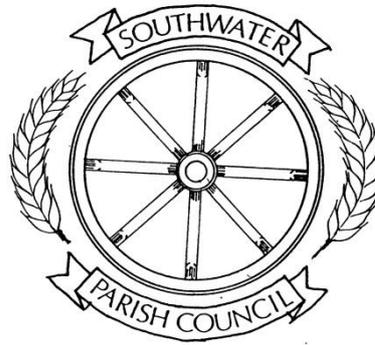


# Southwater Parish Council



## **Planning Meeting - Minutes**

Wednesday 5<sup>th</sup> July 2017, 7.30pm

Beeson House  
Lintot Square  
Southwater  
Horsham  
RH13 9LA

### **Committee Members**

Cllr Graham Watkins (Chair)  
Cllr Laurie Apted (Vice Chair)  
Cllr Geoff Cole  
Cllr Paul Davies  
Cllr Ross Dye  
Cllr Joy Hutchings  
Cllr Derek Moore  
Cllr Michael Neale  
Cllr Rachael O'Toole Quinn|  
Cllr Barbara Varley

### **Non Voting Committee Member**

Mr Geoff Scoon



# SOUTHWATER PARISH COUNCIL

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



Clerk: **Mrs.C.M.Tobin**  
Cert.Ed.L.Pol.FILCM.,

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## MINUTES

The Minutes of the **Planning Committee** of the Parish Council held in **Beeson House, Lintot Square, Southwater, West Sussex, RH13 9LA** on **Wednesday 5<sup>th</sup> July 2017 at 7.30 pm**

**Present:**            **Chairman:**    **Cllr G Watkins**

**Cllr G Cole**  
**Cllr J Hutchings**  
**Cllr B Varley**

**Cllr R Dye**  
**Cllr D Moore**

**Mr Geoff Scoon, Co-Opted Non-Voting\* Member of Council**

**Committee Clerk:**            **Ms N Donbavand**

**County Councillor:**            **Not present**

**District Councillors:**            **Not present**

**Press:**                            **Not present**

**Members of the Public:**            **Two**

### **P50/07/17            PUBLIC PARTICIPATION**

The Chairman asked those present to turn off their mobile phone for the duration of the meeting, unless in an emergency, where they should go through the Chair. In the event of a fire alarm sounding, everyone should evacuate the building via the exits indicated.

Those present were advised that the meeting is being recorded for the purposes of minute taking and that recording will be destroyed when the minutes of the meeting are approved.

The Members of the public present indicated they wished to speak regarding the Football Club application and since this was later in the meeting would do so then.

**P51/07/17**

**APOLOGIES**

Apologies received from Cllr Neale, Cllr Apted, Cllr O'Toole Quinn, Cllr Davies and County Councillor Jupp.

**Members NOTED and APPROVED the absences**

**P52/07/17**

**DECLARATION OF INTERESTS**

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 anything of note to declare at this point in the meeting.

**Cllr Cole declared an interest in planning application DC/17/2016, Christs Hospital School. The Chairman clarified that Cllr Cole could remain in the room during the debate but was not permitted to contribute to it.**

**P53/07/17**

**MINUTES**

**It was proposed by Cllr Moore and seconded by Cllr Cole and RESOLVED by all present that the Minutes of the Planning Committee meeting held on Wednesday 7<sup>th</sup> June 2017 be accepted as a true and correct record of the meeting.**

**P54/07/17**

**CHAIRMAN'S ANNOUNCEMENTS**

The Chairman indicated that he had no announcements.

**P55/07/17**

**CORRESPONDENCE**

The Committee Clerk indicated she had no correspondence to circulate other than that which had already been received by members.

**Members NOTED the information**

**P56/07/17**

**HORSHAM FOOTBALL CLUB UPDATE**

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

A member of the public from the Worthing Road residents groups offered his thanks to the Parish Council for their assistance in the matter.

**The Chairman re-instated Standing Orders.**

The Chairman stated that the Secretary of State had decided not to call in the application, instead leaving the final decision to Horsham District Council. The Chairman also said that he considered the conduct of the planning meeting at Horsham District Council to be in question with regard to pre-determination and enquiries will be pursued.

