

WASHINGTON PARISH COUNCIL



Clerk to the Council.
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Washington Parish Council Planning and Transport Committee Meeting

**Draft MINUTES of the Committee Meeting held on Monday, 22nd May, 2017 at
Washington Village Hall**

PRESENT: Cllr C Beglan, Cllr T Cook, Cllr P Heeley, Cllr J Henderson, Cllr A Lisher
and Cllr R Milner-Gulland

ALSO: Clerk of the Parish Council

MEMBERS OF THE PUBLIC: 0

ABSENT: Cllr L Britt

Cllr Heeley opened the meeting at 19:40 hours.

1. To Receive Nominations for and Elect a Chairperson for the Committee

Cllr Heeley announced his intention to step down as he had chaired the Committee for a number of years, and felt that as there were fewer committees now, it would be a good opportunity for someone new to take the chair. Cllr Beglan nominated Cllr Lisher and this was seconded by Cllr Cook. A vote was taken, and received unanimous support. Cllr Lisher accepted and chaired the meeting.

2. Apologies for absence

Apologies were received from Cllr Britt and accepted.

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

The following declarations of interest were made in respect of the Enforcement issue:

alleged breach of DC/10/1457 - Japanese Knotweed, and related correspondence circulated to councillors before the meeting.

Cllr T Cook - Personal prejudicial interest as a neighbour.

The following declaration of interest was made in respect of the Enforcement issue:
Alleged side extension following refusal of planning application DC/16/0625, Montpelier Gardens.

Cllr Henderson - Personal prejudicial interest as neighbour.

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

The minutes of the Meeting of 24th April, 2017 were **AGREED** as being a correct record and **duly signed** by the Chairman.

5. Public Speaking

No public present.

6. To consider new planning applications on the current weekly lists from Horsham District Council and West Sussex County Council (the running order of this item may change at the discretion of the Chairman in order to accommodate any members of the public in attendance).

DC/17/0973 - Malva Bracken Lane Storrington Pulborough

Retrospective amendments to previously approved application DC/16/1520, allowing for larger front garage.

Councillors discussed this application. Cllr Heely understood that HDC may not have handled the matter well if the information from the applicant was correct. He said it was alleged they had been advised that their revised larger proposal required only a non-material amendment, and they proceeded on that basis. But allegedly, HDC later decided that a fresh planning application was required, following a complaint from a neighbour that it extended beyond the building line. At the time of publication of the Agenda, there were objections from four neighbouring households, and two in favour. Cllr Heeley reported the garage protrudes a little further from the front than the original plan would have allowed, a meter to a meter and a half. There was also two window apertures and not one as agreed by planning. Cllr Heeley said the second was to be a larger window with obscured glass. The clerk reported that a resident contacted her alleging that the applicant had removed a lot of the natural screening, and this was allegedly contrary to their original application. Cllr Henderson said this should be an enforcement issue but there were many examples over the years when HDC had taken no action regarding removal of vegetation and screening. Cllr Heeley agreed but that on balance, he did not think the proposal itself was overly overbearing despite neighbours' concerns. Cllr Lisher said he thought there was a misinterpretation of what is regarded as a building line. Cllr Milne-Gulland said it was never laid down in any official way.

Councillors **AGREED** to **NO OBJECTION** to the application. Councillors request that the additional small parlour window is obscured glass.

DC/17/1006 - Fledglings Bracken Lane Storrington Pulborough

New Pole (Overhead Lines)

Cllr Heeley said the application is made by UK Power Networks. After a brief discussion, Councillors **AGREED** that no comment is required.

DC/17/0051 - Meadowview 4 Woodlands Storrington Pulborough

First floor extension over garage and rear single storey extension, plus 3-car garage
Councillors discussed the application and **AGREED** to **NO OBJECTION**.

7. Enforcement Issues

Alleged breach of condition (DC/10/1457) - Japanese Knotweed

Location: 1 John Ireland Way Washington Pulborough RH20 4EP

Ref No: EN/17/0244

Received: 12th May 2017

Status: Pending consideration (update at the Meeting.

Cllr Heeley reported that two residents who had complained about the JKW, had been informed by the senior planning compliance officer Helen Sissons, that the case was closed and there was no planning breach.

Alleged breach of conditions 4 and 6 of DC/12/2026 (windows and doors to be Closed and plant and machinery to be inaudible

Location: Highfield Works, Spring Gardens, Washington Pulborough RH20 3BS

Ref No: EN/17/0218

Received: 2nd May 2017

Status: Pending consideration.

Alleged side extension following refusal of planning application DC/16/0625

Location: Montpelier Gardens, Washington Pulborough RH20 3BW

Ref No: EN/17/0190

Received: 12th April 2017

Status: Pending consideration.

8. To Receive and Report planning department decisions

Application Number: DC/17/0342

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

Description: Fell x 1 Oak Tree

WPC Decision: Councillors agreed to defer decision to Will Jones at P&T meeting 20.3.17

HDC Decision: Application Permitted 3rd May 2017

Application Number: DC/17/0421

Site: Sandgate Bracken Lane Storrington Pulborough West Sussex RH20 3HS

Description: Proposed single storey extension

WPC Decision: Councillors agreed no objection at Council meeting on 3.4.17

HDC Decision: Application Permitted 3rd May 2017

Application Number: DC/16/2481

Site: Winton Washington Road Storrington Pulborough West Sussex RH20 4DE

Description: Erection of a replacement fence and re-hanging of existing gate

WPC Decision: No notification

HDC Decision: Application Refused 4th May 2017

Application Number: DC/17/0834

Site: Malva Bracken Lane Storrington Pulborough West Sussex RH20 3HS

Description: Non Material Amendment to approved application DC/16/1520 demolition of existing conservatory with single storey rear

extensions and single storey front extension, and formation of double garage, amendment sought to enlarge extension to garage to provide

