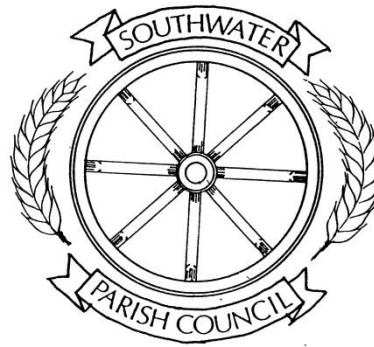


Southwater Parish Council



Planning Committee Meeting Minutes

Wednesday 1st November 2017, 7.30pm
Beeson House
Lintot Square
Southwater
Horsham
RH13 9LA

Committee Members

Cllr Graham Watkins (Chairman)
Cllr Laurie Apted (Vice Chairman)
Cllr Geoff Cole
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 1st November 2017 at 7.30pm.**

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

Cllr G Cole
Cllr J Hutchings
Cllr M Neale

Cllr R Dye
Cllr D Moore
Cllr B Varley

Committee Clerk: **Ms N Donbavand**

County Councillor: **Not present**

District Councillors: **Not present**

Press: **Not present**

Members of the Public: **Four**

P100/11/17 PUBLIC PARTICIPATION

The Chairman asked those present to turn off their mobile phone 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.

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

P101/11/17 APOLOGIES

Apologies for absence were received from Cllrs Apted and O'Toole Quinn and Mr Scoon.

Councillors NOTED and APPROVED the absences.

P102/11/17 DECLARATION OF INTERESTS

The Committee 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 Dye declared an interest in Item 13 on the Agenda, Planning Application DC/16/2855 and DC/16/2856 Holbrook and HFC (Minute 112/11/17).

P103/11/17 MINUTES

It was proposed by Cllr Neale and seconded by Cllr Moore and RESOLVED by all present that the Minutes of the Planning Committee meeting held on Wednesday 4th October 2017 be accepted as a true and correct record of the meeting.

P104/11/17 CHAIRMAN'S ANNOUNCEMENTS

The Chairman announced the retirement of Paul Addison, West Sussex County Council. Paul was a great asset to West Sussex and the Parish Council regret his early retirement.

Members NOTED the information.

P105/11/17 CORRESPONDENCE

West Sussex Cycle Summit 2017

Members received a report from the meeting held on Monday 9th October 2017 and circulated prior to the meeting.

Stakers Lane

Members were notified that West Sussex County Council had been contacted regarding the poor surface of Stakers Lane between Cripplegate Lane and Southern Water pumping station compound. West Sussex County Council have confirmed they were conducting enquiries to source funding to make good the surface.

Members NOTED the information.

P106/11/17 BERKELEY HOMES

There was nothing to report this month relating to the Berkeley Homes developments in Southwater Parish. However, a planning application DC/17/2319 had been received and would be discussed at the December meeting.

Members NOTED the information.

P107/11/17 MILLER HOMES

Members received a verbal report from the Chairman. There have been extreme concerns raised regarding the light timings, raised ironworks, height of the ramp and lack of signage of such. The Chairman has informed West Sussex Highways and twice contacted Miller Homes regarding the above, asking them to rectify as a matter of urgency. The Chairman will be requesting a meeting with Miller Homes at their earliest convenience to discuss and will represent the Parish Council at the impending Planning Committee meeting at Horsham.

Members NOTED the information.

P108/11/17 BROWNFIELD LAND REGISTER CONSULTATION

Members were referred to the documentation received from Strategic Planning at Horsham District Council, circulated prior to the meeting, regarding the Brownfield Land Register Consultation. The consultation asked for comments on potential sites identified in Southwater and the surrounds. Members were asked to review the document away from the meeting and submit comments for consideration.

Members NOTED the information.

P109/11/17 HIGHWAYS, DRAINAGE, STREET LIGHTING, STREET NAMES, VERGES, FOOTPATHS AND RIGHTS OF WAY

No topics were raised under this agenda item.

P110/11/17 ROMAN LANE – RESIDENTIAL PARKING

Members were informed that a local resident had contacted the Council alleging insufficient parking arrangements supplied by the local authority for residents in Roman Lane. It was noted that parking arrangements in that location are outside the jurisdiction of the Parish Council.

Members NOTED the information and AGREED to monitor the parking situation in Roman Lane.

P111/11/17 PLANNING APPLICATION DC/17/2216 – HAWTHORNS, BAR LANE

Members were referred to the recent planning application in Nuthurst Parish for settled gypsy accommodation. The response from Nuthurst Parish had been noted as had the fact that at this time West Sussex Highways had not submitted their response. The many letters of objection to the planning application was also commented upon.

Members AGREED to support Nuthurst Parish in their view when it is presented to the Planning Committee at Horsham District Council.

