



## **SOUTHWATER PARISH COUNCIL**

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

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### **Minutes of the remote Planning Committee meeting held on Wednesday 2<sup>nd</sup> December 2020 at 7.30pm.**

#### **Present:**

**Councillors Present in Chamber:** G Watkins (Chairman of Committee)

**Councillors Present by Remote Means:** G Cole (Vice Chairman of Committee), D Moore, G Scoon, R Stranks

**Members of the Public:** were able to view meeting by Live YouTube Stream

**Deputy Clerk:** Justin Tyler

This meeting was conducted in accordance with safe working practices as per government guidelines. All those present in the Chamber had their temperature taken prior to the meeting and all were within the government guidelines for safe attendance in regard to COVID-19. He clarified to all those in the room that if symptoms developed during the meeting or they felt unwell in any way to please leave the room.

The Chairman confirmed that the meeting was not being recorded and did a roll call at the commencement of the meeting of all those attending both remotely and in person for the benefit of those viewing the streamed meeting. He stated that the meeting was being held in accordance with Government Regulations approved during the COVID-19 Pandemic for the period of May 2020 – May 2021.

The Chairman welcomed all Councillors in attendance both remotely and in person and all members of the Public watching via live stream, to the meeting. He clarified with the Deputy Clerk that no members of the public had requested to speak at the meeting. He stated that when a member of the public does request to speak in any convened meeting that public are invited to speak at, this would be for maximum of 5 minutes

The Chairman confirmed with all Councillors that they had received the documentation required to consider the Agenda items.

The Chairman clarified the voting protocol required for decisions, etiquette required to conduct the meeting and housekeeping rules and also reminded all Councillors that if an interest had been declared, they would not be able to take part in any discussion or vote. Voting would be symbolised by a thumbs up for approval, down for against or horizontal hand for abstention. He explained that in cases where, in the opinion of the Chairperson, there is consensus, the Chairperson may seek to secure agreement whilst providing an opportunity for any dissenting members to be heard or to request a formal roll call vote

The Chairman explained that if meeting was at any point not accessible to Councillors/Chairperson through remote means due to any technological or other failure of provision, then he would immediately adjourn the meeting. If the provision of access through remote means could not be restored within 10 minutes, then the remaining business will be considered at a time and date. If a new date could not be fixed the remaining business will be considered at the next ordinary meeting.

#### **Actions**

**1. APOLOGIES FOR ABSENCE**

Apologies received from Councillor Neale.

**2. DECLARATIONS OF INTEREST**

None.

**3. PUBLIC FORUM – Public Question Time – 15 minutes in total. Members of the public can only view the meeting and not take part unless pre-arranged with either the Clerk, Deputy Clerk or Chairman of the meeting.**

*Participating members of the public will be limited to 3 people maximum per meeting. Each member of the public can only refer to items on the agenda and will be allowed to ask one question and one ancillary questions that combined will not last any longer than 5 minutes. Once participating members have asked their questions or made their statements as above, they will be removed from the meeting accordingly and will then only be able to access the meeting via YouTube live stream.*

No public had requested to speak.

**4. MINUTES – To note the minutes of the Planning Committee meeting of 4th November 2020.**

It was noted the minutes had been approved at Full Council Meeting of 18<sup>th</sup> November 2020.

**5. CHAIRMAN’S REPORT**

Nothing to report.

**6. CORRESPONDENCE**

Nothing to report.

**7. BERKELEY HOMES - To discuss and approve any other matters in relation to Berkeley Homes.**

Nothing to report.

**8. HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES & NUMBERS, VERGES, FOOTPATHS AND RIGHTS OF WAY - To discuss and approve any matters in relation to the above**

The Chairman updated the committee that there was a PROW (Public Right of Way) application for a route at Easteds Barn. Advice had been sought and a response would be given by the due date. SPC had installed a permissive path in this area funded by receipts from the income generated from the Lease of Easteds Barn.

He advised that the flooding issues at Cripplegate Lane were being investigated and County Councillor Nigel Jupp had walked the road with the Chairman to inspect following a Zoom meeting with Parish Councillors to discuss the issue. He advised County Councillor Nigel Jupp arranged for the gullies to be cleared out the following day. Further inspections have been requested as it had not solved the issue of flooding. Councillor Stranks advised he had requested a schedule of cleaning of gullies from WSCC and asked for how many complaints they had received to date for Cripplegate Lane. Councillor Moore stated he used Love West Sussex to report flooding and other road matters and hoped more residents would use it to report issues.

