

WASHINGTON PARISH COUNCIL



Clerk to the Council.
Ms Zoe Savill.
Small Croft, Georges Lane, Storrington,
West Sussex. RH20 3JH
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, 17th October, 2016 at Washington Village Hall

PRESENT: Cllr C Beglan, Cllr P Heeley, Cllr J Henderson and Cllr R Milner-Gulland

ALSO: Clerk to the Council, Miss Z Savill

MEMBERS OF THE PUBLIC: Mr Ed Deedman and Mr Mike Turley

ABSENT: Cllr L Britt, Cllr T Cook and Cllr A Lisher

The meeting was opened at 19:50 hours.

1. Apologies for absence

Apologies were received and accepted from Cllr L Britt (unwell), Cllr T Cook (committee meeting) and Cllr A Lisher (holiday)

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

None declared

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

The minutes of the Meeting of 19th September, 2016 were AGREED as being a correct record and duly signed by the Chairman.

4. Public question time

Mr Ed Deedman spoke of his company's application to develop the Vineyard site and stated that it may be withdrawn as it was likely to be recommended for refusal by the planning officer. This is because it is outside the settlement boundary of the local plan. However, if it is included in the Neighbourhood Plan, Mr Deedman stated that they may re-submit a fresh application and he invited councillors' opinion on an acceptable housing mix. Cllr Heeley said the PC could not legally review or change their views from those already expressed in their planning response to his current application for at least six months, nor could they advise on any future applications. He reiterated that the

Parish Council had agreed to the site in principle because it is in the NP as suitable for up to 15 homes. But they had not been in favour of the proposed housing mix as it did not meet the needs of the Housing Needs Survey for more affordable home. He directed Mr Deedman to the Parish Council's response and also to their comments in the NP regarding their vision of the site, as a useful indicator of what they felt would be acceptable. Mr Deedman stated that 40 per cent of their proposed housing is for smaller units, and that the larger units were necessary to make the scheme financially viable. He stated he was keen to provide a development which people wanted, and which could be achieved within his financial constraints. Cllr Heeley thanked Mr Deedman for speaking at the meeting and explained that although the council could not advise, they would be happy to listen to points he wished to make on any new proposal for the site.

Mr Mike Turley spoke on the application to refurbish a neighbouring grade II Listed property, Clematis Cottage, School Lane, in Washington's conservation area. He stated that he could not find the drawings of a number of proposed plans or elevations for changes which appeared in the Design Statement, and that more details were needed. He was concerned that a proposed large double painted roller garage door would not be in keeping with the street scene, particularly in its position at the entrance to the village and within the conservation area. In addition, Mr Turley also stated that the removal of exterior stone steps, which appear in historical images of School Lane, would result in an important loss to the village street scene. He pointed out that a proposed Velux window would be visible from the upstairs of his house.

Cllr Heeley thanked Mr Turley who remained to hear councillors discuss and give their response to the application.

Planning applications and consultations:

SDNP/16/04646/TCA & SDNP/16/04984 - Clematis Cottage School Lane Washington RH20 4AP

Refurbishment of existing Grade 2 listed dwelling (Full Application and Listed Building Application)

Cllr Milner-Gulland and Cllr Henderson had visited the property and acknowledged that it was in need of restoration but were concerned about reports that important historical features were being removed in the process. They were of the opinion that because of the lack of comprehensive historical data with the plans, works should be halted until a proper survey of the property by an early buildings expert. Cllr Henderson also stated that the detailed elevation plans only showed works proposed for the main building and did not include those for the other part of the house in the design access statement. He was also concerned that a Velux window proposed at the front of the property would fundamentally alter the view of the main part of the building.

Councillors AGREED to object to the application on the basis that a proper examination was required by a conservation officer before work continues.

Councillors accepted that some restoration is necessary but due to the special nature of the building and its listing, more care is required than appears to have been demonstrated in the application. They further requested that the planning authority make a condition that any historical features which had been removed, should be replaced with the same level of historical accuracy.

The Clerk was instructed to contact the planning officer as soon as possible to request if any immediate action could be taken to ensure nothing further is removed. Mr Turley confirmed that an officer had already stopped the work following a site visit to give pre-application advice, and asked that the council request a bat survey due to the age of the roof.

SDNP/16/04646/TCA- Clematis Cottage School Lane Washington RH20 4AP
Fell x 1 Lelandii Tree (Works to Trees in a Conservation Area)
Cllr Heeley stated that this application had already been approved.

DC/16/2311 - Windrush Lodge, Chestnut Close, Storrington, Pulborough -
Fell x 1 Sweet Chestnut Tree and Surgery x 1 Sweet Chestnut Tree
Councillor AGREED to NO OBJECTION to this application.

DC/16/2055 - Hylates, Hampers lane, Storrington, Pulborough
Construction of a two-storey extension to the north-east elevation.
Construction of an infill porch extension. Existing roof slates replaced with standing seam zinc.
Councillors AGREED to NO OBJECTION to this application.

