

SOUTHWATER PARISH COUNCIL

The Minutes of the **PLANNING COMMITTEE** Meeting held on Thursday, 11th April 2013 in the Council Chamber, Beeson House, Southwater commencing at 7.30 p.m.

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

Mr P. Buckley

Mr A. Bull

Mr G. Cole

Mr K. Diamond

Mrs P. Flores-Moore

Mr R. Jackman

Mrs B. Varley

Clerk: **Mrs. J. Nagy**

County Councillor: **Apologies**

District Councillors: **Apologies**

Press: **Not present**

Members of the Public: **None present**

P01/04/13 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.

Mrs Varley reported that although one pot hole had been repaired in Bonfire Hill, there were others further down the hill, still needed attention. The Deputy Clerk reminded Councillors that Dr Cash had requested a Civil Engineer's report on this area at the last Full Council meeting.

Mr Bull reported that there were bad pot holes along the length of Two Mile Ash, but the Deputy Clerk said that she had already reported these to Highways.

Mr Diamond asked if it was possible to take photos of pot holes and put these on the Parish Council website. The Deputy Clerk said that unfortunately the Parish Office lacked the staffing capacity to go out and take photos. However, members of the public can do so using their smart phones and upload these onto the Love West Sussex website.

Mr Cole noted that the Rascals Close site has been sold on by the District Council to be developed as per the permitted plan for 29 houses. He said that he was surprised that the access is to be via Rascals Close and not via Shipley Rd.

The Deputy Clerk said that it was always the intention for this site to be developed, which is why Rascals Close ended in a hammer head, so that the road can be extended. An entrance onto Shipley Rd was rejected by Highways, as it would be on a bend.

Mr Bull said that he needed to apologise, as when the Council had formally welcomed back the Clerk from sick leave, it had omitted to thank the parish office staff for all the work they had done in the Clerk's absence, during a very stressful period in relation to general work load.

All agreed that thanks should be passed to the parish office staff for coping well during the Clerk's absence.

Mr Apted said that in particular, the Deputy Clerk did a very good job.

All agreed.

As there were no members of the public present, Standing Orders were not suspended.

P02/04/13

APOLOGIES

There were apologies from Mr Sunderland and from District Councillors Dr John Chidlow, Mr Ian Howard and Mrs Claire Vickers. County Councillor Mr Brad Watson also sent his apologies.

The Deputy Clerk informed Councillors that Mr Howard had stepped down from his role as Cabinet Member for Living and Working Communities due to ill health.

The Deputy Clerk was asked to send a letter to Mr Howard, expressing the Planning Committee's appreciation for all his hard work in his Cabinet position, and wishing him a speedy recovery.

P03/04/13

DECLARATIONS OF INTEREST

Mr Bull declared an interest in DC/13/0149 at Surya, Salisbury Rd, as he is friends with one of the objectors.

P04/04/13

MINUTES

RESOLVED by all present that the Minutes of the Planning Committee meeting held on Thursday, 14th March 2013 be accepted as a true and correct record of the meeting.

P05/04/13

CHAIRMAN'S ANNOUNCEMENTS

Mr Apted had no announcements.

P06/04/13

CORRESPONDENCE

The Deputy Clerk reported the following correspondence:

Martindale Farm

Mrs Flores-Moore declared a pecuniary interest in this matter, and left the room.

The Deputy Clerk reported that as instructed at the last meeting, she had invited Horsham District Council to attend tonight's meeting, with a view to inviting

representatives from Barratt Homes too, in order to discuss the issues surrounding the fact that development started on site, without formal planning permission being granted.

Unfortunately, neither Hilary Copplestone, the Planning Manager, nor Rod Brown, head of department were available having prior commitments. It was suggested that the Parish Council hold an extraordinary meeting with this one issue on the agenda, with a suggested date of 24th April. However, Ms Copplestone, the preferred District Council representative, being the most knowledgeable of the planning process, cannot attend on that date either.

Therefore, the Deputy Clerk brought the matter back to this Committee, in order that it might decide what action it wishes to her to take. She reminded Councillors that her own advice previously given still stands, in that it would be preferable to have a private meeting with both parties, with one or two Councillors attending, together with the Clerk, rather than have such a meeting in public session.

Mr Bull said that whilst Ms Copplestone was trying to resolve the on going issues, these were not of her making.

