishes still in the process of producing their Neighbourhood Plans.

Southwater was allocated £7500 and it has received half of this sum when it

Neighbourhood Plan area was designated. Unless Southwater submits a draft plan by 1st March, then it will not receive the second half of this grant, i.e. £3750, if Government funding is to cease.

However, grants continue to be available from Locality; indeed the sum of £3419 is due imminently.

Mr Cole asked for a budget breakdown for the Neighbourhood Plan cost code, which the Deputy Clerk will supply.

P152/01/16 PRE-APPLICATION ADVICE

The Pre-application Advice group met before Christmas to look at proposals for the re-development of the Hop Oast Waste site. Plans for this have now been lodged and will be discussed at this month's Full Council meeting.

P153/01/16 METROBUS ROUTE NOS 98 & 23

Metrobus has previously 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.

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.

When this was discussed in November, this Committee asked Metrobus to carry out a survey of customers to seek their views. This has been done, being publicised via leaflet drop, posters on the Parish Council notice boards and on the Parish Council website.

Metrobus reports that it has had 64 responses, with strongly held views one way or the other. 30% of those who responded were in favour of the change, with 70% against. Of those who use the bus, 21% said they would use the bus more if the route were to be changed.

Metrobus was asked to provide passenger numbers for the Southwater stops, which it is unwilling to share due to commercial sensitivity. It points out that it is unusual for a bus operation to go to this level of consultation before making a change in route, but it is keen to engage with Southwater residents.

Given the above information, Metrobus is interested to hear the Parish Council's views.

Mr Neale asked when the leaflets were distributed as he had not received one, although he lives on the affected section of the 98 route.

Mr Diamond asked if how the leaflets were sent out i.e. by hand or by post. If the number circulated is known, plus the number received, then the return rate can be calculated.

Mrs Flores-Moore said that she did not think that a bus would get through the pinch points in Blakes Farm Rd.

The Deputy Clerk said that Metrobus had driven a test bus along the route, and it was able to get along the road.

Mrs O'Toole-Quinn said that it did not seem that enough information had been supplied.

Mr Diamond agreed, saying that the Committee needed to know where the bus stops were to be located, whether double decker buses would be used, and whether buses could pass one another.

Mrs Varley asked why leaflets had not been distributed on the buses themselves.

Mr Cole said that it appeared that whilst there were concerns about the Southwater end of the route, there were no objections to the change in route at the Albion Way end.

At this point, Mr Watkins proposed the suspension of Standing Order to allow members of the public to speak. This was seconded by Mr Neale and agreed by all.

Mrs Moore, a resident of Blakes Farm Rd said that she would like to know where the bus stops are to be located too. There is a layby next to her house, which is used as extra parking, and she would not want this to be used as a bus stop.

Mr Hutchinson said that the change may be useful for the RSPCA, but the chicanes at the pinch points would be an issue, in his opinion.

Mr Piper pointed out that the RSPCA did run its own bus service into Horsham, but this has now ceased.

Standing Orders were reinstated.

It was RESOLVED that the Deputy Clerk would raise the queries raised above with Metrobus, and then ask a representative to come to a Council meeting.

P154/01/16 TREE PRESERVATION ORDERS & OTHER TREE MATTERS

Intrusion of Tree Roots

The Deputy Clerk consulted with the Finance & General Purposes Committee last night for guidance as to how to deal with issues of roots of trees on Parish Council land causing nuisance on private land.

It was agreed to ask the Council's tree consultant to visit the particular site and report back.

P155/01/16 PUBLIC OPEN SPACE

Nothing to report

P156/01/16 HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES, FOOTPATHS AND RIGHTS OF WAY

30mph Speed limit along Worthing Rd Southwater

A proposal was put to the WSCC CLC North some time ago that a 30mph be put in place along the length of Worthing Rd between Hop Oast roundabout to the north and Pollards Hill roundabout to the south; currently this is 40mph at both roundabouts, with 30mph only in the middle section.

This was agreed in principle, but the Deputy Clerk recently tried to ascertain where it was in terms of implementation.

The CLC has two lists A and B of potential Traffic Regulation Orders for progression. List A is deemed technically deliverable and List B required further investigation and assessment for future prioritisation. The Southwater 30mph limit was on List B. Unfortunately, such was the volume of List A projects, that these were not all completed in 2014/2015, so there was no free resource to undertake the List B assessments. Since then a review of the TRO process has been commissioned, which has led to the creation of a Task and Finish Group, and scrutiny through the Environmental and Community Services Select Committee prior to a final decision being made as to how TRO requests will be assessed and prioritised. It is hoped a report will be submitted to the CLC in March.

Therefore, until this decision is made, then it is not possible to indicate when and if the Southwater project will be progressed.

Ms O'Toole-Quinn asked when the provision of a 30mph limit would become a safety issue. Mr Diamond replied that the number of accident and fatalities were recorded.