## 9. NEW PLANNING APPLICATIONS FOR CONSIDERATION

Application Number	Applicant	Reason for Application	Parish Decision	Neighbour Consultation Date	Date of Determination
DC/20/2011 Geoff Scoon	Denne Park Gate Denne Road Horsham West Sussex RH12 1JR	Erection of a single storey home office and ancillary annexe. <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=QIAV1LIJHT400">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=QIAV1LIJHT400</a>	No objection, however, a non-severance clause should be included.	4 <sup>th</sup> December 2020	7 <sup>th</sup> January 2021
DC/20/2148 Derek Moore	15 King Edward Close Christ's Hospital Horsham West Sussex RH13 0LX	Erection of a single storey rear extension. <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=QJ7UK2IJ02X00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=QJ7UK2IJ02X00</a>	Object as the proposal includes a flat roof which is contrary to the Parish Design Statement 2011 and emerging Neighbourhood Plan.	3 <sup>rd</sup> December 2020	6 <sup>th</sup> January 2021
DC/20/2165 In Office	11, 13, 15 Beechwood Southwater Horsham West Sussex RH13 9JL	Surgery to 3 x Oak Trees <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=QJBFOPJI2M00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=QJBFOPJI2M00</a>	No objection subject to maximum 30% reduction.	Not available	12 <sup>th</sup> January 2021
DC/20/2171 In Office	Martindales Southwater West Sussex	Surgery to 1 x Oak (adj to no.35) <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=QJBON7IJ0D600">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=QJBON7IJ0D600</a>	No objection subject to maximum 30% reduction.	Not available	4 <sup>th</sup> January 2021
DC/20/2275 In Office	10 Fletchers Southwater Horsham West Sussex RH13 9BE	Surgery to 1 x Ash <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=QJZP2VIJ0D600">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=QJZP2VIJ0D600</a>	No objection subject to maximum 30% reduction.	No Available	13 <sup>th</sup> January 2021
DC/20/2309 Robert Stranks	6 The Fieldings Southwater Horsham West Sussex RH13 9LY	Erection of single storey rear extension and installation of new garden wall. <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=dates&amp;keyVal=QK5LTEIJA000">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=dates&amp;keyVal=QK5LTEIJA000</a>	Objection to the relocation/installation of new garden wall as SPC believes the application to be incomplete. However, no objection to the single storey rear extension.	16 <sup>th</sup> December 2020	18 <sup>th</sup> January 2021
DC/20/2067 In office	9 Fletchers Southwater Horsham West Sussex RH13 9BE	Surgery to 1 x Ash <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=QINLGTIJHWD00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=QINLGTIJHWD00</a>	No objection subject to maximum 30% reduction.	Not Available	20 <sup>th</sup> January 2021

**10. NEW PLANNING APPLICATIONS FOR CONSIDERATION WITH A DEADLINE PRIOR TO THE MEETING – To note**  
delegated recommendations submitted where applicable.

Application Number	Applicant	Reason for Application	Parish Decision	Neighbour Consultation Date	Date of Determination
DC/20/1177 Derek Moore	10 Corfe Close Southwater Horsham West Sussex RH13 9XL	Amendment to : Erection of a side and rear double storey extension <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=QCKRLHIJGBT00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=QCKRLHIJGBT00</a>	Objection maintained based upon SPC's original view as amendments have not altered original plan. Reasons for Objection include: Overdevelopment of site. Concern that new bedrooms are contrary to SNP9 & 10, space standards and 1985 housing act, section 326 bedroom standards. With pre existing bedroom sizes on minimum levels. Loss of parking will cause parking difficulty for neighbour and change character of site. Design of frontage is out of character with existing neighbouring buildings. Various aspects contrary to both Parish Design Statement 2011 and emerging Neighbourhood Plan.	26 <sup>th</sup> November 2020	24 <sup>th</sup> August 2020
DC/20/2034 Geoff Scoon	72 Woodlands Way Southwater Horsham West Sussex RH13 9JA	Erection of a single storey front extension and extension of garage to attach to bungalow. <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=QII1E4IJHUP00">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=QII1E4IJHUP00</a>	Objection on the basis that with regards the integration, through a combination of relocation or reconstruction of a garage with a flat roof. Refer to Southwater Parish Design Statement 2011, page 28, 15 – Summary of Design Guidelines, where it is stated 'pitched roofs are the accepted standard'. This is to ensure the character of the neighbourhood is maintained. Also refer to emerging Neighbourhood Plan 2019-2031.	30 <sup>th</sup> November 2020	1 <sup>st</sup> January 2021
DC/20/2138 In office	25 The Fieldings Southwater Horsham West Sussex RH13 9LY	Fell 2 x Oaks <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=summary&amp;keyVal=QJ63O6IJOD600">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=summary&amp;keyVal=QJ63O6IJOD600</a>	No objection.	23 <sup>rd</sup> November 2020	28 <sup>th</sup> December 2020
DC/20/2157 Geoff Cole	Runnymede Farm Reeds Lane Southwater Horsham West Sussex RH13 9DQ	Demolition of a single storey dwelling and construction of a double storey dwelling. Creation of vehicle access from Reeds Lane. <a href="https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=QJ9L12IJI2100">https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&amp;keyVal=QJ9L12IJI2100</a>	No objection.	26 <sup>th</sup> November 2020	30 <sup>th</sup> December 2020