Mr Diamond asked what the Council was trying to achieve by having a public meeting.

The Deputy Clerk said that one of the developers at Broadbridge Heath was also on site without legal permission, so this issue was not just limited to Southwater. She was of the opinion that this may occur more often in the future. The District Council had taken legal advice and found that it would be liable for costs if it put a stopping order on a site. Under the National Planning Policy Framework, the action had to be proportionate to the breach, and in this instance, permission for the erection of the houses themselves had been granted.

Mr Cole was keen for the District Council to explain why it had taken no action against Barratts.

Mr Diamond said that the Parish Council had a duty to its residents to ensure that due process was followed. The team at the Parish Office had done a great job in trying to resolve the Martindale site issues, but the District Council needed to be brought to account.

Mr Bull agreed, saying that it was only when the Parish Council organised a press release that the s106 agreement was signed. Mr Jackson said that Barratts only signed as they wanted the agreement to be in place before the opening of the sales office.

Mr Jackman said that now that Barratts was on site, it should be approached for financial support for the community, such as the Butterfly Project. The Deputy Clerk said that Barratts has given £2000 to the Village Hall.

Mr Bull was concerned about the Parish Council liaising too closely with developers. Mr Jackman said that in this case, planning permission had already been granted. Berkeley Homes sponsors the District Council Italia event, he said.

RESOLVED by all present, that the Deputy Clerk would arrange a meeting with

Hilary Coplestone from the District Council, representatives from Barratts, and Parish Councillors Mr Bull, Mr Apted, Mr Diamond and Mr Cole, and the Clerk in order to discuss past and on going issues with the Martindale site in Southwater.

Mrs Flores-Moore returned to the meeting.

Gatwick Area Conservation Campaign Newsletter

The latest newsletter has been received and circulated via email.

Countryside Voice, Spring 2013

The latest magazine has been received, and the Deputy Clerk has copied an article entitled “The NPPF: One Year On”, which she thought would be of interest.

P07/04/13

HORSHAM DISTRICT COUNCIL PLANNING FRAMEWORK

Strategic Planning Advisory Group, 17th April 2013

The Deputy Clerk will attend this meeting on behalf of the Parish Council, as usual

Berkeley Strategic

The Deputy Clerk was asked to seek clarification of the status of the “Vision for Southwater” brochure issued by Berkeleys, and whether or not this can be shown to members of the public if requested.

Berkeley Strategic has now responded to say that all enquiries received relating to this document should be referred to Adrian Brown, Managing Director, by email, phone or post. However, he will supply a few copies to the Parish Office for the public to look at, but not remove.

Housing Figures

District Council Mrs Vickers has advised that the District Council will be finalising housing figures for the District in the very near future. These figures would then be subject to consultation.

There is some indication from the District Council that it would be useful for parishes to indicate informally how many houses they believe can be incorporated into their current infrastructure, accompanied by a list of community needs that could be addressed by development gain.

The Deputy Clerk said the Parish Council has agreed not to proceed with such a Plan, until the Local Plan has been adopted by the District Council. She said that initial work is taking place, in order to facilitate a Southwater plan, should the Council decide that this is the way forward.

The Deputy Clerk advised that it would be difficult for the Parish Council to put forward possible sites and housing numbers without consulting with residents, without this being seen as undemocratic. She felt that the lead in Neighbourhood Plans should come from the District Council – indeed it had not yet been decided how much Government funding given to Horsham District Council for such Plans would be passed onto Parish Councils to assist with the process.

She reported that a letter is due to be sent to all parishes to advise them of the latest

situation.

RESOLVED by all present that the Parish Council would not put forward any indication of possible housing figures for Southwater, until the District Council had agreed target figures for the whole district.

P08/04/13 TREE PRESERVATION ORDERS AND OTHER TREE MATTERS

34, Ash Rd

The householder complained that tree roots allegedly emanating from trees on parish land were causing his conservatory to subside.

As the onus of proof is upon the householder, Zurich Insurance asked for evidence. This matter has been on going for some months, but to date no evidence has been received, and if not received in the near future, the file will be closed.

P09/04/13 PUBLIC OPEN SPACE

Nothing to report.

P10/04/13 HIGHWAYS, DRAINAGE, STREET NAMES, FOOTPATHS AND RIGHTS OF WAY

West Sussex Local Access Forum

This organisation is an independent official body set up to protect and improve Public Rights of Way. It used to be known as the Countryside Access Forum.

