

SOUTHWATER PARISH COUNCIL

The Minutes of the PLANNING COMMITTEE Meeting held on Wednesday 1st March 2017 in the Council Chamber, Beeson House, Southwater commencing at 7.30 p.m.

Present: Chairman: Cllr G.Watkins

**Cllr L.Apted
Cllr P.Davies
Cllr B. Greening
Cllr B. Varley**

**Cllr G. Cole
Cllr P.Flores-Moore
Cllr M. Neale**

Mr.Derek Moore, Co-Opted Non-Voting Member of Council

Clerk: Mrs C. Tobin

County Councillor: Not present

District Councillors: Cllr J.Chidlow

Press: Not present

Members of the Public: Not present

P176/03/17 PUBLIC PARTICIPATION

The Chairman 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.

Cllr Watkins advised that this meeting would not be recorded due to equipment malfunction.

P177/03/17 APOLOGIES

There were apologies noted and agreed from Cllrs Diamond, Dye and Hutchings.

Councillors NOTED and APPROVED the absences.

P178/03/17 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 at anything of note to declare at this point in the meeting.

No declarations were received.

P179/03/17 MINUTES

It was proposed by Cllr Apted, seconded by Cllr Cole and RESOLVED by all present that the Minutes of the Planning Committee meeting held on Wednesday 8th February 2017, be accepted as a true and correct record of the meeting.

P180/03/17 CHAIRMAN'S ANNOUNCEMENTS

The Chairman indicated that he had no announcements.

P181/03/17 CORRESPONDENCE

The Chairman reported that other than the correspondence sent to Councillors there were no items to report.

CIL Proposals

The Clerk referred to an article sent to members regarding a government commissioned review.

Horsham District Council – Attitudes towards future Housing in Horsham and Mid Sussex

The Clerk referred to this document which had been sent to Councillors for information. The top line findings of the poll being:

- 69% of the residents polled felt that new houses should be built to enable local people to stay in the district;
- 93% of the residents polled felt new infrastructure should accompany the new houses and;
- 69% of the residents polled expressed a preference for a single new development compared to just 21% favouring a more dispersed housing strategy.

The Chairman indicated that the information had been obtained via a phone poll of 1,000 people.

Councillors NOTED the correspondence sent.

P182/03/17 NEIGHBOURHOOD PLAN

The Chairman informed those present that a further Steering Group Meeting had been held on the 22nd February, when the sites assessed were approved by the Steering Group. Minutes were being produced and would be displayed on the website.

Councillors NOTED this information.

Cllr Davies arrived at this point in the meeting.

P183/03/17 BERKELEY HOMES

The Chairman reported that there had been no further meeting with Berkeley's. The Chairman confirmed that the flooding to the Old School House appeared to be resolved; this was not a Berkeley Homes issue but more a WSCC Highways issue with broken pipework thought to have been caused when SSE put in the new street lights in Worthing Road.

Cllr Cole discussed the on-going issues regarding the ponding just off of the new roundabout at Cedar Drive. The main problem in his view was that the water simply did not flow into the ditch as this was below the level of the path. The Chairman suggested that this matter be discussed again with Berkeley's to find a suitable outcome.

P184/03/17 PUBLIC OPEN SPACE

The Clerk had nothing to report at this point.

P185/03/17 HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES, FOOTPATHS AND RIGHTS OF WAY

The Clerk reported that the northern pinch point by the Junior School had been removed. This matter had been discussed with both Highways and Berkeley's over 12 months previously. Having assessed its impact in relation to safety it had been decided to remove this.

The Clerk informed Members that Itchingfield Council had written regarding concerns that water was coming onto the roadway by Barking Cottage, Two Mile Ash and wondered whether this was to be actioned under Watershed. The Clerk had responded indicating that the Council had considered this but did not have Watershed funding to undertake any works, therefore work would not be undertaken. At the time of Watershed it had been proposed to look at this area; however WSCC officers indicated that the problem lay with the landowner from where the water was emanating.

Itchingfield Council have also asked once again for the Council to consider replacing the old wooden type signage at the junction of Christ's Hospital Road and Two Mile Ash. Again in line with previous policy the Clerk has indicated to Itchingfield that it is not the Council's intent to replace this with like for like but had asked WSCC to replace with the more standardised signs.

Mr.Derek Moore asked whether it might be possible for the Parish Council to approach Christ's Hospital to see whether they would perhaps provide new black and white signs for this location, it being so close to the School itself.

Councillors NOTED the Clerks comments and asked that the Clerk contact a representative of Christ's Hospital to see whether it would be possible for them to provide for new black and white signage to replace the existing.

P186/03/17 NEW PLANNING APPLICATIONS

Application No	Applicant	Reason for Application	Recommendation
DC/16/1919 Office	Berkeley Homes Land West of Worthing Road, Southwater, West Sussex RH13 9DT	Provision of a community building, 2 x football pitches, a cricket pitch, 2 x tennis courts, a multi-use games area (MUGA), a skate park, a LEAP/NEAP with associated access and parking and landscaping works etc.	No objection but the Parish Council would support the report from Sussex Police in relation to the lighting, landscaping and security to car parks.