The Deputy Clerk will monitor the progress of the project.

Provision of footway at Cedar Drive/Nutham Lane junction

There is a bus stop Cripplegate Lane near its junction with Cedar Drive, and this is used by residents in Nutham Lane, due to its having a bus shelter. However, there is no paved footway from Nutham Lane junction to the bus stop, necessitating pedestrians to walk across a wide verge. To avoid doing this involves crossing the road twice, all at junction entrances.

The land is owned by the Parish Council, and enquiries have been made with WSCC as the possibility of the provision of a paved path. The response has been that it is feasible, but there is no funding available unless it is put through as a project on the Infrastructure Plan. As reported above this whole process is currently under review, and 2016/2017 programme has already been agreed, the earliest it is likely to be on the list is 2017/2018

Stopping up of Footpath 1655

This is the footpath running up the track next to The Old Schoolhouse, and a diversion is to be put in place to facilitate the Berkeleys development. Unfortunately, the notice advertising this in the County Times on 10th December showed the deadline for comments to be 14th January 2015, when it should, of course, have been January 2016. A corrected notice was in the 24th December edition.

Naming of the A24

Members may be aware that a company called Southern Cranes now occupy premises at Butlers Ghyll Farm off the A24 Southwater by pass. This company do have an access road off the A24 but their postal address is Jackrells Lane, and this lead to difficulties to large lorries trying to access the site, using their sat nav systems.

Southern Cranes are asking if it can have a postal address off the A24, but this road does not have a name, and there are no other postal addresses off this stretch.

The Royal Mail will not give a postal address without a road name, so the District Council is consulting with the Parish Council as to naming this section of road, as it is felt that it is more beneficial for lorries to use this access, rather than the narrow Jackrells Lane.

Suggestions put forward are:

- Southern Worthing Rd
- Butlers Lane/Way/Avenue
- Crane Way/Road/Lane

Discussion ensued as to why the company needed a postal address, as the possibility of advising the drivers of the correct route was suggested.

None of the suggestions put forward was liked, and the Chairman raised Standing Orders to include members of the public in the debate.

After Standing Orders were reinstated, it was RESOLVED that the Deputy Clerk would suggest the name of Pollards Way for this stretch of the A24, as this would link to the next roundabout.

Church Lane

Resurfacing works are due to start in Church Lane on 15th January and are expected to take two days. The road will be closed for these two days from 7.30am to 6.30pm.

Mr Cole noted that Tower Hill is also closed prior to this period; indeed the closure coincides for one day. This may cause problems as Church Lane is given as the alternative route for the Tower Hill closure, on a day when Church Lane will be closed.

Operation Watershed

The two Watershed projects in Cripplegate Lane, and Foxfields are due to commence during week commencing 18th January, licences permitting.

P157/01/16 NEW PLANNING APPLICATIONS

Application No	Address	Reason	Recommendation
DC/15/2405 <i>AMENDED PLANS</i> Mr Watkins	Mr Andrew Trodd 26 Millfield Southwater	Erection of a two storey front extension	Permitted by HDC 31 st December
DC/15/2693 Mr Watkins	Mrs P A Buckingham Lloyds Field Reeds Lane, Southwater	Formation of 2 no stables, field shelter and small yard, to corner of field, with access track via existing gates	Object on the same grounds as previous, that is, that there is no need for new development in the countryside, outside the built-up area of Southwater.

DC/15/2759 – Praters Cottage, Two Mile Ash

Mr Neale reported that permission had been recently granted at this property to allow agricultural land to be used as private garden.

This application concerned extensions to the house. The scale of the extensions almost doubled the size of the house, but it was sited on a large plot, and there were other similar sized properties in the area.

At this point, Mr Watkins proposed the suspension of Standing Order to allow members of the public to speak. This was seconded by Mr Apted and agreed by all.

The applicant, Mr Bastable was present at the meeting, and confirmed that the plot was 0.6 acre. He had spoken to neighbours who had no objection, and the design had taken into account sunlight, shade and shadows etc. The height of the garage was low, so as to minimise impact on the surrounding area.

Standing Orders were reinstated.

It was RESOLVED that the Committee would raise no objection to the application.

Application No	Address	Reason	Recommendation
DC/15/2759 Mr Neale	Mr Matthew Bastable Praters Cottage, Two Mile Ash, Horsham	Demolition of existing garage and erection of a replacement garage, erection of a two storey side extension and single storey rear extension, and relocation of access to the highway	No objection

P158/01/16 PLANNING APPEALS

There have been no appeals lodged since the last meeting.

