

Southwater Parish Council



Planning Committee Meeting Minutes

Wednesday 4th July, 2018, 7.30pm
Beeson House
Lintot Square
Southwater
Horsham
RH13 9LA

Committee Members

Cllr Graham Watkins (Chairman)
Cllr Neil Whitear (Vice Chairman)
Cllr Geoff Cole
Cllr Joy Hutchings
Cllr Grant McGill
Cllr Derek Moore
Cllr Michael Neale
Cllr Geoff Scoon
Cllr Barbara Varley



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 meeting held on Wednesday, 4th July, 2018 in the Council Chamber, Beeson House, Southwater, West Sussex, RH13 9LA commencing at 7.30pm.

Chairman:	Cllr N.Whitear	
	Cllr G Cole	Cllr R.Dye
	Cllr J Hutchings	Cllr G.McGill
	Cllr G Scoon	Cllr B Varley
Clerk to the Meeting:	Mrs C.M.Tobin	
County Councillor:	Not present	
District Councillors:	Cllr Claire Vickers (7.47pm)	
Press:	Not present	
Members of the Public:	4	

P41/07/18 PUBLIC PARTICIPATION

The Chairman asked those present to turn mobile phones to silent for the duration of the meeting, unless the phone call was deemed urgent in which case phone calls could be received with permission from the Chairman. In the event of a fire alarm sounding, everyone would be directed to evacuate the building via the exits indicated.

The Chairman advised that the meeting was being recorded in accordance with Standing Orders for minute purposes. The Chairman asked members of the public if they intended to record the meeting and received a negative reply.

No member of the public wished to speak at this point in the meeting.

P42/07/18 APOLOGIES FOR ABSENCE

Apologies for absence was received from Cllrs Moore, Neale, and Watkins.

Councillors NOTED and APPROVED the absence.

P43/07/18 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 anything of note to declare at this point in the meeting.

There were no declarations of interest made.

P44/07/18 MINUTES

It was proposed by Cllr G.Cole, and seconded by Cllr G.Scoon and RESOLVED by all present that the Minutes of the Planning Committee meeting held on Wednesday 6th June, 2018 be accepted as a true and correct record of the meeting.

P45/07/18 CHAIRMAN'S ANNOUNCEMENTS

The Chairman had no announcements.

Councillors NOTED the Chairman's comments.

P46/07/18 CORRESPONDENCE

The National Association of Local Council's has written to state that it has adopted a policy position in that it should be mandatory for planning authorities to adopt regimes using the Community Infrastructure Level (CIL). It would appear that many authorities are to retain the existing Section 106 system. NALC are lobbying government on this for as Members would recall where there is an adopted Neighbourhood Plan town and parish councils will receive 25% of any CIL contribution and 15% if there is no adopted plan. Council are being asked to complete a short survey. It should be said that Horsham District Council has adopted a CIL Schedule.

The Clerk stated that should members wish she would complete the survey on behalf of the Parish Council.

The Clerk was AUTHORISED by all present to respond to the NALC Survey.

P47/07/18 WEST SUSSEX COUNTY COUNCIL – OPERATION WATERSHED

West Sussex County Council continues to encourage parish and town councils and community groups to consider applying for Watershed funding if they have flood related projects. The evolution of the Watershed Schedule to capital funding requires some changes to the criteria applicants will need to meet to receive the funding.

The required demonstrable criteria for applications to be successful from April 18 include: tackle a recognised surface or ground water flood risk. Meet at least one of the following elements in its technical scope: provide new infrastructure installations or build, make material change improvements to existing infrastructure, increase the drainage capacity of existing infrastructure.

Alternatively, provision of assets for community groups usage to protect their local area evidence strong community commitment to delivering the project and carrying out future maintenance.

Should the Parish Council wish to apply once again for a further Watershed Grant then it should discuss this initially with the County Councillor for the area.