P112/11/17 PLANNING APPLICATION DC/16/2855 & DC/16/2856 HOLBROOK AND HFC

The Chairman referred members to a proposed amendment of Schedule 4 of s106 agreement to allow the commencement of works on the residential development approved at the Holbrook site prior to the pitches at the new football facility at Horsham Golf and Fitness Club being ready for use.

At this point the Chairman suspended standing orders to permit a member of the public to speak.

The member of the public introduced himself as from the Worthing Road Residents Group. The group questioned the change in the amendment for the following reasons;

- 1) There was a question regarding the guarantee that the site gets built that had not yet been addressed. Especially in consideration to the financial viability of the proposal ie what happens if the build at the Holbrook Club does not raise enough revenue to afford to build the Football Club.
- 2) There was a question mark over why the alternative funding model now being considered was not being present in the original application. This demonstrated a lack of diligence from Horsham District Council.
- 3) There were issues raised by the District Valuer, especially with regard to the Corporation Tax liability, which were concerning.
- 4) It was not clear whether the sale of the land was on a phased payment. If it is not, there was a question as to why the amendment was necessary in the first place.

Standing orders were re-instated.

The Chairman explained that this is an enabling application however the concerns of the Worthing Road Residents Group reflected those of the Parish Council. The s106 schedule recently received did little to allay those concerns. As such, the Chairman would be requesting a meeting with Horsham District Council next week to clarify

those guarantees in writing. The Parish Council felt that any claw back gained against the Corporation Tax should be invested in affordable homes or to support other projects in Southwater.

Members NOTED the information.

P113/11/17 NEW PLANNING APPLICATIONS

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

Application No.	Applicant	Reason for Application	Parish Decision
DC/17/1733 Ross Dye	Mr Tiller 21 Foxes Close Southwater	Erection of two storey side extension and first floor extension over existing garage with conversion of integral garage to habitable space https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OU5PJTJ02X00	Objection to the development based on overdevelopment of the site contrary to the Parish Design Statement.
DC/17/1883 Dennis Bull	Mrs Madeline Summers 104 College Road Southwater Horsham West Sussex RH13 9DE	Surgery to 1 x Oak https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OV4VYFIJ0D600	No objection to 25% surgery.
DC/17/1898 Graham Watkins	Mr Shingadia Land To The Rear of Londis Worthing Road Southwater West Sussex	Non Material amendment to previously approved application DC/16/0822 (Erection of 3 no. 3-bed terraced house with associated parking). Alteration to boundaries to accord with land registry details and subsequent changes to car parking arrangements. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OV6XKNJITO00	No objection
DC/17/2082 Barbara Varley	Mr C Faux 18 Wild Orchid Way Southwater Horsham West Sussex RH13 9GA	Proposed erection of single storey rear extension https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OWBRJ0J02X00	No objection
DC/17/2167 Joy Hutchings	Mr R Bastable 21 Castlewood Road Southwater Horsham West Sussex RH13 9US	Erection of single storey side extension to form garage and utility room https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OWVNLAJJ8U00	Objection based on the design having a flat roof that is deemed to be avoidable contrary to the Parish design statement.
DC/17/2178 Ross Dye	Mrs Karen Cox 99 Camelot Close Southwater Horsham West Sussex RH13 9XQ	Erection of single storey rear extension https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OWW1KBIJ9800	No objection

At this point the Chairman suspended standing orders to permit a member of the public to speak.

DC/17/2195 – Mrs T Guy, Copse, Worthing Road, Horsham, West Sussex. The Council received a brief presentation regarding the application from the applicant's agents.

Standing orders were re-instated at 8.16pm. After a discussion, the Parish Council agreed to object to the application for the reasons shown below.