The Chairman offered his thanks to the work conducted by the Worthing Road residents group.

**Members NOTED the information**

**Cllr Dye entered the meeting at 7.35pm and declared an interest in DC/17/1282 Garner, Garden Cottage.**

**P57/07/17 ELECTORAL REVIEW OF HORSHAM – FINAL RECOMMENDATIONS**

The Committee Clerk referred Members to the documents they had received regarding the final recommendations for the Parish Warding arrangements for Horsham District including Southwater. A draft order will now be laid in Parliament with a view for the new electoral arrangements for Horsham District Council to be implemented at the local elections in 2019. The Local Government Boundary Commission are asking for feedback on the review processes and procedures and Members are asked to do so online should they wish to do so.

Communication of such to members of the public will be done via social media and the noticeboards.

**Members NOTED the information**

**P58/07/17 PLANT A TREE – CHARTER LEGACY TREE**

The Committee Clerk stated that to celebrate the launch of a new Tree Charter on 6<sup>th</sup> November 2017, 800 Legacy Trees will be planted across the UK. Legacy Trees will be accompanied by a small plaque about the Tree Charter.

The initiative is derived from the ambition to support ten charter principles; Thriving habitats for diverse species; Planting for the future; Celebrating the cultural impact of trees; A thriving forestry sector that delivers for the UK; Better protection for important trees and woods; Enhancing new developments with trees; Understanding and using the natural health benefits of trees; Access to trees for everyone; Addressing threats to woods and trees through good management; Strengthening landscapes with woods and trees

A portion of Legacy Trees have been reserved for local council Charter Branches. This is free and the level of involvement, for example from signing up to receive free copies of the Tree Charter's newspaper 'Leaf!' to helping gather signatures of support (for every signature collected a tree will be planted) to more imaginative projects around trees. The planting of a legacy tree is an option for which the Council need to become a local Council Charter Branch.

The recommendation from the Clerk is to defer the decision for the moment pending a tree report at the next Finance and General Purposes meeting on Wednesday 12<sup>th</sup> July.

**Members AGREED to defer any decision regarding participating in the Tree Charter for the moment.**

**P59/07/17 WEST SUSSEX JOINT MINERALS LOCAL PLAN**

The Committee Clerk updated Members with regard to the following verbal report with regards to the adoption the plan.

West Sussex Joint Minerals Local Plan (prepared jointly by West Sussex County Council and the South Downs National Park Authority) has been submitted to Government to be tested for soundness and legal compliance. Once adopted, the Plan will set out planning policy for minerals for the Plan area to 2033. All representations received during this period have also been

submitted together with the Sustainability Appraisal of the Plan and associated documents.

The Plan will be considered by an Independent Planning Inspector, Mr Jonathan Manning, alongside the representations received and the supporting evidence base to determine whether the plan is 'sound' and 'legally compliant'. As part of the examination, the Inspector will hold a public hearing, which is expected to take place in September/October 2017. A pre-hearing meeting may also be held, at which the Inspector will set out detailed arrangements for the public hearing.

**Members NOTED the information.**

**P60/07/17**

**NEIGHBOURHOOD PLAN**

The Chairman updated the Members with the latest situation in relation to the progression of the Neighbourhood Plan

From the meeting held the week before, two items were put forward. Firstly there was a renewed call for sites and secondly ENPLAN had been approved by the Finance and General Purposes Committee to carry out the policy reading and revision of the neighbourhood plan which is still scheduled to go out later this year.

There is another meeting on 12<sup>th</sup> July to review the policy decisions and these will be brought to Full Council on Wednesday 26<sup>th</sup> July.

**Members NOTED the information.**

**P61/07/17**

**BERKELEY HOMES**

The Meetings Clerk updated the Members from a recent meeting attended by the by the Clerk to the Council, Berkeley and HDC Leisure Services regarding the play area on the new development. She can confirm it will have a railway theme and that discussions are still ongoing with regards to the landscaping. A further update should be available at the next meeting.