WPC Decision: No notification received by the Council

HDC Decision: Application Refused 28th April 2017

Application Number: SDNP/17/00897/LIS & SDNP/17/00897/HOUS

Site: Clematis Cottage School Lane Washington RH20 4AP

Description: Refurbishment of existing Grade 2 listed dwelling (Listed Building) (Part Retrospective & (Full Application) (Part Retrospective)

WPC Decision: Councillors agreed to defer to HDC and conservation officer, at the Planning & Transport meeting on 20.3.17

HDC Decision: Approved 19th April 2017

9. Appeals

No further appeals at the time of publication

Cllr Lisher reported that the applicant for High Croft, Hampers Lane had appealed against HDC's decision to refuse planning permission for new 5-bed dwelling with detached garage and new access (DC/16/1930). The Clerk reported that she had not received a notification from the Planning Inspectorate. To be confirmed at next meeting.

10. To Discuss Planning and Transport issues

To Receive and Consider the SHELAA Employment Land Assessment for Washington

Letter from HDC and SHELAA (Strategic Housing and Economic Land Availability Assessment) report for Washington sites - Rock Common, north and south of The Hollow, circulated to Councillors before the meeting. Councillors AGREED with assessment that the site is not currently developable.

RESOLVED that no comment from the Council is necessary.

To Receive and Consider reports of parking and advertising activities at West Sussex Motors (Kia garage).

A councillor has complained that two cars were parked on the grass at the Kia garage last month, and several were half on the grass on its site opposite the Washington roundabout. Further complaints that the large Union Jack banners along the site make the area resemble a fairground and it was questioned whether these require planning

permission. Councillors NOTED that the garage had not responded to the Clerk's invitation last year to attend a Council meeting and discuss plans for the site. A major part of these included the garage's proposal to relocate its Triumph motorbikes business which had not happened, and would free up space for Kia.

Cllr Heeley commented that the Union Jack flags were within the guidelines of the Department for Communities and Local Government. It states that national or civil ensign flags do not need consent, but must not display any advertisement or subject matter additional to the design. However there was no guideline for dimensions. Cllr Cook wanted to know if there is a restriction on the number of flags. She commented that three of the displayed flags were clearly advertising and were much bigger than previously approved by planners. Cllr Milner-Gulland commented that the Council could

consider reporting the issue of the other flags to the National Park's enforcement officer which may be more effective. Cllr Henderson confirmed that the Council was also still getting complaints from the public that cars parked on the grass. It was noted that enforcement action against the parking in the past had been unsatisfactory. Cllr Heeley agreed but suggested that a rapport had been established with the garage in a meeting last year, and it would be better to give them another opportunity to respond to a request for an update on whether their plans for the site had moved forward. Cllr Heeley proposed the Council contacts the manager requesting an update on their plans, and whether their proposal to relocate the Triumph bikes had progressed. Councillors RESOLVED to AGREE the Clerk writes to the manager on this basis.

For information only:

Outstanding compliance issues & concerns - Milford Grange and the Country Park, Washington

Clerk had circulated a report of the site meeting between Milford Grange developers and HDC on 10th May 2017, from Helen Sissons, Horsham's Senior Planning Compliance Officer, and from Wildlife Crime Officer Sgt Chris Glasspool. The HDC report confirmed that HDC have closed the case as Barratts are meeting the requirements of the management plan put in place to treat the JKW and there was no evidence of any breach of the planning condition. They did not agree to the Council's request for a full site survey. Sgt Glasspool confirmed that he had closed the police investigation as there was no case for prosecution. He reported that the developers were taking steps to eradicate the plant from the land. It was not a quick solution, he reported, and may take 5plus years for the plant to fully die out. Re-growth can be expected in that period and nothing more can be done other than to re-treat the area. It will not simply die from one or two treatments, he said. Sgt Glasspool recognised that the bulk of the issue appeared to be the pace at which it was being handled, but it was not something the police could forcibly push along. However he would advise Barratts of his contact with the Council in the hope this speeds the process, and to ask for confirmation from them that the spraying will continue until the plant is eradicated. He would also remind them of the potential for legislation breaches should they allow it to visibly grow "in the wild" although this aspect is often hindered at CPS stage because of the difficulty of proving "in the wild" aspect. Growing on land owned by the offender does not count, and neither would neighbouring property, he confirmed. He realised it was not the response hoped for, but he had to work within the confines of legislation. A request from a resident for the Council to carry out and fund a survey, had been received shortly before the meeting. However, it was too late for it to be an Agenda item. It had been circulated to Councillors and would be reported to Council at its meeting in June.

Protection of Heath Common Lanes

A meeting at HDC between Chris Lyons, Barbara Childs, DC, WPC & Heath Common community representatives has been arranged on 16th June. It is to review options for restoring the protection of 'the Lanes' within the new policy framework being reviewed for the Horsham Design Planning Framework.

TRO Application, The Pike, Washington

The clerk will advise at next meeting of Cllr Paul Marshal's support for the Council's

application for double yellow lines along sections of The Pike, off the A283. Once received, the process will be put in place by the County Highways Authority.

11.To Receive Items for the Next Planning and Transport Agenda

Clerk to advise of a meeting date between the Council, the School and the PTA to discuss ways of easing school traffic congestion, in the round of other general parking issues in the area.

To consider making a request to Highways Authority for the restoration of the high friction surface of the red dragons teeth on the VAS crossing.

Date of next meeting 19th June, 2017

Full Council Meeting 5th June, 2017

The meeting closed at 20:42 hours

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