**11. NEIGHBOURHOOD PLAN – To receive an update**

The Deputy Clerk advised there was nothing new to report. The Chairman opened discussion to the Committee with respect to HDC approving planning applications that SPC had objected to and how the Neighbourhood Plan once made should give SPC more weight in the decision process. Councillor Scoon raised concerns over applications getting approved for extensions and loss of off-road parking. It was discussed that the Parish Design Statement 2011 was approved by HDC as an official planning document although do not have to comply with but should consider. The Chairman suggested the Councillors on the Planning Committee make representation at HDC's Planning Committee with respect to planning applications where SPC had objected but

HDC were likely to approve. As HDC may not have the resource to attend site meetings of applications Councillors could submit video footage to assist the Planning Officer when making a decision and to fully comprehend the perspective and recommendation made by SPC Planning Committee. The Chairman advised the Committee could invite a Senior Planning Officer to a future meeting to discuss opposing decisions on applications.

**12. PLANNING APPEALS – (Information only)**

The Deputy Clerk updated the committee that one had been received from HDC with Appeal Reference APP/Z3825/W/20/3246893 relating to land north of Jackrells Lane, Southwater RH13 9DH and planning application DC/19/0326, dated 30 January 2019. The Inspector appointed dismissed the appeal.

**13. DISTRICT COUNCIL DECISIONS – (Information only)**

The Chairman stated these had been circulated by email to the Committee.

**14. PLANNING COMPLIANCE ACTION**

The Chairman advised that the Council had been asked to comment on complaints from residents in Nutham Lane, regarding the possible incursion into public open space and the land contained within the transfer of the Lease to Easteds Barn. He updated the committee that the Council was in the process of dealing with the matter which may well involve the transfer of additional D1 and D2 land adjacent to Easteds Barn. No application will be made by the Parish Council for a change of use of the Public Open Space land as this would form an unacceptable precedent for future such transfers. Unfortunately, the adjacent land can only be to the east of Easteds Barn due to the application for the Public Right of Way (PROW)(west of the building) mentioned in Item 8. HDC had confirmed the land within the 2018 planning application as ‘unrestricted D1 D2 use’. This has now proved not to be incorrectly stated and the case thus subsequently will incur unrecoverable legal costs which will have to be added to the future Council budget. The Chairman advised more detail would be provided at Full Council in January 2021 and updated the Committee that the issue was inherited through poor advice received. Councillor Stranks queried if it would affect the precept and budget and the Chairman advised that pending legal action was being considered which could make costs recoverable.

**15. DATE OF NEXT MEETING [*Now confirmed as 13<sup>th</sup> January 2021*]**

It was discussed by the Committee to trial an earlier time of 6:00pm for the next meeting as the Clerk had scheduled the date of the next planning meeting for Wednesday, 13<sup>th</sup> January 2021, as per the updated forthcoming meetings table on the parish website, and as it clashed with the Village Hall’s meeting at 7:30pm. It was AGREED by the Committee to hold the Planning Committee meeting of 13<sup>th</sup> January 2021 at 6:00pm.

**This meeting was not recorded and ended at 8:30pm**