

SOUTHWATER PARISH COUNCIL

The Minutes of the **PLANNING COMMITTEE** Meeting held on Thursday, 10th October 2013 in the Council Chamber, Beeson House, Southwater commencing at 7.30 p.m.

Present: **Chairman:** **Mr L. Apted**

Mrs S. Alway
Mr G. Cole
Mr K. Diamond

Mr P. Buckley
Mr M. Neale
Mr B. Sunderland

Clerk: **Mrs. J. Nagy**

County Councillor: **Apologies**

District Councillors: **Apologies**

Press: **Not present**

Members of the Public: **One**

P82/10/13 PUBLIC PARTICIPATION

Mr Apted 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.

Mr Buckley reported that he and the Clerk had met with Ray Dawe, the Leader of Horsham District Council that morning. Mr Dawe had requested the meeting on the appointment of Mr Buckley as Chairman. Mr Buckley said that Mr Dawe accepted recent problems experienced with the Planning Department and said that this department was being changed drastically, with a change in structure and personnel. Mr Dawe suggested that they met again in six months in order to see if the situation had changed as a result.

Mrs Alway arrived at 7.33pm

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

As no member of the public wished to address the Committee, Standing Orders were reinstated

P83/10/13 APOLOGIES

There were apologies from Mrs Flores-Moore, Mrs Varley and Mr Watkins.

P84/10/13 DECLARATIONS OF INTEREST

Mr Sunderland declared a financial and prejudicial interest in DC/13/1809 to fell an

oak tree as he is the applicant.

P85/10/13 MINUTES

It was proposed by Mr Buckley seconded by Mr Diamond and RESOLVED by all present that the Minutes of the Planning Committee meeting held on Thursday, 5th September 2013 be accepted as a true and correct record of the meeting.

P86/10/13 CHAIRMAN'S ANNOUNCEMENTS

Mr Apted reminded Councillors of the upcoming meetings, the Councillor Briefing Session on Monday, 14th October at 7pm and the Councillor Training Session on Monday 21st October. All Councillors are expected to attend.

P87/10/13 CORRESPONDENCE

The Deputy Clerk reported the following correspondence:

Southwater Parish Design Statement

Councillors will recall that the Deputy Clerk wrote to Rod Brown, HDC Head of Planning in May to ask why this document was being ignored by Planning Officers, particularly in relation to flat roofs. He duly responded to say that officers do consult the PDS, but other planning considerations have to be taken into account when forming a decision.

At the last meeting, the Deputy Clerk was asked to write again, pointing out that some decisions made in the past should be refined and updated to accommodate up to date guidance.

Mr Brown has replied to this second letter, noting the comments but reiterating that officers will have regard to the Parish Design Statement, but this cannot override other material considerations.

Members noted this correspondence and said that they will continue to monitor the decisions of the District Council in relation to the Parish Design Statement.

New Homes Bonus

It was reported at the last meeting that the Clerk emailed to Tom Crowley, Chief Executive of the District Council on 13th August to ask whether the New Homes Bonus monies will be directed towards the communities where the development takes place.

Mr Buckley said that at his meeting with Mr Dawe, he had confirmed that the District Council would be keeping all of the New Homes Bonus, as it replaced other monies/grants from central Government that had now ceased.

Access to District Council Intranet

It was reported at the last meeting that the District Council had advised that due to a change in legislation, outside users are no longer allowed to access HDC's server, so the Parish Council can no longer access the Section 106 data base.

The Deputy Clerk was instructed to write to Chief Executive Tom Crowley to object to this decision.

Mr Crowley has now replied to say that he shares the Parish Council's frustration, but the District Council must comply to access Central Government systems. The District Council is seeking accreditation by the Public Sector Network, and it is this body that has a zero tolerance to non-compliance. This affects all devices not owned by the District Council. The issue is not one of Data Protection but rather national cyber security, and the threat of cyber terrorism.

The short notice of withdrawing access was due to the fact that the District Council was advised of the requirement very late in the day.

Mr Diamond said that this decision was not conducive to sharing information between partners.

Mr Buckley said that one option would be for the District Council to buy the Parish Council's computers and IT system, recompensed via a grant.

Mr Cole was of the opinion that the District Council had not thought through what implications this would have on this Parish Council.

