Washington Parish Council Planning and Transport Committee Meeting

**MINUTES of the Committee Meeting held on Monday, 19th January 2015 at Washington Village Hall**

**PRESENT:** Cllrs Beglan, Britt, Heeley (chairman), Jolley and Turley.

**ALSO:** Clerk to the Council Petrina Kingham

**MEMBERS OF THE PUBLIC**: 5

**ABSENT**: Cllr Cook

**Councillor Heeley opened the Meeting at 20.03 hrs**

**1. Apologies for absence**Apologies were received an accepted from Cllr Cook (family bereavement)

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

Cllr Jolley claimed a possible interest in Item 9 on the Agenda (Sandgate Park Footpath) as Trustee of the Sandgate Conservation Society. The interest was not prejudicial and Cllr Jolley partook fully in the meeting.

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

The minutes of the Meeting of 15th December 2014 were **AGREED** as being a correct record and duly signed by the Chairman.

**4. Public question time**

The Chairman invited members of the public present to speak

Mr Peter Herbertson spoke on the matter of the RMC development and handed Councillors and the Clerk a copy of a report he had compiled on the street lighting at the A283 Millford Grange development to which he was opposed. Mr Herbertson was keen to pursue and resolve the matters of the extended road works, inadequate road surface and the silver lamp standards. In particular the removal of the current street lights.

Mr Mike Gould (HCRA) confirmed the Association would be responding to the consultation by Thakeham on their Pre-Submission Neighbourhood Plan document and in particular in respect of their choice of potential land for development. Mr Gould also confirmed that the Association were fully supportive of the proposed route 3, suggested by Jane Cecil of the National Trust along the rear of East Clayton Farm. Mr Gould also thanked the Parish Council for their continued efforts in trying to obtain information on the Millford Grange Development.

Cllr Heeley confirmed that all matters raised were covered in the evening’s Agenda and the Committee would discuss the raised issues at that point.

 **5. Planning applications and consultations:**

**SDNPA/14/05619/LIS** - Windlesham School, London Road, Washington RH20 4AY - *extension to DT classroom within the curtilage of a listed building*

Councillors were concerned with the impact continued development was having on the core building. Whilst the Committee supported the spirit of the application and the provision of further academic facilities they **AGREED** to **OBJECT** to the design and materials used and the lack of compatibility of the proposal with the core building of the school. In addition they wished the matter to be referred to the Conservation Officer as they felt this was an unacceptable progression of similar buildings.

**DC/14/2736** Sandhill Lodge Sandhill Lane Washington Pulborough - Retention of timber cabin for use as an ancillary domestic building to the existing mobile home. After prolonged debate the Committee **AGREED** to **STRONGLY OBJECT** to the proposal on the following grounds:

1. The supporting statement is misleading as the building is within the existing curtilage of Sandhill Farmhouse, a Grade 2 Listed property and therefore an application for Listed Building Consent **MUST** be submitted.
2. The property is outside of the built-up area and within countryside the development would therefore have an urbanising effect on the location.
3. The scale and bulk of the development is excessive, almost doubling the current building footprint on the site which itself has been extended under previous Permitted Development and therefore constitutes overdevelopment of the plot.
4. There has been a history of development without prior consent on this site subject to subsequent enforcement action.
5. There are a large number of other buildings already within the curtilage of this site to the north
6. The applicant was misleading in a previous statement relating to this building being subject to permitted development under Class E Part 1 of Schedule 2 of the GPDO 2008. This is clearly not such a development
7. Under the consent granted within DC07/1661, it was stated that consent would **not** normally be granted as "The site is located within a rural area where the formation of additional independent units of residential accommodation would be contrary to policy CS1 of the Horsham District Local Plan 1997" The Committee believe this is pushing the boundaries of acceptable development on this site.

In addition the Committee wished to point out the original permission was granted on the exceptional basis of social need. The original permission was for a modest style mobile home which has now been extended without permission.

**6. Enforcement issues update**

**EN/14/0391** Sandhill Lodge– alleged unauthorised structure (Class E Permitted Development

Councillors **NOTED** the application has been validated and submitted their comments on the application above.

**DC/14/0457** – Lupin Cottage

To receive review discuss and recommend a response to the Horsham District Council letter of 19th December 2014 on the matter of enforcement of the Councillors noted that the applicant had a 12 week period to appeal against the decision to refuse planning permission and the timescales for accepting a further amended planning application. The Clerk advised that the refusal date was 2nd December 2014 and that a review of the progress of the case would be added to the Agenda for the Planning and Transport Committee meeting on the 16th March 2015.

**EN/14/0201** unauthorised Flags - John Ireland Way

Councillors **AGREED** that the Clerk should send a letter to Madeleine Hartley (HDC Planning and Compliance Team Leader) on behalf of the Council congratulating the department on the successful prosecution and emphasising that the Parish Council were consistent objectors to the flags and sent repeated representations to Horsham.