Cllr Cole felt that despite the previous award and projects undertaken by the Parish Council there were still a number of areas which he felt required further attention one of these being by the old bridge in Cripplegate Lane. An additional gully had been provided but this was still insufficient. The Clerk stated that she believed the problem was more than just the gully, Cllr Cole agreed stating that part of the problem was the leaf fall with no one clearing these but there may well be an additional issue. Cllr Varley felt that much of the problems was that the gullies were generally going uncleared. Cllr Cole referred to the area of field close to the new Berkeley roundabout which still caused flooding to that area, however, felt that overall this was the land owner's responsibility.

Members felt that the Clerk should advertise the fact that the Council wish to apply for these monies and ask the public if they could advise of any flooding or drainage concerns which they may like to be included in any grant bid.

It was RESOLVED by all present that the Clerk should put an article on Facebook and Website asking that the public identify areas which are of concern to them in terms of flooding and drainage in order that the Clerk can consider these for inclusion in the grant bid for Operation Watershed funding.

It was RESOLVED by all present that the Clerk should take forward a potential bid for Watershed Grant funding to alleviate flooding and drainage within the parished area.

The Clerk would also discuss this matter with the Area Highway Manager to see whether he had any scheme which could be included.

P48/07/18 STRATEGIC TRANSPORT INVESTMENT PROGRAMME (STIP) KEY DECISION STAKEHOLDER ENGAGEMENT JUNE 2018

The Clerk referred to correspondence emailed to all members and asked whether members wished to respond.

Cllr Scoon stated that one of the main items he had noted was the signalisation of all roundabouts.

Councillors NOTED this document was received and did not wish to respond to the proposals.

P49/07/18 BERKELEY HOMES

A meeting has been held with Berkeley's in relation to proposals in and around the Village Hall; the Parish Council being Custodian Trustees. The Clerk believes that discussions have also taken place with the Charity Management Trustees.

Members NOTED the information provided by the Clerk.

Berkeley's had submitted materials to be used within the new community building; this related to the choice of kitchen units, laminate tops, flooring and carpeting.

It was noted that the Clerk would respond with the Council's preference.

Cllr Cole stated that in relation to the Southern Water works carried out on behalf of Berkeley's problems remain with regard to the corner of the wooded area which allowed people to park cars and when wet gravel and mud. The Clerk responded that this area was part of the Country Park, and that if members wished she would report this again to the appropriate department.

Members asked the Clerk to report the section of woodland which had not been replanted following the Southern Water works to Horsham District Council; this area being used as an overflow by visitors.

P50/07/18 MILLER HOMES

A meeting had been held at the request of Miller Homes only for their representatives not to show up for the meeting; this has been reported to Planning Enforcement who had initially suggested the meeting to resolve local residents concerns following residents visit to the parish office.

The Clerk stated that she believed that if the developer continued to breach the conditions for the site, then enforcement action may be pursued by the District Council via a 'stop notice'.

Members NOTED the current position with regards to this development and felt it was disappointed with the approach taken by Miller Homes.

P51/07/18 HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES, VERGES, FOOTPATHS AND RIGHTS OF WAY

A resident of Tower Hill has written to Council requesting assistance in having the speed limit of 60mph reduced in this area. The Clerk had provided information in terms of having a petition and contact details for the County Councillor for the area.

The Clerk informed members that there had been a number of attempts by local residents in the past which had been supported by the Parish but which unfortunately had not met Highways criteria. Various MP's had also been heavily involved at the time along with the previous County Councillor Brad Watson OBE.

Members felt that the other area of concern was the junction of Two Mile Ash and Christ's Hospital Road with poor sight lines and the speed of traffic from both Horsham and via Two Mile Ash. Cllr Hutchings said that in her opinion there was an accident waiting to happen and with the additional development ongoing and new proposal by Christ's Hospital to improve leisure facilities this could only add more traffic to both Christ's Hospital Road and Two Mile Ash.

A general discussion on traffic speeds and Two Mile Ash then took place, the Clerk suggested that perhaps the Committee would like to invite the Area Highways

Manager, Chris Stark along to a meeting to update members on both this topic and other highway relates issues.