It was RESOLVED that the Deputy Clerk would write to Francis Maude MP to seek his views in the matter.

P88/10/13

HORSHAM DISTRICT COUNCIL PLANNING FRAMEWORK

The Deputy Clerk confirmed that she had input the Council's responses on each section to the District Council's website, and had written a letter to summarise the Parish Council's general concerns.

The consultation period ends on Friday, 11th October at 4pm.

She advised Councillors that a comment is lodged against each section, which is why she had formatted her report in the way that she had. This means that 1500 responses related to 1500 comments, not 1500 persons responding. For example, she alone entered around 40 comments on behalf of the Parish Council, which took some time on the website.

Mr Cole agreed, saying that entering comments was a complicated procedure, as he had looked at it online.

The Deputy Clerk advised that Keep Southwater Green had sent a copy of its response, which she had copied to Councillors for information. Mr Diamond noted that it was very similar to the Parish Council's response.

P89/10/13

NEIGHBOURHOOD PLAN

The first meeting of the Steering Group took place yesterday, and letters to community groups and businesses will be sent out shortly to invite them to participate in the process.

The Deputy Clerk will be lodging the map with the District Council for defining the area to be covered by the Neighbourhood Plan, which for Southwater was the whole of Southwater parish.

P90/10/13

TREE PRESERVATION ORDERS AND OTHER TREE MATTERS

Replacement Oak tree in Church Lane

A second oak tree has been planted in Church Lane to replace a TPO oak that was felled through disease. This is a larger specimen than the first replacement tree that was cut back during hedge trimming, and is in a different position being sited in the verge adjacent to the road.

Damage to trees

Solicitors have been instructed to provide advice in relation to trees which had been severely cut back on parish council owned land by an unauthorised person.

Members NOTED the action taken.

P91/10/13

PUBLIC OPEN SPACE

Skate Park

The Deputy Clerk reported that there were still on-going issues in relation to the skatepark over and above what had been reported. These were being investigated and a report produced for Full Council. The skatepark is still fenced and not available for use; works were on-going.

It was NOTED that a report would be forthcoming on the additional areas of concern once investigated.

The Deputy Clerk reported that monies were being sought through Section 106 agreements for the Skate Park, two recent applications relating to land in Southwater St and land to the rear of Rossbank, Worthing Rd. Despite the Southwater St application being refused and going to appeal, a Section 106 agreement still has to be drawn up as part of the process.

Contributions had also been sought for refurbishment of the Lardner kitchen at Southwater Leisure Centre from these two applications.

P92/10/13

HIGHWAYS, DRAINAGE, STREET NAMES, FOOTPATHS AND RIGHTS OF WAY

Pinch Points on Local Roads

In addition to £55 million already identified earlier in the year, the Government has announced a further £80 million is to be made available for the removal of pinch points which reduce the flow of traffic on local roads. The aim of this scheme is to improve access to local development sites and communities, and help deliver new jobs and homes

Application for funding should be received by the end of October

P93/10/13 NEW PLANNING APPLICATIONS

Application	Applicant	Reason	Recommendation
DC/13/1773 Mr Diamond	Saxon Weald, Gardener House, College Road, Southwater	Surgery to 2 x trees	No objection
DC/13/1782 Mrs Alway	Mr Michael Tree 10 Bottings Hill, Cripplegate Lane, Southwater	Removal of car port and conservatory to erect two storey flank extension and single storey extension	No objection
DC/13/1784 Mr Buckley	Mr Geoff Hawkins 9 Lintot Square Southwater	Dividing existing single retail unit into two separate units and create and replace existing shop fronts	No objection

DC/13/1809 – 51 The Fieldings

Mr Sunderland declared a prejudicial and financial interest in this application as he is the applicant. He left the meeting.

Mr Diamond said that notwithstanding the reports included with the application, he could not understand why the tree in question was the cause of the subsidence problems. The house nearest to the tree had been built in 1904 and showed no such problems. The tree was not that old, but was a significant specimen.

It was RESOLVED to recommend that this tree is to far away from the property to be the cause of the subsidence in the extension, especially as the nearest property to the tree, built in 1904, shows no sign of subsidence. The tree is a good specimen, and the Committee objects to its removal. However, it will abide by the decision of the Arboricultural Officer in this matter.

