

WASHINGTON PARISH COUNCIL



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Washington Parish Council Planning and Transport Committee Meeting

Washington Parish Council - Planning and Transport Committee Meeting

Draft MINUTES of the Committee Meeting held on Monday, 20th November, 2017 at
Washington Village Hall

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

ALSO: Zoe Savill Clerk to the Council

MEMBERS OF THE PUBLIC:

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ABSENT: Cllr L Britt and Cllr T Cook

The meeting was opened at 19:55 hours.

1. Apologies for absence

Apologies were received and accepted from Cllr Britt (unwell) and Cllr Cook (unwell).

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

The Chairman declared an interest in item 6: Planning Notification of Committee for DC/17/2117 Longbury Hill Wood.

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

The minutes of the Meeting of 16th October, 2017 were AGREED as being a correct record and **duly signed** by the Chairman.

4. Public Speaking

Steve Whyley gave a presentation on his behalf and a number of residents of Hazelwood Close, objecting to the tree felling proposed in the application DC/17/2523 at 3 & 4 Chancton Copse Rock Road Storrington (5 x Oak, 1 Sweet Chestnut, 2 x Birch trees). He commented that the proposal would result in the unacceptable loss

of a woodland screen for Hazelwood Close residents which he said is an important part of the Heath Common environment. It was his understanding that the trees subject to the Tree Preservation Order were maintained as part of the original approval for development of the Chancton Copse properties.

The Chairman thanked him for speaking, and informed him that the application would Be considered later in the meeting.

Richard Goring director of Wiston Estate introduced two planning consultants leading the North Farm project. They advised that ideas to rejuvenate it as a vibrant mixed employment site were at the very early stages and would be within the vision of the Whole Estate Plan and Neighbourhood Plan policy. The planning team are exploring ways to engage with residents and stakeholders over the next few months, using feedback to help inform proposals.

- 5. 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/17/2412 - 1 Gorse Bank Close Storrington

Variation of conditions 2 and 3 to previously allowed appeal APP/Z3825/W/16/3162481(DC/17/1423) (Erection of a single detached dwelling). Proposed part retention of existing side extension and minor material amendments to approved location and block plans

Councillors discussed the application.

RESOLVED to make **NO OBJECTION** in principle. But in the light of the Council's previous concerns, Councillors requested consideration as to whether the distance to the property perimeter is appropriate.

DC/17/2523 - Mulberry House 3 & 4 Chancton Copse Rock Road Storrington

Fell 5 x Oak, 1 Sweet Chestnut, 2 x Birch trees

Councillors discussed this application.

RESOLVED not to support the application but to defer to Horsham District Council's Tree Officer, Will Jones, raising the following points:

- Lack of expert evidence to support the claim that the trees are detrimental to the properties' owners or to justify the proposals.
- A failure by the applicants to show why pruning would not be a suitable alternative option to felling.
- Only one application for two properties, and differing opinions on 8 very different trees.
- Neighbours have raised serious concerns and there is a need for these to be carefully considered by an expert.
- The trees have TPOs which were retained when the houses were built.

To Receive notification of HDC Planning Committee 21 Nov for DC/17/2117 - Longbury Hill Wood Rock Road Storrington.

Application: Proposed creation of new vehicular access into woodland from Rock Road,

laying of hardstanding to form stacking area, loading bay and access track associated with forestry management activities.

RESOLVED not to speak at the HDC Planning Committee meeting on 21st November, as the Parish Council had given a full written response to the application.

The stakeholder of Longbury Hill Wood, Julian Hanbury-Aggs offered to meet with residents to discuss their concerns about the woodland, and to explain some of the thinking behind the proposed tree felling, the subject of a separate forestry licence application. He added that an ecological survey of the loading bay area would be undertaken at the request of HDC.

6. Enforcement Issues

Alleged breach of approved landscape management plan (DC/10/1457)

Millford Grange John Ireland Way Washington Pulborough West Sussex RH20 4EP
Ref. No: EN/16/0249 | Received: Wed 08 Jun 2016 | Status: Pending Consideration

RESOLVED to **NOTE** the information

Members of the public left the meeting

7. To Receive and Report planning department decisions

Application ref: DISC/17/0393

Site: John Ireland Way Washington (Millford Grange)

Proposal: Details pursuant to condition 16 of DC/10/1457 (acoustic fencing)

WPC Response: P&T on Oct 16 2017 commented on concerns by residents that acoustic fencing had not been carried out satisfactorily and additional work required

HDC Decision: Application permitted on 31 Oct 2017

Application Number: DISC/17/0342

Site: 4 Gorse Bank Close Storrington RH20 3AQ

Description: Approval of details reserved by Condition 8 on DC/16/1009 (surface water drainage)

WPC Response: Not notified. Delegated approval

HDC Decision: Application permitted 2 November 2017

Application Number: DC/17/1896

Site: Patuca Bracken Lane Storrington RH20 3HS (Thakeham Parish)

Description: Variation of condition 1 to previously permitted application DC/16/2155: (Proposed erection of a new house on land adjoining Patuca, Bracken Lane, Storrington, creation of new vehicular and pedestrian access on to Bracken Lane [private road] together with minor amendments to elevation and fenestration of Patuca). Proposed minor material amendment to change approved integral garage to habitable space and minor changes to fenestration.

WPC Response: Councillors agreed an OBJECTION - P&T Meeting on 18 Sept 2017

HDC Decision: Application Permitted on 19 October 2017

RESOLVED to **NOTE** the decisions.

8. Appeals

No further appeals at the time of publication of the Agenda

RESOLVED to **NOTE** the information

9. To Discuss Planning and Transport issues

To Consider any further response to the second Wiston Whole Estate Plan public exhibition.

The Chairman and Council Chairman attended the public presentation of the Plan prior to the Committee meeting at St Mary's Church Washington. Cllr Heeley reported that although there were no firm proposals put forward for North Farm, Mr Goring and his planning team demonstrated a clear intention to work with the community in the process, and were very aware that the site falls inside the Park boundary.

It was a general consensus of opinion that there was no merit in submitting a response until the Council have been consulted on proposals. Cllr Henderson added that the Council's views on the site had also been expressed in the draft Neighbourhood Plan.

RESOLVED to make no response at this stage, and await with interest for the initial proposals.

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

RESOLVED to **NOTE** the next meeting on 15th January 2018. There would be no committees in December.

Full Council Meeting: 11th December, 2017

The meeting closed at 20.45 hours

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