Cllr Moore sought clarification from a recent social media update he had seen suggesting Berkeley were postponing phases two and three of the Southwater development.

There was discussion around the impact of s106 funding for schools and community buildings and that clarity needed to be sought regarding the payment of s106 funding if the phases were postponed.

The Chairman confirmed that there should be a meeting scheduled with Berkeley Homes within two weeks and the points raised will be added to the agenda for clarification and the information disseminated via e-mail afterwards.

**Members NOTED the information**

**P62/07/17**

**MILLER HOMES**

The Chairman updated the Members with regard to matters relating to Miller Homes developments in Southwater Parish. Councillors met with Miller Homes on site to discuss the phasing of the build, access to the estate and specifically the roundabout.

There is a meeting on 6<sup>th</sup> July where the site visit will be discussed in more depth and Councillors will be update in due course.

**Members NOTED the information**

**P63/07/17 HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES, VERGES, FOOTPATHS AND RIGHTS OF WAY**

On behalf of Cllr Neale who had made a site visit, the Committee Clerk referred Members to a request by a member of the public requiring a dropped kerb for mobility access on Netherton Road. The member of the public advised that she had approached Highways at West Sussex County Council (WSCC) and had been told that the approval of Southwater Parish Council was required prior to a decision being made from WSCC.

Cllr Neale attended the venue and offered no objection. On this basis, the Clerk advised members to approve the kerb alteration.

**Members APPROVED the kerb alteration on Netherton Road to enable mobility access**

**P64/07/17 NEW PLANNING APPLICATIONS**

To consider and agree on recommendations to submit to Horsham District Council as Local Planning Authority

Application No.	Applicant	Reason for Application	SPC Decision
DC/17/0466 Michael Neale	Mr & Mrs Budgen Old Lodge Christs Hospital Horsham West Sussex RH13 0LB	Amendment to Erection of single storey rear extension with a glass link and removal of internal partition (Full Planning)	Objection submitted in writing prior to HDC Planning meeting on 4 <sup>th</sup> July.
DC/17/0467 Michael Neale	Mr & Mrs Budgen Old Lodge Christs Hospital Horsham West Sussex RH13 0LB	Amendment to erection of a single storey rear extension with a glass link and removal of internal partition (Listed Building Consent)	Objection submitted in writing prior to HDC Planning meeting on 4 <sup>th</sup> July.
DC/17/1202 Graham Watkins	Mr Callum McConnachie Piggeries Praters Farm Two Mile Ash Horsham West Sussex RH13 0LA	Proposed change of use from stables to single dwelling, with associated building works and operational development <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OQJVLJJHMC00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OQJVLJJHMC00</a>	Objection based on change of use from agricultural to residential, insufficient access and contravention of the Parish design statement
DC/17/1216 Michael Neale	Christs Hospital School The Avenue Christs Hospital Horsham West Sussex RH13 0LJ	Proposed demolition of existing catering building and erection of replacement catering building, including office, classrooms, associated soft and hard landscaping and new sub-station area. (Full planning) <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OQRR1TLJHNT00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OQRR1TLJHNT00</a>	No objection
DC/17/1217 Michael Neale	Christs Hospital School The Avenue Christs Hospital Horsham West Sussex RH13 0LJ	Proposed demolition of existing catering building and erection of replacement catering building, including office, classrooms, associated soft and hard landscaping and new sub-station area. (Listed Building) <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OQRR34IJHNU00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OQRR34IJHNU00</a>	No objection
DC/17/1241 In Office	Mr Mike Dyos 149 College Road Southwater Horsham West Sussex RH13 9TG	Fell 10 x Poplars <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OQUZMLJHP300">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OQUZMLJHP300</a>	Objection based these trees being part of the original planning agreement and providing a screen to neighbouring properties. If the