Mr Sunderland returned to the meeting

Application	Applicant	Reason	Recommendation
DC/13/1809 Mr Diamond	Mr Sunderland 51 The Fieldings, Southwater	Fell 1 x Oak Tree	As above.
DC/13/1841 Mr Cole	Mr & Mrs Hutchby 85 Camelot Close, Southwater	Notification of proposed extension extending 4m beyond rear elevation, with an eaves height of 2.1m and an overall height of 3.29m]	No objection
DC/13/1853 Mr Cole	Mr Stuart Buckthorp 61, Camelot Close Southwater	Retrospective application for single storey side extension	Object as flat roofs are contrary to the Parish Design Statement

P94/10/13 PLANNING APPEALS

There have been no appeals lodged since the last meeting.

P95/10/13 DISTRICT COUNCIL PLANNING DECISIONS

Application No	Address	Parish Recommendation	HDC Decision
DC/13/0873	1 Birchwood Cottage Shaws Lane	Retrospective application for construction of replacement barn	No Objection Permitted
DC/13/1078	Christ's Hospital School	Proposed new fire escape door (Full Planning)	No Objection Permitted
DC/13/1079	Christ's Hospital School	Proposed new fire escape door (Listed Building Consent)	No Objection Permitted
DC/13/1235	8 Fletchers Southwater	Fell 1 x Oak and surgery to 1 x Oak Trees	Object with comments Permitted

DISTRICT COUNCIL PLANNING DECISIONS (CONT)

Application No	Address		Parish Recommendation	HDC Decision
DC/13/1250	The Barn, Tower Hill	Conversion of redundant barn and outbuildings to dwelling (Amendment to previously approved DC/10/1550) (Full Planning)	No objection to external works, but ask that County Architect is consulted in relation to internal works to listed building	Permitted
DC/13/1251	The Barn, Tower Hill (Listed Building Consent)	Conversion of redundant barn and outbuildings to dwelling (Amendment to previously approved DC/10/1549) (Listed Building Consent)	No objection to external works, but ask that County Architect is consulted in relation to internal works to listed building	Permitted
DC/13/1267	Southwater Playing Fields Southwater Street	Amendment to DC/09/2089 (Proposed Sports Pavilion) to relocate the building 18m south and 4m west of approved position	Object with comments	Permitted
DC/13/1331	8 The Brook	Surgery to 1 x Oak Tree	No objection to crown reduction of up to 25% in view of proximity of house	Permitted
DC/13/1337	25 Abbots Leigh	Surgery to 1 x Oak Tree	Object if removal of overhanging boughs was the only work carried out, as this would unbalance the tree. No objection to crown lift, thin and balance and 25% reduction.	Permitted
DC/13/1364	7 Roundstone Park	Fell 2 x Ash, 1 x Hawthorn, 1 x Holly and 1 x Field Maple Tree	No Objection	Permitted
DC/13/1384	Fairacre Church Lane	Removal of front facing sub-standard conservatory and replacement with traditional built porch and building	No Objection	Permitted
DC/13/1397	36 Woodlands Way	Fell 1 x Oak Tree	No objection	Permitted
DC/13/1494	29 Timbermill	Two storey side and single storey rear extensions with change of use of parking area adjoining the dwelling to accommodate the extension	Object with comments	Permitted
DC/13/1539	Pond Farm Ghyll South of Cedar Drive	Five Year management plan for woodland edge	No objection	Permitted
DC/13/1545	28 Cornflower Way	Erection of first floor extension & single storey detached garage	No Objection	Permitted
DC/13/1548	30 Warren Drive	Non-material amendment to previously approved DC/13/1012 (Proposed first floor side extension, single storey side extension, detached double garage and conversion of existing garage) to include the relocation of garage	No Objection	Permitted
DC/13/1551	21 Dover Close	Surgery to 2 x Ash Trees	No Objection	Permitted

P96/10/13 PLANNING COMPLIANCE ACTION

36, Cedar Drive

It was reported that a driving school operates from this address, and a placard advertising this was fixed to a trailer permanently parked at the property.

The Deputy Clerk will enquire whether this signage needs permission.

P97/10/13 DATE OF NEXT MEETING –

The date of the next meeting is Thursday, 7th November 2013

The meeting closed at 8.40 p.m.