Councillors NOTED the information provided by the Clerk and asked the Clerk to invite the West Sussex Area Highways Manager to a future meeting to discuss highway mattes in general.

P52/07/18 NEW PLANNING APPLICATIONS

The Chairman indicated that with the August recess, it was necessary to approve the delegation of planning applications to the Member to whom the plan is allocated, and or The Clerk and Chairman of Planning.

It was APPROVED by all present that planning recommendations be delegated to the Member to whom the plan was allocated, and or, the Clerk and Chairman of Planning and that these be reported to the Committee in September.

Application Number	Applicant	Reason for Application	Recommendation
DC/18/1118 Graham Watkins	Ms R O'Toole- Quinn Barford Worthing Road Southwater Horsham West Sussex RH13 9BH	Erection of two storey rear extension and alteration to existing rear projection, single storey front extension, first floor side extension, alterations to roof including creation of front former and rooflight and removal of existing chimney (Revised proposal to previously approved application DC/16/0902). https://public-access.horsham.gov.uk/publicaccess/applicationDetails.do?activeTab=externalDocuments&keyVal=P99YAXIJMGD00	No objection
DC/18/1160 Ross Dye	Mr and Mrs M Zealand 40 Corfe Close Southwater Horsham West Sussex RH13 9XL	Erection of first floor front extension over existing front porch and first floor side extension over existing garage https://public-access.horsham.gov.uk/publicaccess/applicationDetails.do?activeTab=externalDocuments&keyVal=P9L2ADIJMIK00	This matter was delegated to Clerk and Chairman
DC/18/1169 Michael Neale	Mr John Pickersgill Little Pilfolds Tower Hill Horsham West Sussex RH13 0JZ	Outline application for the demolition of existing garage and erection of a single storey dwelling with all matters reserved. Application following refusal of previous application DC/17/0280. https://public-access.horsham.gov.uk/publicaccess/applicationDetails.do?activeTab=externalDocuments&keyVal=P9LDGNIJMIX00	Members did not feel that there was any material change from the previous application in that this fell outside the development hierarchy and settlement boundary and was not compliant with HDPF Policy No.26 on the basis of this the recommendation was to object to the application.
DC/18/1221 Joy Hutchings	Mr Ken Robson 20 Little Bridges Close Southwater Horsham West Sussex RH13 9HH	Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8m, for which the maximum height would be 4m, and for which the height of the eaves would be 2.1m. https://public-access.horsham.gov.uk/publicaccess/applicationDetails.do?activeTab=externalDocuments&keyVal=P9YFGBIJ07D00	No objection