			Poplars are felled then replanting with a smaller number of Oaks should be a requirement.
DC/17/1255 In Office	Mr Colin Blakely Land East of 13 To 16 and 19 To 21 Turners Close Southwater West Sussex	Surgery to 4 x Oak Trees <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OOXDT1LJHQ200">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OOXDT1LJHQ200</a>	Objection based on these trees being healthy and forming a screen for properties.
DC/17/1258 Geoff Cole	Mr and Mrs R McLean 5 Warren Drive Southwater Horsham West Sussex RH13 9GL	Proposed removal of existing conservatory and erection of a replacement single storey rear extension <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OR2GFALJ02X00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OR2GFALJ02X00</a>	No objection
DC/17/1263 Geoff Cole	Mr and Mrs J Davenport 1 Bottings Hill Cripplegate Lane Southwater Horsham West Sussex RH13 9HL	Proposed erection of single storey side extension and open sided front porch <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OR2JU7LJHQW00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OR2JU7LJHQW00</a>	No objection
DC/17/1264 In Office	Mr Justin Long 11 Fletchers Southwater Horsham West Sussex RH13 9BE	Fell 3 x Oaks <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OR2JV1LJHQX00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OR2JV1LJHQX00</a>	Objection on the grounds of the trees being healthy and provide a screen for neighbouring properties. The PC would support a 15% reduction.
DC/17/1278 Ross Dye	Mr Darren Ashley 12 Nyes Lane Southwater Horsham West Sussex RH13 9GP	Proposed erection of single storey side/rear extension <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OR48YV1JHRF00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OR48YV1JHRF00</a>	Objection based on overdevelopment and contravention of the Parish design statement
DC/17/1282 Graham Watkins	Garner Garden Cottage Denne Park Horsham West Sussex RH13 0AX	Proposed demolition of existing conservatory and erection of replacement single storey side extension and porch. <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OR4HBBLJHRM00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OR4HBBLJHRM00</a>	Deferred and delegated to Cllr Watkins and Cllr Cole to make more enquiries
DC/17/1342 Ross Dye	Mr & Mrs Kimber 30 Cornflower Way Southwater Horsham West Sussex RH13 9WB	Proposed erection of first floor side extension over existing garage and erection of single storey rear extension <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=ORJANQLJHVH00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=ORJANQLJHVH00</a>	No objection subject to the roof being dropped by a minimum of 300mm to ensure it is subservient to the main building
DC/17/1365 Michael Neale	Mr Matthew Bastable Praters Cottage Two Mile Ash Horsham West Sussex RH13 0LA	Variation of condition 1 and 3 of previously approved DC/17/0032 (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) Proposed increase of garage size by 500mm, alterations to window design and change of driveway materials to resin drive <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=ORMUEZIJHWL00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=ORMUEZIJHWL00</a>	Approval of the non-material amendment subject to approval from the Highways Agency accepting the new access to the road on safety grounds
DC/17/1368 Geoff Cole	Martin Street Deerswood Southwater Street Southwater Horsham West Sussex RH13 9BN	Proposed erection of single storey triple garage with store room and covered BBQ area <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OROUL1LJHX300">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=OROUL1LJHX300</a>	Objection on the grounds of inaccurate plans being submitted
DC/17/1384 Graham Watkins	Mr Fearghal Tierney Blackwater Farm Jackrells Lane Southwater West Sussex	Retrospective application for the creation of an elevated site office, platform, staircase and part enclosure of side and front walls <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=ORUFS7LJ02X00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=ORUFS7LJ02X00</a>	Objection based on the change of use of the building and subsequent increase in traffic on a road inadequate for such increase
DC/17/1395 In Office	Mr Geoff Collett 9 The Meadows Southwater Horsham West Sussex RH13 9AB	Fell 1 x Oak and Surgery to 2 x Oaks <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=ORW9HOLJ0D600">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=ORW9HOLJ0D600</a>	Defer and delegate for a site visit
S106/17/0008 Graham Watkins	Berkeley Homes Development Site Worthing Road Southwater West Sussex	Application for approval of details pursuant to Paragraph 3.1 of Schedule 19 of the Legal Agreement of DC/14/0590 to vary the Standards to which the Affordable Units are constructed <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=ORSDCELJ02X00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=ORSDCELJ02X00</a>	No objection

