

WASHINGTON PARISH COUNCIL



Clerk to the Council
Ms Gina Condie
Lobb Cottage, Vera's Walk, Storrington.
RH20 3JF
Tel: 0777 6771921
Email: clerk@washingtonparish.org.uk
Website: www.washingtonparish.org.uk

Washington Parish Council - Planning and Transport Committee Meeting

MINUTES of the Committee Meeting held on Monday, 16th November 2015 at Washington Village Hall

PRESENT: Cllrs Britt, Beglan, Cook, Heeley, Lisher and Milner-Gulland.

ALSO: Clerk to the Council

MEMBERS OF THE PUBLIC: 1

ABSENT: None

The meeting was opened at 19.45 hours.

1. Apologies for absence

None received.

2. Declarations of Interest from members in any item to be discussed and agree Dispensations

None received.

3. To approve the Minutes of the last Planning & Transport Committee meeting

The minutes of the Meeting of 19th October 2015 were accepted as being a correct record and duly signed by the Chairman.

4. Public question time

Cllr Heeley welcomed Robin Tanous to the meeting.

5. Planning applications and consultations

None received.

6. Enforcement issues update

None received.

7. To receive planning department decisions

Councillors **NOTED** the following decisions:

Application Number: DC/15/2032

Site: Barton Lodge Hampers Lane Storrington Pulborough West Sussex RH20 3HZ

Description: Demolition of conservatory and erection of single storey rear extension

Decision: Application Permitted

Date of decision: 3rd November 2015

WPC: NO OBJECTION to this application

Application Number: SDNP/15/00652/TEL - telecommunications notification.

Site: Highden Reservoir, Glaseby Lane, Washington, West Sussex

Description: Replace existing telecommunications microwave dish

Decision: Application Permitted

Date of decision: 3rd November 2015

8. Appeals

DC/14/0921 Old Clayton kennels - to discuss and consider a Parish response to this application.

The committee agreed to STRONGLY OBJECT to the appeal on the same grounds of their original comments dated 20th August but re-iterated the following points:

1. The Storrington, Sullington and Washington Neighbourhood Plan has been two years in the making and, following two public consultations, has now reached its final stage, having been submitted to the Inspectorate for independent examination. The Clayton Kennels site was submitted for consideration as part of this Neighbourhood Plan process but the site was rejected during this process as it scored too highly with an overall score of 19. Only those scoring below 10 were included in the plan, representing 9 sites which are available for future development application.
2. The South Downs National Park (SDNP) has responded that they do not consider this site to be suitable for development as it is 'too visible'.
3. Washington Parish has successfully been declared as an 'unlit' Parish this year. The Council consider that this type of development would NOT be suitable for an unlit Parish.
4. The site adjacent to Clayton Kennels - Millford Grange (the former RMC Engineering Works) - had the proposed number of houses reduced on appeal. The Council strongly felt that the development of any further housing alongside would go against the reasons of why this number was reduced, and that NO further development should take place in this particular location

DC/15/0698. Lupin Cottage, Hampers Lane, Storrington RH20 3JB - to discuss and consider a Parish response to the appeal.

The committee agreed to STRONGLY OBJECT to the appeal on the same grounds of their original comments dated 21st April 2015 but to emphasise the following points:

1. No hard evidence was presented in the appeal of the alleged 'verbal acceptance' by an officer of Horsham District Council, and it stretches credulity that the owner would proceed on this basis with a £450,000 project before the matter had been formally approved by the Planning Authority, who might not accept an officer's recommendation.
2. The Council considered the plight of the elderly residents of Walscombe (neighbouring property) who have clearly been made to suffer through this process. It was felt that the neighbouring residents had been disregarded by the applicant(s) who were ultimately breaking the law. Their plight and quality

of life should also have been taken into account and protected under the Equality Act.

3. Independent experts, called in by the Planning Authority, have disputed the space required to meet the special needs. In any event, this should not override planning concerns, since there is no guarantee that the owner would not sell the property subsequently.

Councillors noted the following appeal update:

Appeal Ref: APP/Z3825/W/15/3033473

Application Ref: DC/14/1770

Site: 1 Gorse Bank Close, Storrington, Pulborough, West Sussex RH20 3AQ

Description: The development proposed is the erection of a one and a half storey dwelling in the grounds.

Decision: The appeal is dismissed

Date: 26th October

Main Issue: The main issue in this case is the effect of the proposal on the character and appearance of the Heath Common Character Area.

WPC: NO OBJECTION to this application

9. Planning and Transport issues

To discuss and consider a Parish response to the proposed Thakeham Parish Neighbourhood Plan - Regulation 16 Consultation.

The committee discussed this Neighbourhood Plan which was generally felt to be 'too thin & unbalanced' in terms of proposed housing development. It was agreed that the Parish should make a response expressing concern over the following:

1. 'Thakeham Tiles' is an active site with approximately 25 persons employed, Councillors questioned the feasibility that these persons could be re-deployed in the vicinity.
2. Councillors were concerned that the junction onto Rock Road from the 'Thakeham Tiles' site would be unsuitable for access to potentially 50 houses.
3. The number of sites put forward in the Plan which didn't already have a planning application submitted or approved was very limited - namely the 'Thakeham Tiles' site, which was not one of the nine sites submitted in the "call for sites", all of which are re rejected by the Plan. Councillors felt that 'already approved' applications were forming the basis of the plan.

To discuss the 'no entry' signage at the bus crossover on the A24 and consider whether to approach WSCC with other proposals.

Cllr Britt informed the Committee that a driver had been found guilty of failing to comply with a no entry sign on the A24 at Washington. Court records say magistrates accepted his explanation that the sign was unclear.

The signage was discussed by the Committee who generally felt that the 'no entry' signs were clear, but possibly the 'except buses' was ambiguous. The Committee asked if the clerk could contact WSCC to clarify whether the sign referred to 'authorised buses' only.

The clerk informed the Committee of the following:

WSCC have agreed to move the 'yellow' salt bin in Thakeham Copse to further up the hill.

The clerk has been in contact with Neil Worth re the speed loop, and has circulated the response from the Police regarding acting on evidence from any survey. She also asked if the Road Safety Action Group could provide the council with some funding for this. This item will be added to the next full council agenda for discussion as to when and where the loops should be located.

10. Items for the next Agenda

Date of next meeting 18th January 2015

The meeting closed at 20.30 hours.

Signed..... Dated.....