P159/01/16 DISTRICT COUNCIL DECISIONS

Application No	Address	Reason	Recommendation	HDC Decision
DC/15/1772	Horsham Golf Park Denne Park	Variation of Condition 1 (DC/09/0746) Relating to plans - changes to the short game area	No objection	Permitted
DC/15/2037	17 Winnet Way Southwater	Retrospective application for the erection of a single storey side extension	Object, as flat roof contrary to Parish Design Statement	Permitted
DC/15/2062	11 Quarry Way Southwater	Surgery to 1 x Silver Birch (T3) Tree Preservation Order	Objection to the proposal permit only 10/15% reduction.	Refused
DC/15/2113	3 Woodpecker Southwater	Surgery to 7 x Field Maple Trees, 2 x Oak Trees	Objection this is not felt to overhang the property concerned.	Permitted
DC/15/2200	8 Turners Close Southwater	Single storey rear extension	Object as flat roof contrary to Parish Design Statement	permitted
DC/15/2208	23 Abbots Leigh Southwater	Fell 1x Oak tree	Tree is mature specimen on old boundary. Object to felling, but would not object to 20-25% crown reduction.	Refused
DC/15/2220	Greenacre New Road Southwater	Erection of a single storey rear extension and front porch; addition of further habitable accommodation within the roofspace 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	Withdrawn
DC/15/2214	33 Mapledown Close Southwater	Single storey side and rear extensions	Object as flat roof contrary to Parish Design Statement	Permitted

DISTRICT COUNCIL DECISIONS (CONT)

Application No	Address	Reason	Recommendation	HDC Decision
DC/15/2243	15 The Fieldings Southwater Horsham West Sussex RH13 9LY	First floor extension over existing garage	No Objection	Permitted
DC/15/2302	Oaklands Two Mile Ash Horsham	Erection of a single storey extension, infill roof and dormer windows and formation of habitable accommodation in roof void	No objection	Permitted
DC/15/2344	1 Lintot Square Fairbank Road Southwater Horsham West Sussex RH13 9LA	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	Permitted
DC/15/2347	141 Blakes Farm Road Southwater	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 is contrary to Parish Design Statement, and overintensification of site.	Permitted
DC/15/2384	2 Mapledown Close Southwater	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	Refused
DC/15/2405	26 Millfield Southwater	Erection of a two storey front and side extension	Object, as front extension is forward of the building line, so has a detrimental impact on the street scene	Permitted
DC/15/2429	27 Larkspur Way Southwater	Erection of a single storey side and front extension	Object as flat roof contrary to Parish Design Statement. Applicant has complained in the past in relation to adjacent trees on Parish Council land, so have concerns about proximity to boundary. Should HDC be minded to approve then nonseverance clause should be applied.	Permitted
DC/15/2460	Butlers Cottage Tower Hill Horsham West	Erection of a 2 bedroom self-build dwelling (Full planning)	Object, contrary to HDPF Coalescence Policy, as is new build outside built up area of Southwater in an unsustainable location. Overintensification of site, with resulting overbearing impact on listed building	Refused
DC/15/2465	Sayers Farm Two Mile Ash Horsham	Change of Use from vegetable garden to a 23 x 24 metre Outdoor Riding Arena for private use	No objection as for personal use only. No commercial use to be permitted without a further application.	Permitted
DC/15/2468	3 Lakeside Drive Southwater	Fell 1x Oak tree	Object	Refused
DC/15/2480	26 The Copse Southwater	First floor extension above existing garage, conversion of garage to living space and alterations to driveway	No Objection	Permitted
DC/15/2491	14 Abbots Leigh Southwater	Erection of a single storey front extension with pitched roof over	No Objection	Permitted
DC/15/2528	4 Charlock Way Southwater	Erection of a first floor side extension	No Objection	Permitted
DC/15/2576	124 Timber Mill Southwater	Fell 1 x Ash tree (Tree Preservation Order)	No objection	Permitted
DC/15/2618	14 Fletchers Southwater	Surgery to 3 x Oak Trees (T1 T2 T3) Tree Preservation Order	No Objection	Permitted

Mrs Flores–Moore noted that recommendation referring to flat roofs as per the Parish Design Statement were often ignored by the District Council. Mr Watkins advised that the Deputy Clerk had queried this with the District Council, and had received assurance

that the planning officers did take the Parish Council's comments into account. However, the Parish Design Statement is only guidance and preference for no flat roofs would be enshrined in policy within the Neighbourhood Plan.

P160/01/16 PLANNING COMPLIANCE ACTION

Devine Homes development to the rear of Oakview, Worthing Rd

Mud on the road and breach of working hours has been reported in relation to this site.

Nursing Hygiene, Oakhurst Business Park

A breach of condition notice was served on Nursing Hygiene on 17th December for working outside of permitted hours, as work on site has been witnessed at 5am. The company has 28 days to comply or to submit a planning application for change in working hours. The first day that criminal proceedings can commence is 15th January 2016 and this date has been diarised. It seems that the breach has continued over the Christmas period

P161/01/16 DATE OF NEXT MEETING

The date of the next meeting is Thursday, 11th February at 7.30pm in the Council Chamber, Beeson House.

The meeting closed at 8.35 pm.