

**Washington Parish Council**

**Planning and Transport Committee Meeting**

**MINUTES o**f the Planning & Transport Committee Meeting held on Monday 23rd January 2023 at Washington Village Hall (Doré Room)

**PRESENT:** Cllr B Hanvey (BH), Cllr A Lisher (Chairman), Cllr T Keech (TK) and Cllr S Buddell (SB)

**ALSO:** Clerk to the Council Z Savill

**MEMBERS OF THE PUBLIC**: 0

**ABSENT**: PH, JL and JT.

The Meeting was opened by the Chairman at 7:45pm.

1. **Apologies for absence**

**RESOLVED** to **ACCEPT** apologies from PH and JT.

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

None declared.

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

**RESOLVED** to **APPROVE** the minutes of the meeting held on 17th October 2022 to be duly signed by the Chairman. It was noted that there were no meetings in November and December 2022.

1. **Public Speaking**

None.

1. **To Report Matters Arising from the last meeting**

None reported.

1. **To consider consultation responses on new planning applications on the current weekly lists from Horsham District Council:**

**DC/22/2196 - Cadrona Hampers Lane Storrington West Sussex (Washington Parish)**

*Erection of a detached two-storey dwelling and a detached car barn with home office above. Creation of vehicle access from Hampers Lane.*

 Members discussed this application, noting the following: that in the latest SHELAA (Strategic Housing and

 Economic Land Availability Assessment) for the Parish, the application site was assessed as undevelopable,

 being contrary to Policies 1-4 and 26 with some conflict to Policy 31 of the Horsham District Planning

 Framework; the site was not included in the emerging (since adopted) Storrington & Sullington and

 Washington Neighbourhood Plan, and had a limited relationship to the nearest settlement at Storrington

 and Sullington; the Horsham District Council Bat Sustenance Zone is also present in this area.

Following a discussion, Members unanimously **RESOLVED** to make an **OBJECTION** to the application as it is outside the built-up area boundary and is contrary to the Neighbourhood Pan and Heath Common Design Statement. Members also raised concerns about the treatment of the trees on the application site and their proximity to an important wildlife corridor. Notwithstanding their objection, Members agreed that it is important that the trees are protected and that a preservation order is established to ensure this

Clerk to include these points in the Council’s consultation response.

**DC/22/2260 - Amberley Cottage Merrywood Lane Thakeham West Sussex (Washington Parish)**

*Removal of existing conservatory and erection of a single storey rear extension. Installation*

*of 3no rooflights to rear***.**

 Members discussed this application and **RESOLVED** to make **NO OBJECTION**.

 **To Report the Council’s comments on WSCC/028/21 Rock Common Quarry, The Hollow, Washington**

 **RH20 3DA – for information.**

*The continued winning, working and processing of sand from the existing Rock Common Quarry, the*

 *importation of inert classified engineering and restoration material, the stockpiling and treating of the*

 *imported material, the placement of the imported material within the quarry void and the restoration and*

 *landscaping of the quarry –* further information for consideration.

Members noted the Council’s consultation response which restated its strong objection to the application,

 drafted by the Committee and he Clerk and submitted to West Sussex County Council. The response raised

 a number of issues agreed at the last Full Council Meeting (January 9th 2023), in particular concerns about

 the impact of the additional HGV traffic on local road network.

1. **Planning Compliance**

**Longbury Hill Wood, Rock Road: Breach of Condition Notice.**

It was noted that there was no further update on action being taken by Horsham District Council for non-compliance with an enforcement notice served upon the landowner of the woodland last August. The notice related to a breach of Condition 7 of planning application DC/17/2117 regarding the temporary access and hardstanding at the woodland to serve a felling license. There was a discussion on the woodland’s vulnerability to development in the absence of enforcement action, and whether the Council should continue to question compliance to the felling licence on re-stocking the land through natural regeneration. Clerk to update the Council about the enforcement action at the next meeting on 6th February 2023

**8.To Receive and Report planning department decisions – for information only**

**HDC Decisions (from notifications sent to the Parish Council) on significant applications only:**

None reported.

**SDNPA Decisions on significant applications only.**

None reported.

**9.Appeals**

There were no reports of appeals lodged or decided.

**10.To Discuss Transport and Planning Issues.**

**To Ratify the Council’s statement to Ward Members in response to HDC (Horsham District Council) Officer recommendation to approve the following application**:

**DC/21/2161 – Old Clayton Boarding Kennels Storrington Road Washington Pulborough**

*Demolition of existing kennels and cattery buildings/structures, and existing dwellings. Erection o 60-bed care home (Class C2) and 8No. age restricted bungalows (Class C3) with associated access, landscaping and other works (including relocation of existing staddle stone barn).*

A copy of the Council’s statement, drafted by the Chairman, was previously circulated. It expressed serious concerns about the HDC Officer recommendation to approve the application when it goes before their Planning (South) Committee for determination on 24th January. Members shared concerns in the statement that HDC seemed to be totally overriding the Neighbourhood Plan which had rejected the site for development, and that this was a serious matter. Members agreed that if the application is approved, this would give the site established use which could be exploited at a later date to build housing if the care home development did not go ahead.

In the absence of the Parish Council Chairman at the HDC planning meeting, the Chair of the Storrington & Sullington & Washington Neighbourhood Plan Steering Group had kindly agreed to read out the Council’s statement. She would also read out one from the Steering Group which would raise similar concerns in support of the Parish Council. It was noted that the site had been put forward in error by the Steering Group in 2021 as one of a number to be assessed for development to help meet the additional housing requirement across the district. This had been pointed out to HDC at the time but members were concerned this should be made clear to the Ward Members ahead of next week’s Planning meeting. Following a discussion it was **RESOLVED** to ratify approval of the statement hared with Ward Members and the Chair of the Steering Group; to make the Council’s position absolutely clear that it does not support the kennels site being considered for any future district housing requirement. Clerk to action.

**To Report roadworks in the area – for information only**

The following West Sussex County Council website link for the latest roadworks was reported: <https://one.network/custom/westsussex>

 **Road Works in the Parish: To Receive an update on works to the Wiston Bends, A283**

 A West Sussex County Council (WSCC) report with FAQs (Frequently Asked Questions) and responses

 regarding the current and planned road works to improve the Wiston Bends, was previously circulated and

 noted.

**11.To Receive Items for the next Planning and Transport Agenda**

None received.

**12.Date of next meetings in the Dore Room, Washington Village Hall**

 **Parish Council Meeting:** Monday 6th February 2023, 7:30pm

 **Open Spaces Committee:** Monday 20th February 2023, 7:00pm

 **Planning & Transport Committee**: Monday 20th February 2023, 7:45pm

There being no other business to transact, the meeting was closed at 9.10pm

**Signed……………………………………………..**

**Dated………………………………………………**