Application No	Applicant	Reason for Application	Recommendation
DC/17/0199 Office	Berkeley Homes, Land West of Worthing Road, Southwater, West Sussex RH13 9DT	Non material amendment to previously approved Dc/15/2064 (Erection of 244 dwellings (including 54 retirement living apartments) with associated access, parking and landscape works pursuant to outline planning permission DC/14/0590 etc.	No objection
DC/17/0203 Geoff Cole	Park & Ride, Worthing Road, Southwater	Non material amendment to previously approved DC/16/1633 temporary change of use of part of the car park to refuse vehicle/truck parking for existing operation of the adjacent Hop Oast depot including erection of fencing and ancillary works etc.	No objection
DC/17/0241 Geoff Cole	Mr. & Mrs.M.Pickering 51 Blakes Farm Road, Southwater, West Sussex	Proposed side and rear extension, first floor addition and conversion of garage	No objection, but wish to see a condition in relation to no further development on site attached to property due to future over intensification of site
DC/17/0280 Michael Neale	Mr. & Mrs.Pickersgill Little Pifolds Tower Hill, Horsham, West Sussex	Proposed new house (outline permission)	Objection based on highway concerns and the inaccuracies between statements, application form and plan. Members were concerned about the District Council's validation process in allowing this application to proceed.
DC/17/0322 Paul Davies	The Beeches, 3 Willmead, Southwater	Erection of car port to the north east elevation	Objection contrary to the PDS flat roof and is not in keeping with property
DC/17/0334 Kieran Diamond	Mr. & Mrs.S.Cooper 135 Blakes Farm Road, Southwater, West Sussex	Demolition of existing garage erection of two storey side extension and rear single storey extension	No objection
DC/17/0334 Ross Dye	104 Timber Mill, Southwater, West Sussex	Erection of a single storey rear extension	Objection due to incorrect details on the application form in relation to the property number. Members were concerned about the District Council's validation process in allowing this application to proceed.

P187/03/17 PLANNING APPEALS

The Clerk referred to DC/16/1662, 47 Blakes Farm Road, Southwater. This

appeal relates to permission granted but where the appeal was against Condition 4 in that the proposed additional window to be installed at the first floor level should be glazed with obscure glass to protect the amenities and privacy of adjoining properties. The appeal has been allowed.

Councillors NOTED this information.

DC/16/2527 Farm Buildings, Hawthorns Bar Lane, Southwater – an appeal has been raised regarding prior approval for a change of use from agricultural building to dwelling (C3 Use Class)

Councillors NOTED this information.

P188/03/17 DISTRICT COUNCIL DECISIONS

Cllr Flores-Moore said that she would like to discuss her concerns regarding decisions being made by the District Council Planning Authority in that at least five of the latest decisions made were contrary to the views of the Parish Council and the Parish Design Statement. The officers appear to take little or no heed of this important document which the Parish Council and others had put a lot of work and which was encouraged at the time by the District Council as supplementary planning guidance. The Chairman felt that this was the case but that the officers were now taking this document as advisory guidance. He stated that much of the Parish Design Statement policies would be encompassed within the Neighbourhood Plan, which officers would then have to consider along with the Local Plan.

The Clerk suggested that perhaps the Senior Planning Officer, Mr.A.Thatcher could be invited to discuss the Parish Council’s concerns to a future meeting.

The Clerk also questioned one of the decisions in that the Parish Council had objected to an application yet the officer had not referred this to the District Council’s committee. Members after a short discussion it was felt that this particular planning application should be highlighted and questioned as to why it had not been referred.

It was AGREED by all present that the Clerk should invite Mr.Thatcher of the District Council’s Planning Authority to a future meeting of the Planning Committee.

Application No	Address	Reason	Our Recommendation	HDC Decision
DC/16/2280	Oakside 3 Great Lime Kilns Southwater Horsham West Sussex RH13 9JL	Extension of residential curtilage to the rear and erection of new fencing	The Committee were reminded that the Parish Council were applying for adverse possession of Old Stakers Lane and it was not appropriate therefore to comment. Background information was supplied.	Permitted
DC/16/2569	Cardtronics UK Ltd, Trading As CASHZONE The Co-Operative Store Lintot Square Fairbank Road Southwater Horsham West Sussex RH13 9LA	The installation of an Automated Teller Machine	No objection	Permitted