DC/17/2195 Graham Watkins	Mrs T Guy Copse Worthing Road Horsham West Sussex RH13 9AT	Demolition of The Copse. Erection of 15 dwellings, access garages and car parking https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OWZILLJJA100	Objection on the grounds that the proposal would constitute development in a countryside location which was outside the built up boundary.
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DC/17/2196 Michael Neale	Mr Graham Askew Rosebriar Worthing Road Southwater Horsham West Sussex RH13 9EW	Demolition of existing garage and erection of replacement of single storey side extension. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OWZLACIJJA300	No objection
DC/17/2201 Geoff Cole	Mr and Mrs M Daniels Greenbank Shipley Road Southwater Horsham West Sussex RH13 9BG	Demolition of existing rear conservatory and erection of replacement single storey rear extension. Conversion of existing integral garage to habitable space. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OX17MPIJAC00	Objection based on the design having a flat roof that is deemed to be avoidable contrary to the Parish design statement.
DC/17/2230 Geoff Cole	Mr Andrew Fleming 29 Roman Lane Southwater Horsham West Sussex RH13 9AF	Front porch extension and rear dormer. This scheme has been significantly reduced from declined application DC/17/1583 in line with planning guidance. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OX8RV6IJJC200	Objection to the development based on overdevelopment of the site contrary to the Parish Design Statement and insufficient car parking available at the premises. If the planning authority are minded to approve then the Parish Council would request obscured glazing to ensure privacy of neighbours.
DC/17/2231 Michael Neale	Mr K Shepherd 2 Dog Barking Cottages Two Mile Ash Horsham West Sussex RH13 0PG	Erection of single storey rear extension https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OX8TDZIJ02X00	No objection
DC/17/2248 Ross Dye	Mrs Emma Lockhart 98 Woodlands Way Southwater Horsham West Sussex RH13 9DR	Prior approval for the erection of a white UPVC Edwardian style conservatory, which would extend beyond the rear wall of the original house by 3.75m, for which the maximum height would be 2.9m, and for which the height of the eaves would be 2.1m. https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OXANX1IJ02X00	No objection
DC/17/2287 In Office	Mr Mark Norris 27 The Fieldings Southwater Horsham West Sussex RH13 9LY	Surgery to 1 x Oak and 1 x Maple https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OXNG7CIJ0D600	No objection to 25% surgery
DC/17/2304 Geoff Cole	Mr Thomas Crosdil Hop Oast Park and Ride Worthing Road Horsham West Sussex	Variation of condition 2 to previously approved application DC/16/1633 (Temporary change of use of part of the car park to refuse vehicle/truck parking for the existing operation of the adjacent Hop Oast Depot, including erection of fencing and ancillary works). Proposed extension of approved timescale until 31st May 2018 https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OWZLACIJJA300	No objection
DC/17/2307 Michael Neale	Mrs Emma White Lawsons Farm Two Mile Ash Horsham West Sussex	Proposed change of use from adjacent open land and existing detached barn/building to residential use, incorporating this within the residential curtilage of Lawsons Farm (Listed Building Consent) https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=externalDocuments&keyVal=OXPT3TIJ07D00	The Parish Council will offer no objection subject to the change of use being limited to the existing barn and the area of land to the left (south west) of the pond (shown on the registry deeds in yellow).

P114/11/17 PLANNING APPEALS

The Chairman referred members to the planning appeal DC/17/0070 – Land to the Rear of 27 Millfield, Southwater. Members were informed that a letter had been sent on behalf of the Parish Council to the Planning Inspectorate objecting to the removal of condition 3 – provision of obscure glazing to the rear dormer windows of Plots 2 and 3.

Members NOTED the information.

P115/11/17 **DISTRICT COUNCIL DECISIONS**

Application No	Address	Reason	Our Recommendation	HDC Decision
DC/17/1575	Street Record Rascals Close Southwater West Sussex	Fell 1 x Field Maple and 1 x Blackthorn, Surgery to a Group of Hazel and 2 x Field Maples	No Objection	Permitted
DC/17/1605	3 Lakeside Drive Southwater Horsham West Sussex	Surgery to 1 x Oak	No Objection	Permitted
DC/17/1696	12 Beechwood Southwater Horsham West Sussex RH13 9JU	Fell 1 x Oak	No Objection	Permitted
DC/17/1719	Timbercroft Swallow Field Copse Southwater Street Southwater Horsham West Sussex RH13 9AZ	Surgery to 1 x Oak and 1 x Ash	No Objection to surgery to oak and ash. Any surgery should be balanced.	Permitted
DC/17/1720	Timbercroft Swallow Field Copse Southwater Street Southwater Horsham West Sussex RH13 9AZ	Surgery to 1 x Ash	No Objection to surgery to oak and ash. Any surgery should be balanced.	Permitted
DC/17/1729	Easteds Farm Easteds Lane Southwater Horsham West Sussex RH13 9DP	Retrospective application for the erection of a boundary fence adjacent to the public highway (Following refusal of previous application DC/17/0579)	No objection as previously discussed by Southwater Parish Council	Refused
DC/17/1744	Acorns Cripplegate Lane Southwater Horsham West Sussex RH13 9HN	Demolition of existing detached garage and erection of single storey side extension with open sided entrance porch and associated internal alterations	No Objection	Permitted
DC/17/1758	Street Record Rascals Close Southwater West Sussex	Surgery to 1 x Ash	No Objection	Permitted
DC/17/2060	Horsham Golf Park Denne Park Horsham West Sussex	Variation of Condition 1 to previously approved application DC/16/0359 (Variation of Condition 1 to previously approved application DC/15/0683 relating to changes in land from across the site). Proposed minor material amendment to clubhouse layout and composition, revised car parking layout, and relocation of waste compound.	No Objection	
DC/17/2102	West Lodge The Avenue Christs Hospital Horsham West Sussex RH13 0LU	Install High Speed Broadband Cabinet	Already permitted by HDC	Permitted

P116/11/17 **PLANNING COMPLIANCE ACTION**

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

Members NOTED the information.

P117/11/17 **DATE OF NEXT MEETING: Wednesday 6th December 2017**