DC/18/1246 In Office	Berkeleys Berkeley Homes Development Site Worthing Road Southwater West Sussex	Reserved matters approval sought for layout, appearance, landscaping, scale and access for the erection of 214 dwellings (including 61 affordable dwellings) with associated access, parking and landscaping works pursuant to outline planning permission DC/14/0590. https://public-access.horsham.gov.uk/publicaccess/applicationDetails.do?activeTab=externalIDocuments&keyVal=PA7LJULJMO600	Members did however comment about the highway concerns in that there would be in excess of 500 vehicles moves each day along this new road system which at some stage went onto the Worthing Road. There were 411 parking spaces being provided for. This matter was delegated to Cllrs Watkins, Cole and Whitear and the Clerk.
DC/18/125 5 In Office	Berkeleys Berkeley Homes Development Site Worthing Road Southwater West Sussex	Reserved matters approval sought for layout, appearance, landscaping and access for the provision of allotments and car park with associated access and landscaping works pursuant to outline planning permission DC/14/0599	This matter was delegated to Cllrs Watkins, Cole and Whitear and the Clerk.
DC/18/1276 Geoff Cole	Mr Neil Bailey Griggs Tower Hill Horsham West Sussex RH13 0JT	Replacement of existing 2 sets of French windows with new 14 mm Timbalite double glazed French windows and frames. (Listed Building Consent) https://public-access.horsham.gov.uk/publicaccess/applicationDetails.do?activeTab=externalIDocuments&keyVal=PACU98IJMPL00	Cllr Cole stated that this application was for Listed Building and he had no objection with the plan having also been approved previously. No objection
DC/18/1278 Graham Watkins	Mr Ramesh Shingadia Londis Worthing Road Southwater Horsham West Sussex RH13 9HE	Variation of Condition 1 to previously approved application DC/17/0520 (Erection of 1 No 2 bed flat at first floor level above existing retail unit. Provision of 2 No car parking spaces, bike store and bin store. Replacement horse chestnut tree previously removed). Internal changes to form 2x 1 bed flats rather than 1x 2 bed flat. Minor external alterations. https://public-access.horsham.gov.uk/publicaccess/applicationDetails.do?activeTab=externalIDocuments&keyVal=PACZU2IJMPQ00	Cllr Cole could not see why this had been refused by the District Council every attempt to satisfy the planning authority in changing plans had been made. Cllr Varley was also supportive of the application. Cllr Watkins has indicated that should this be again refused by the District Council he would attend the relevant Committee meeting. No objection, should any CIL/Section 106 development gain be permissible then the Parish Council would like sight of the agreement prior to approval in order to comment.
DC/18/1339 Denis Bull	Mr Danny Leach 51 Rascals Close Southwater Horsham West Sussex RH13 9GB	Fell 1 x Unidentified Tree and 1 x Wild Cherry, Surgery to Various Trees https://public-access.horsham.gov.uk/publicaccess/applicationDetails.do?activeTab=externalIDocuments&keyVal=PAQ41FLJMT200	No objection
DC/18/1340 Denis Bull	Subsidence Management Services 26 The Fieldings Southwater Horsham West Sussex RH13 9LY	Fell 1 x Oak https://public-access.horsham.gov.uk/publicaccess/applicationDetails.do?activeTab=externalIDocuments&keyVal=PAQ6TTIJMT400	Resident has written to Will Jones in relation to this proposal stating that it is essential and urgent Mr. Bull reports that this is an attempt to deal with a claim of subsidence. His view is that the tree is a healthy oak one of four oaks in a hedge row marking what was the southern boundary of the parish. It runs from Nuthurst Wood in the east to Marlpost in the West. The Mulberry Fields development is under construction immediately to the south. The house affected by the subsidence is No.27 but the tree is at the rear of 26. There are three other oaks close to the property with No26 recently had work carried out on the tree on their ground. The tree at 26 is well shaped and is not excessive in height or spread. Almost all the housing backing onto the boundary have been underpinned and this is what the

			<p>owners of No.27 were expecting. They are very much against the tree being felled, the owner of No26 is very angry that they want to cut down his tree particularly now that new development is taking place at the rear of his property. He is also hugely concerned with the prospect of heave should the tree be removed. Having read all the reports connect with the application, the tree warden cannot find a direct link to show that the roots from this tree are in any way connected with the problems at 27. It appeared to him that it was chosen at random or because it is the only one of the four nearby Oaks that has not been subject to surgery this year. The tree warden does not consider works are necessary and would recommend an objection in line with local residents.</p> <p>Cllr Cole stated that he was aware that most of the homes in The Fielding had been underpinned this may however be the exception all the properties he believed had shallow foundations.</p> <p>Recommendation: Object</p>
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P53/07/18 PLANNING APPEALS

None to report.

P54/07/18 DISTRICT COUNCIL DECISIONS

None to report with the printed list having been provided to Members prior to the meeting.

P55/07/18 PLANNING COMPLIANCE ACTION

The Clerk stated that she had held discussions with Planning Enforcement in relation to compliance issues at the Mulberry Fields development. These mainly dealt with excessive noise on site disturbing neighbouring properties, out of hours working.

P56/07/18 DATE OF NEXT MEETING: Wednesday 5th September 2018

The meeting finished at 8.05 pm.

Chairman.....

Date of Signature.....