Application No	Address	Reason	Our Recommendation	HDC Decision
DC/16/2570	Cardtronics UK Ltd, Trading As CASHZONE The Co-Operative Store Lintot Square Fairbank Road Southwater Horsham West Sussex RH13 9LA	The installation of 1No non-illuminated top sign and 1No non-illuminated logo panel	No Objection	Permitted
DC/16/2602	3 Cornflower Way Southwater Horsham West Sussex RH13 9WB	Demolition of pitched roofed attached garage and erection of two storey side extension and single storey rear extension (Revisions to approved DC/15/0932)	Object as this is contrary to the Parish Design Statement (supplementary Planning Guidance) in relation to the flat roofs proposed not in keeping	Permitted
DC/16/2711	29 Warren Drive Southwater Horsham West Sussex RH13 9GL	Proposed Extension and Alterations (part first floor to the side and part two storey to the rear)	Objection due to the impact on the local area and neighbouring properties. Concerns about the sightlines being altered. Over intensification of site.	Permitted
DC/16/2684	Londis Worthing Road Southwater Horsham West Sussex RH13 9HE	Erection of 2nd 1 bed flats at first floor level above existing retail unit, provision of 2 no car parking spaces, bike store and bins store	No objection	Refused
DC/16/2732	Pump Cottage Worthing Road Southwater Horsham West Sussex RH13 9BH	Erection of a single storey Oak framed Orangery with part tiled and glazed lantern roof	no objection	Permitted
DC/16/2749	Ash Place Two Mile Ash Horsham West Sussex RH13 0PG	Demolition of garage and wing of house and erection of a two storey side extension	No Objection	Permitted
DC/16/2762	16 Great Lime Kilns Southwater Horsham West Sussex RH13 9JL	Proposed new single storey garden room/gym	Objection on the grounds of over intensification of the site, and that the proposed roof to the building which is brick built is contrary to the Parish Design Statement.	Permitted
DC/16/2860	49 Bamborough Close Southwater Horsham West Sussex RH13 9XG	Two storey side extension	Objection on the basis that the application does not currently have a hipped roof	Permitted
DC/16/2871	Keepers Cottage Coltstaple Lane Horsham West Sussex RH13 9AN	Retention of 10 low level lights to enable use of sand school during winter months	No objection however the lighting should only be operational between 4-7pm.	Permitted
DC/16/2929	6 Corfe Close Southwater West Sussex RH13 9XL	Two Storey side extension	No Objection	Permitted
DC/16/2956	25 Little Bridges Close Southwater Horsham West Sussex RH13 9HH	Proposed front/side/rear single storey extension / internal alterations	Objection as this would be imposing on the neighbouring property. Over intensification of site and is contrary to the Parish Design Statement in terms of the proposed flat roof	Refused
DC/17/0007	Kings Church Horsham Kings House Southwater Business Park Worthing Road Southwater Horsham West Sussex RH13 9JB	External alterations to facade of building	No objection	Permitted
DC/17/0060	Southwater Junior Academy Worthing Road Southwater Horsham West Sussex RH13 9JH	The renewal of temporary planning permission of a mobile double classroom for a further five year period (second unit on the school site).	No Objection	Permitted

Application No	Address	Reason	Our Recommendation	HDC Decision
DC/17/0071	1 Church Lane Southwater Horsham West Sussex RH13 9EB	Non material amendment to previously approved application DC/15/1563 (Erection of single 3 bedroom semi-detached house with revised vehicle access, drive and parking). Alterations to first floor at rear with associated elevational changes and amendments to landscape to provide access to rear of no1 Church Lane.	Object to the application this being contrary to the Parish Design Statement in terms of terracing, would expect the roof to be hipped.	Refused
DC/17/0124	Old School Cottage Denne Road Horsham West Sussex RH12 1JR	Non-Material amendment to previously approved application DC/16/1945 (Construction of single storey extension) Extension door design amendments to Southwest and Northwest elevations	The Parish Council whilst noting that approval was granted by HDC had concerns about the date of permission being granted.	Permitted
DC/17/0199	Land West of Worthing Road Southwater West Sussex	Non material amendment to previously approved DC/15/2064 (Erection of 244 dwellings (including 54 retirement living apartments) with associated access, parking and landscape works pursuant to outline planning permission DC/14/0590 (Approval of Reserved Matters) Handing of Plots 131-133 to enable disabled access.		Permitted

P189/03/17 PLANNING COMPLIANCE ACTION

Brookworth Development

The Clerk confirmed that she had discussed the community's concerns regarding the parking situation emanating from this development. The Clerk has been informed by Horsham District Council that the local police team would be visiting the site to see what if any action could be taken.

Southwater Street Development

The Clerk confirmed that she had also reported this matter to the Enforcement Team at HDC as a similar situation was now prevailing through development.

Councillors NOTED the information provided by the Clerk.

Courtlands

The Chairman advised Members that following residents attending recent meeting of Council he had attended on site and he was appalled at the condition of the road surface. He had been advised that the developer was being extremely difficult with the residents over the resurfacing which was essential to avoid flooding to the properties. This matter was now being pursued by the District Council's Planning Enforcement Team. The Chairman gave the example that water stop cocks were above the level of the road as

were the gullies. The developer is insisting that the road surfacing was not part of the planning approval.

Councillors NOTED that the matter was now in the hands of the District Council's Planning Enforcement Team.

P190/03/17 DATE OF NEXT MEETING

The date of the next meeting is Wednesday 5th April 2017

The meeting closed at 8.55 pm.