

# WASHINGTON PARISH COUNCIL



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## Washington Parish Council Planning and Transport Committee Meeting

**MINUTES of the Planning & Transport Meeting held on Monday, 18th September, 2017  
at Washington Village Hall.**

**PRESENT:** Cllr L Britt, Cllr P Heeley, Cllr J Henderson, Cllr A Lisher (Chairman) and Cllr R Milner-Gulland

**ALSO:** Zoe Savill Clerk to Washington Parish Council

**MEMBERS OF THE PUBLIC:** 0

**ABSENT:** Cllr Cook and Cllr Beglan

The meeting was opened at **20:50 hours.**

### **1. Apologies for absence**

Apologies were received and accepted from Cllr Beglan (holiday) and Cllr Cook (holiday)

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

No declarations made

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

The minutes of the Meeting of 21st August, 2017 were **AGREED** as being a correct record and **duly signed** by the Chairman.

### **4. Public Speaking**

### **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/17/1881 - 1 Rock Lane Washington Pulborough RH20 3BL**

*Proposed part single, part two-storey side and rear extensions to existing detached house and new detached garage.*

Councillors discussed this application and unanimously **AGREED to OBJECT** for the following reasons:

- Size, bulk of the proposal would be overbearing on the neighbouring property and result in the loss of amenity.
- Design and appearance out of character.
- Insufficient usable parking provision and does not benefit road safety.

### **DC/17/1877 - Longbury Hill House Veras Walk Storrington RH20 3JF**

*Proposed extensions and alterations to the existing detached garage*

Councillors discussed this application. It was NOTED that the proposed extended garage is on a plot where an additional dwelling was proposed, and which was turned down by Committee and on appeal. There is concern that the proposed garage, with upper floor, windows and staircase could be converted to a dwelling with relative ease.

Planning consent would establish a precedent, and would go against the previous refusal for this plot. A revised dwelling could follow on the back of it.

Therefore, Councillors unanimously **AGREED to STRONGLY OBJECT** on the basis of bulk and size within a plot which has already been turned down as harmful to the area, and is outside the BUAB (Built Up Area Boundary).

Should the officer be mindful to permit, Washington Parish Council strongly requests that it should be on condition that the building is only used for garaging and storage, is ancillary to the main house, and for the personal use by the owners only.

### **DC/17/1896 - Patuca Bracken Lane Storrington Pulborough**

*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*

The Council discussed the application which is situated in the Thakeham Parish. A notification was received by HDC as the property is within the Heath Common 'Lanes' area.

A copy of the Council's objection to the original application in 2016 in relation to 'garden infill' development and traffic impact on the narrow Heath Common 'Lanes' was previously circulated. It was NOTED that application DC/16/2155 for reduced size and scale was permitted. The new variation seeks to create increased size of accommodation by utilising space agreed as garage, and extending dimensions.

Councillors considered that a 4-bed property such as this, with no garage, would be unusual. Any future proposal for a garage would effectively undermine the permission granted for a property of reduced size and scale.

For these reasons Councillors unanimously **AGREED to OBJECT** to the proposals.

**For information only -**

**Notification of Committee**

**DC/17/1615 - Enigma Hampers Lane Storrington Pulborough**

*Demolition of existing 4 bedroom detached bungalow and detached garage. Erection of replacement 4 bedroom chalet bungalow with integral double garage, floor to ceiling windows on west and east elevations with associated hardstanding, parking and landscaping*

The Clerk reported that this application is due to be considered at the Horsham District Council Planning Committee on 19th September 2017 at the Conference Room, Parkside, Chart Way, Horsham commencing at 2.30pm. It is recommended by the Planning Authority for approval.

Councillors NOTED the information.

**Enforcement Issues**

No further enforcement issues to report

**6. To Receive and Report planning department decisions**

**Application Ref:** DC/17/1727

**Site:** Longbury Wood Rock Road Storrington Pulborough

**Description:** Prior approval for the creation of a forestry access track and stacking area

**WPC Decision:** No Objection at the Parish Council Meeting 4th September 2017.

**HDC Decision:** Objection to Notification on 28th August 2017

**Application Ref:** DC/17/1754

**Site:** Little Acorns Hampers Lane Storrington Pulborough RH20 3HZ

**Description:** Non-material amendment to previously approved application DC/17/0801 (proposed conversion of existing car port to a playroom and construction of a 2-bay oak-framed garage). Change of approved garage roofline to 'barns end' to match main dwelling.

**WPC Decision:** No Objection at the P&T Meeting on 24th April 2017 - request to check existence of a restrictive clause on land adjoining recreation ground.

**HDC Decision:** Refused on 1st September 2017

Councillors NOTED the decisions.

**7. Appeals**

**Application Ref:** DC/16/1963

**Site:** High Chaparral London Road Washington Pulborough RH20 3BP

**Description:** Outline application for the erection of 4x2 bed semi-detached dwellings, 1x3 bed detached dwelling and 2x5 bed detached dwellings. Construction of access road and provision of garage parking with all matters reserved except for access.

**WPC Decision:** Strongly Objected at P&T Meeting 19th September 2016

**Appeal Decision:** Appeal dismissed 29th August 2017

No further appeals at the time of publication

## **8. To Discuss Planning and Transport issues**

### **To Consider complaints of goods vehicles using Millford Grange pavements and roads to transfer construction materials bound for Heath Common.**

Correspondence from Cllr Glithero, on behalf of the Millford Grange Residents Association, together with photographic evidence of vans and lorries parking on pavements in John Ireland Way and obstructing roads, were circulated.

Councillors discussed and NOTED the serious concerns raised, and that the Council had no jurisdiction over a private and as yet, un-adopted road.

**RESOLVED** to advise the Residents Association to raise the issues with the commercial vehicle operators and keep the Council informed of progress.

### **To Consider extending the Built Up Area Boundary in Washington as part of the Horsham District Planning Framework Review**

At the last Full Council Meeting some members expressed an interest in extending the BUAB, and to redesignate such sites as Luckings Yard, Old London Road, as suitable to meeting local housing needs. It was dropped from the Neighbourhood Plan in favour of the Vineyards site earlier this year, deemed by HDC advisors as more suitable for housing needs (the NP Examiner had concluded that Luckings, which is 600metres from the BUAB, was not sustainable as a site for mixed housing/employment)

Cllr Paul Marshall (HDC) explained at the September FC meeting that if the Council is supportive of the idea, it is a good time to inform HDC while it is currently reviewing the HDPF.

The review is in the following 3 areas:

- The rural economy
- Some settlement areas - certain hamlets and villages would like development because they are disappearing.
- Looking at BUABs/rural boundaries.

**RESOLVED** that no recommendation should be made to Full Council for any changes at this time as it is dependent on the outcome of the emerging Neighbourhood Plan

### **For information only**

Cllrs Tony Lisher and John Henderson met Chris Stark (WSCC Highways Horsham Manager for the area) on Friday 22nd September to discuss the Council proposals to improve the safety of children/parents walking to school, parking issues along Sandhill Lane, provision of signage to protect the dropped kerb for disabled users, and reviewing the speed limit along the A283 Washington and Storrington Roads in the Parish. Report to be circulated for consideration at the next committee meetings for Planning & Transport and OSRA.

Councillors NOTED the information.

## **To Receive Items for the Next Planning and Transport Agenda**

Date of next meeting: 16th October, 2017  
Full Council Meeting: 2nd October, 2017

The meeting closed at **20:30 hours**

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

DRAFT