For information only:

Heath Common - planning applications

Cllr Heeley informed councillors that he would be speaking on behalf of the council at the Horsham Development Control Committee meeting next Tuesday 18th October, against the following planning application:

DC/16/1252 - Little Thatch, Vera's Walk, Storrington, RH20 3JF

Erection of 1 x dwelling with vehicle access and demolition of existing detached garage and construction of new detached garage to serve Little Thatch.

Cllr Heeley informed councillors that the application is recommended for approval but there had been 29 letters of public objection. He stated that he would do his best to put forward the council's concerns in the two minutes allocated for speaking at the meeting. In particular, he will state that despite the history of plot subdivision of Heath Common, none had taken place since the practice of garden grabbing was restricted by government policy in 2010. He will argue that any such development, if permitted, would seriously impact on the local infrastructure, namely the lanes, and increase the density of urbanisation in the area.

Cllr Henderson also questioned whether this would be acceptable without planning policy or strategies in place. He further warned that the number of housing on Heath Common could potentially double if everyone could build an additional house in their gardens.

The clerk has requested that the following Heath Common applications are considered at the next available Horsham Development Management Committee South meeting:

DC/16/1664 Crosswinds, Hampers Lane, Storrington RH20 3HS -

Demolition of existing dwelling and construction of 2 x detached 5-bedroom dwellings
And associated garaging (Case officer Guy Everest)

DC/16/1930 - High Croft, Hampers Lane, Storrington, RH20 3HY -
Construction of a 1x 5- bed dwelling with detached garage and new access driveway
(Case Officer Nicola Mason)

DC/16/1908 Longbury Hill House, Vera's Walk, Storrington -
Erection of one dwelling on residential land at Longbury Hill House (Case Officer Nicola Pettifer).

The clerk's request has been passed on to the case officers for their consideration.
Cllr Heeley informed councillors he would be unable to attend if the applications are considered at the November meeting, and that they would need to make alternative arrangements if they wished someone to speak on their behalf.

Enforcement issues update

There were no further updates to report

5. To receive planning department decisions

Application Number: SDNP/16/04563/TEL

Location: Aerial Mast, Highden Reservoir, Glaseby Lane Washington West

Description: Prior Notification to remove 3 antennas, the installation of 3 no. new antennas, and the installation of 1 no. new small cabinet and associated ancillary development

Decision: Raise No Objection

Date of decision: 11/10/2016

WPC Response: Councillors AGREED no response was required for this application as it was a prior notification.

Application Number: DC/16/1730

Location: Corris, Rock Road, Washington, Pulborough, West Sussex RH20 3BQ

Description: Demolition of an existing dilapidated stable block and erection of a new Single storey cabin to provide two offices.

Decision: Application Refused

Date of Decision: 30/09/2016

WPC Response: Councillors AGREED to OBJECT to this application at the Planning and Transport Committee Meeting on 15th August, 2016

6. Appeals

There were no further appeals to report.

7. Planning and Transport issues

To consider a request to send a parish council representative to support the Vineyards proposal at the HDC Development Committee South.

During the public questions earlier in the meeting, the applicant Ed Deedman, of Natterjack Construction, initially requested that a council representative attend the Horsham meeting to support his application for housing at the Washington site. Cllr Heeley had informed Mr Deedman that it would not serve any useful purpose to attend the meeting as the Parish council had already responded to the application, and could not revisit or revise their decision for a minimum of six months.

Councillors heard that Mr Deedman may consider withdrawing the application. This is because the planning officer had recommended it for refusal. He would consider re-submitting a fresh application for a more favourable mix of smaller units when the site is agreed in the Neighbourhood Plan.

Councillors AGREED to await his decision on whether to withdraw the application, and if not, the decision by the local planning authority should it go to committee.

To consider WSCC's response to the Parish Council's request to lower speed activation trigger for the VAS

Cllr Heeley said that Mr Adam Norris, informed the clerk that the 'PC would first need to arrange for a speed survey to be undertaken. These results will enable a decision on the activation speed to be made. Once the new activation speed has been decided, Telent have advised the charge would be in the region of £125 - £150 ex VAT, which takes into account travel time and time on site for one of their engineers to make the adjustment.' Councillors questioned the value that would come from a speed survey.

Councillors AGREED to request that the VAS is triggered at 40mph, and to pay the Telents' quoted costs to carry out the works.

Request for more information for double yellow lines at the Triangle - to discuss the WSCC response

Cllr Heeley told councillors that Mr Chris Stark, WSCC highways manager at Horsham, had informed the council that if they wish to pursue a request for yellow lines, it should be submitted to the WSCC online community traffic regulation order application form. When completing the form, the council would need to indicate the level of community support and that the local member is also in support. In addition he has asked for the addition of evidence to support that parking in the stated location is a regular occurrence.

Mr Stark added that skips should be lit and properly guarded with cones and users should have a proper licence from WSCC. He would urge any further sightings to be reported to WSCC. He further stated that WSCC would not be favourable to the installation of any more bollards along the notable verge of the Triangle. However, he could arrange for some notable road verge posts to be installed at each end of the effected verge.