If a parish council is considering a Neighbourhood Plan, WSLAF asks that it considers including a detailed reference to the protection and improvement of access, and the public rights of way network.

In the meantime, WSLAF ask that councils consider sharing any ideas for improvements so that these can be added to the project list.

There is a website that can be accessed for more information, which is www.wslaf.org.

Public Rights of Way Inspection

The Deputy Clerk reminded Councillors that the regular inspection of rights of way is to take place shortly, and they should report any area needing attention or repair, in order that she might forward this information.

Streetlights

Mrs Flores-Moore asked if there was a requirement for roads with streetlights to have pavements.

The Deputy Clerk was not aware of such a requirement, but she would make enquiries.

P11/04/13 AMENDED PLANNING APPLICATIONS

In the following application, the Councillor to whom the plan was issued, together

with the Deputy Clerk, was of the opinion that the original recommendation should stand, as the amendments did not address this satisfactorily.

This is the second time that the application has been amended

Application	Applicant	Reason	Recommendation
DC/13/0149 Mr Jackman	Mr & Mrs Amin Surya Salisbury Rd Horsham	Erection of two storey rear extension with pitched roof and loft storey, new pitched roof to single storey flank addition flat roof, alterations to rear and flank fenestration and extended footprint to rear raised patio	Do not feel that the amendments address the original objection, so object to the overall footprint enlargement and in particular the flat/pitched roof angles which appear to the overbearing on the neighbouring properties. Would suggest that a reduction in the angle of the roof pitch be proposed. In addition, object to the flat roof on the garage which is contrary to the Parish Design Statement

Mr Bull declared a prejudicial interest in DC/13/0149.

RESOLVED by all present, with the exception of Mr Bull, that the Recommendation to Object on the amended plan for DC/13/0149, for Surya, Salisbury Rd be **RATIFIED**.

P12/04/13 NEW PLANNING APPLICATIONS

Application	Applicant	Reason	Recommendation
DC/13/0548 Mr Cole	Mr Nigel Ayre Orchard Cottage, Tower Hill Horsham	Single storey rear extension	No objection

P13/04/13 PLANNING APPEALS

There have been no appeals lodged since the last meeting.

P14/04/13 DISTRICT COUNCIL DECISIONS

Application	Applicant	Reason	Decision
DC/12/1169	Lorna Doone, Worthing Rd	Demolition of existing property and erection of two dwellings	PERMITTED
DC/12/2346	Former Build Centre, Station Rd	Construction of 11 dwellings etc.	REFUSED
DC/13/00087	16, Camelot Close	Two-storey side extension	PERMITTED
DC/13/0218	4, Quarry Way	Surgery to one oak tree	PERMITTED
DC/13/0154 & /0155	North Lodge, Denne Park	Rear extension and alterations	PERMITTED
DC/13/0156 & /0157	North Lodge, Denne Park	Rear extension and alterations (with dormer window)	REFUSED
DC/13/0261	Land north west of 37 to 42, Warren Drive	Surgery to one ash tree	PERMITTED

P15/04/13 PLANNING COMPLIANCE ACTION

There have been various possible breaches of condition reported:

Martindales Site, Worthing Rd

It was reported that an additional access has been created in the south-eastern corner of the site.

This has now been investigated, and it appears that the fence was removed at some point to allow possible access by a mini-digger type vehicle to deliver top soil from the footpath. This could not be substantiated however, as the path is so muddy. This type of access does not constitute breach of planning consent.

24, Mapledown Close

It was reported that a caravan is parked on an allocated parking space in a communal car park, and is being used as an additional unit of accommodation.

In addition, building materials are being stored in an adjacent space.

This has now been investigated and using a caravan as accommodation is permissible, as the car park space is regarded as the owner's property. On a site visit, there were minimal materials being stored, so this file is now closed.

63, Blakes Farm Rd

This is recurring breach of condition, with the garage being used as a separate unit of accommodation, by a person unrelated to the householder. This matter was supposed to be resolved last November, but the situation is ongoing.

The Enforcement Officer has made an appointment to visit the householder.

P16/04/13 DATE OF NEXT MEETING –

The date of the next meeting is Thursday, 9th May 2013.

The meeting closed at 8.30 p.m.