**P65/07/17**

**PLANNING APPEALS**

No planning appeals were received in office

**Councillors NOTED the information**

**P66/07/17**

**DISTRICT COUNCIL DECISIONS**

Horsham District Council planning decisions were received as follows

Application No	Address	Reason	Our Recommendation	HDC Decision
DC/17/0045	8 The Fieldings Southwater Horsham West Sussex RH13 9LY	Proposed single storey front and first floor side extensions	No objection	Permitted
DC/17/0113	59 Bamborough Close Southwater Horsham West Sussex RH13 9XG	Ground floor extension to existing garage space and conversion of same and formation of bedroom and en-suite over	Objection on the grounds of over intensification. If permission were granted by HDC then a non severance order should be imposed.	Permitted
DC/17/0203	Park and Ride Worthing Road Horsham West Sussex	Non material amendment to previously approved DC/16/1633 (Temporary change of use of part of the carpark to refuse vehicle/truck parking for the existing operation of the adjacent Hop Oast Depot, including erection of fencing and ancillary works) The period/dates of temporary parking within the approved Temporary Parking Application to be amended to from Monday 6th March 2017 until Monday 1st January 2018	No Objection	Withdrawn
DC/17/0773	10 Woodlands Way and 7 Beechwood Southwater Horsham West Sussex RH13 9HZ	Surgery to 2 x Oaks (no.10 Woodlands and no.7 Beechwood)	No Objections subject to a standard acceptance of 25% to 30% reduction	Permitted
DC/17/0785	Bourne Hill Stables Kerves Lane Horsham West Sussex RH13 6RJ	Proposed extension of existing equestrian outdoor arena and site re-profiling	no objection provided that condition 15 of the original application is re applied to this application. In that it is for private use only.	Permitted
DC/17/0787	33 Roman Lane Southwater Horsham West Sussex RH13 9AF	Part retrospective application for erection of raised decking in rear garden	No Objection	Refused
DC/17/0842	Berkeley Homes Development Site Worthing Road Southwater West Sussex	Proposed erection of a single storey sports pavillion following a grant of outline planning permission (DC/14/0590).	No Objections	Permitted
DC/17/0862	Southwater Kebab Worthing Road Southwater Horsham West Sussex RH13 9HE	Demolition of fire damaged redundant bakery and the construction of three 1 bedroom cottages	Objection based on overdevelopment of the area; insufficient amenity space and poor parking	Refused
DC/17/0874	Woodlands Worthing Road Horsham West Sussex RH13 9AT	Front and rear extension to existing bungalow with roof alterations to form two storey house. Demolition of existing garage and erection of replacement double garage/workshop.	No Objections	Permitted
DC/17/0875	63 Woodlands Way Southwater Horsham West Sussex RH13 9TF	Erection of single storey side extension to existing dwelling	object based on overdevelopment and contravention of the Parish Design Statement.	Permitted

DC/17/0882	8 Oak Close Southwater Horsham West Sussex RH13 9ET	Proposed demolition of existing front side and rear extensions and construction of new front extension to form larger hall and new rear extension to form new family room	Objection based on contravention of Parish Design Statement in terms of the proposed flat roof.	Permitted
DC/17/0888	Welbury Salisbury Road Horsham West Sussex RH13 0AJ	Demolition of existing concrete shed. Proposed erection of rear extension to detached double garage	No Objection	Permitted
DC/17/0971	114 College Road Southwater Horsham West Sussex RH13 9DE	Prior approval for the erection of a single storey rear extension with a pitched roof, which would extend beyond the rear wall of the original house by 3m, for which the maximum height would be 4m, and for which the height of the eaves would be 3m.	No Objection	Prior Approval not Required
DC/17/1057	Gardener House College Road Southwater West Sussex	Surgery to 1 x Oak	No Objections subject to a standard acceptance of 25% to 30% reduction	Permitted

**P67/07/17 PLANNING COMPLIANCE ACTION**

No planning compliance actions in Southwater are currently being investigated by the District Council and there is currently no report of any further possible breaches

**Members NOTED the information**

**P68/07/17 DATE OF NEXT MEETING: Wednesday 6<sup>th</sup> September 2017**

**The meeting ended at 8.59pm**