Cllr Heeley warned of the considerable work involved in gauging community support for double yellow lines on the road by the Triangle, leading to the Steyning road. Cllr Beglan believed the main problem has always been the abuse of parking in the area by Kia garage. She did not believe that double yellow signs would resolve the problem but would simply move them on to another location in the area.

Cllr Milner-Gulland believed that a single line would be effective in warning people off, and that the 'offending' drivers would then realise that it was a through road and not a quiet slip road suitable for parking.

Cllr Henderson suggested it was better for the council to consider all the traffic issues in the village holistically, rather than as individual problems. Cllr Beglan supported this comprehensive approach. The Parish Council are due to attend a site meeting at West Sussex Motors, the locally based Kia garage dealership, to discuss parking issues with Kia cars in Washington.

Councillors AGREED that the council's working party, made up of Washington members, will informally discuss the parking problem in the round with the speed survey statistics, and report to the next Planning and Transport Committee Meeting, before considering the next course of action.

To consider a request for sites for a proposed telecommunications mast to improve 4G coverage in the area

Cllr Heeley reported that Harlequin Group Ltd. is acting on behalf of Telefonica UK Ltd. (O2) and Vodafone Ltd. to acquire a new site to accommodate a new telecommunications installation in Storrington to improve 4G mobile coverage in the vicinity. They have looked at several existing sites in Storrington which have planning issues, and have asked if the PC could recommend any in the parish which may be more favourable in planning terms, and help the company find the 'optimum solution for local residents.' The company invited any comments or advice from the council. Cllr Beglan said the council does not have the technical expertise to advise. Cllr Henderson said it was difficult to comment without knowing the signal black spots.

Cllr Heeley warned that the Parish Council would compromise its position if the company submit a planning application for a location which has been effectively endorsed by councillors.

Councillors considered the request and AGREED that they were unable to comment.

To consider a response to an application by Squires garden centre for a new premises licence

An application by D J Squire Co Ltd for Squires Garden Centre, London Road, was circulated to councillors before the meeting, to allow the following licensable activity:

1. Sale and supply of alcohol by retail for consumption on & off the premises, Monday to Sunday 09:00hrs to 22:00.
2. Exhibition of films Monday to Sunday 09:00hrs to 22:00.
3. Live & recorded music Monday to Sunday 09:00hrs to 22:00.

Cllr Heeley informed councillors that the clerk was notified of a summary of the the application by the Horsham licensing authority. However, the full application was only available by inspection at the council offices during working hours, and photo-copying was not permitted.

Based on the limited information available, councillors were uncertain what exactly the activities would be, and were concerned at the potential for light and noise pollution, and disruption to the local community.

Cllr Henderson stated that the proposed activities, in particular the live and recorded music, had the potential to carry across to nearby Spring Gardens, Montpelier Gardens and Rock Road. He argued that the council should question the need for the application as he believed it is possible to host outside events until 12.30am without planning permission, and that the car park was a big site.

The clerk said that she telephoned the licensing authority which confirmed that the music would more likely be a choir or a piano singer and would be in the context of supporting a late night shopping event at Christmas. It would not be an outdoor concert in the car park. She was informed that event holders, such as the annual Christmas circus at the garden centre car park, had their own entertainment license and was entirely separate from the premises license.

However, Cllr Henderson commented that he believed that if the premises licence application was granted, the garden centre would not need any further permissions

other than a safety permit for a music concert. He said there was nothing to indicate in the summary application how many events and the dates to be proposed, or what noise decibels would be enforced.

Cllr Heeley said the council was right to question the application and that there was little information on the details of what is proposed.

Councillors therefore AGREED to express their concerns at the potential for light and noise pollution, and disruption to the local community.

For information only:

West Sussex Motors - site meeting

A site meeting between 4 or 5 members of the Parish Council and representatives of the Kia garage will provisionally take place on 1st November, 4pm .

Cllr Heeley reported to councillors that the object will be to engage in frank discussion about the problems caused by Kia's operations, and how they can be solved, but also how the garage can be a better partner in the local community going forward.

Barratts - meeting

The clerk has emailed Hazel Corke, Horsham's development Team Leader, for an update on the meeting on October 6th. This was between Barratt's, and officers from Community & Culture (landscaping and Country Park), and Compliance and Development Management, to discuss all outstanding issues regarding the developer's planning obligations at Millford Grange. Mrs Corke was unable to respond as she was away until Monday 17th at the time of the publication of the agenda.

Washington Parish Noticeboard

Barratts have pledged to install the noticeboard before they leave the Millford Grange site at the end of the month, following a request by Cllr Heeley. Mr Malcolm Westcott explained that it will go next to the new to be provided at the entrance.

Blind Summit signs on Rock Road

Clerk informed councillors that she was awaiting a response from Mr Chris Stark, to her request for the date of installation of the signs.

The clerk was instructed to email local West Sussex member, Cllr Philip Circus to re-clarify the position with Mr Stark, and that the matter will be on the agenda of the Full Council Meeting on 7th November.

Date of next meeting 21st November 2016

Full Council Meeting 7th November

The meeting closed at 21:26 hours

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