**7. To receive planning department decisions**

Councillors **NOTED** the following decisions:

\* Washington Parish Council had no objections to these applications

\* Application Number SDNP/14/05451/APNB Decision: No Objection

Site: Frieslands, London Road, Washington, West Sussex (Agricultural)

Description: Prior Notification for agricultural barn and extension for storage of agricultural/forestry Equipment

Date of Decision 05.01.15

\*Application Number: DC/14/2311 Decision: Application Permitted

Site: Bronte House Rock Road Washington Pulborough West Sussex RH20 3BQ

Description: Single storey rear extension and first floor extension

Date of Decision: 23/12/2014

\*Application Number: DC/14/2435 Decision: Application Permitted

Site: Spring Gardens Nursery Spring Gardens Washington Pulborough West Sussex RH20 3BS

Description: Install electronic communications apparatus/development ancillary to radio equipment housing on behalf of Telefonica UK Ltd and Cornerstone

 Telecommunications Infrastructure Limited (Prior Notification)

Date of Decision: 23/12/2014

**8. Appeals**none advised

**9. Planning and Transport issues**

# To Review, Discuss and Recommend a Revised Procedure for Previewing Planning Applications Prior to Meetings

The Committee recognised the increasing difficulties both in the lack of paper plans coming out of Horsham in time for consideration within the constraints of the Planning Act and the difficulties with circulation of the paper documents among Councillors when received. Committee Members **AGREED** to **RECOMMEND** to Council that all applications would be considered on-line and discussions via their own emails (not copying the Clerk in) would be carried out. Comments would then be brought to the relevant meeting for discussion. The Clerk was asked to pursue the option of a projector to facilitate any further review of plans at the meetings, with Manny Singh (HDC) and to produce revised ID cards for all Councillors.

# To Review Discuss and Recommend a response to Thakeham Parish Council’s Pre-Submission Neighbourhood Plan (circulated 12.01.1)

# It was agreed that the Steering Group Members would discuss the plan at their meeting on 20th January 2015 with Storrington and Sullington Parish Council. The Clerk confirmed that a response was required by 6th March and therefore the matter could be added to the Parish Agenda Meeting for 2nd February for final comments.

# DC/14/0921 and 0925 Clayton Kennels

The matter is likely to be listed for the DC(S) meeting on 17th February 2015. Cllr Heeley has reconfirmed his attendance from the January meeting to the February meeting to speak against the application.

30 and 50 mph Speed Limits in Washington village

Councillors **NOTED** the following update - The consultation period has ended and the proposal has been passed with overwhelming support. There were a number of comments from residents that a 20mph limit would be preferred. WSCC stance is that the provision of the 30mph limit is adequate but this can be reviewed at a future date. The siting of the signs to include Stocks Mead within the 30mph zone was not possible due to the restrictions on the verge width at the locations required for the signs. However as the signs would be visible on the approach to Stocks Mead WSCC felt that this would have the effect of slowing the traffic down. The timescale for installation was around 8 weeks but this was variable depending on the availability of SSE (the company used for the installation of lighting) for the Washington sign. Cllr Turley advised that some of the posts were in situ.

RMC Development

To receive an update on and review discuss and recommend a response to:

# The issue of the replacement of the road surface

Road Surface - WSCC have confirmed that Barratts have secured the return of the contractors to re-plane and resurface the road. The anticipated completion date for this is June 2015 (end). The Committee **AGREED** to monitor the progress of the works and commented that the new road surface was dependant on the base surface laid and the replacement surface must be at least as good as the old surfaces either side.

# Hampers Lane - escarpment

Hampers Lane Escarpment - Barratts have confirmed that the boundaries of their works have not had any effect of the existing escarpment and are too far away to cause any landslip. Malcolm Westcott (Senior Technical Manager) has offered to escort a Councillor and/or any concerned party from the Parish over the site to view this from the development side. Malcolm Westcott has offered to meet a Councillor on site to review this. Cllr Jolley agreed to volunteer for this meeting to discuss both the matters of ingress and responsibility. The Clerk was asked to forward details to Cllr Jolley. The Clerk asked for dates of any meeting in order to provide an update to Council.

Parish Notice Board - the specification has been sent though to Barratts and has been passed to their surveyor. The Clerk will follow up in due course.

Bus Shelter - no update. Councillors commented that the original shelter had been purchased on a 50/50 basis with WSCC but that the replacement had been funded via an insurance claim made and paid for by the Parish. The Clerk was asked to follow up the progress of the request for replacement.

Washington Parish Sign - no update

# Hampers Lane Footpath Entrance

Councillors NOTED the responses to the questions raised of Barratts (responses in italics)

1. Any trees or screening removed for works to take place should be replaced upon completion

*As there is no obvious route for the footpath the trees identified to be removed will accommodate the footpath, there is sufficient screening going into the development not to open up the view.*

2. A width of 12 ft was suggested for the fencing – does it need to be this wide?

#### Yes in the temp stage to allow vehicles to back up off Hampers

3. Councillors felt that the installation of a ‘kissing gate’ would restrict the use of the area (DDA compliancy and buggies should be considered).  As a result of this they requested that another form of access gate was considered.

*Is a simple gate the preferred access, this will have a spring and a self-locking bolt.*

The Clerk confirmed she had responded in the affirmative to item 3. Cllr Jolley was asked to address the issue of replacement screening for the 12 foot access gap when the access for vehicles was no longer required.

To Receive Review and discuss the Proposed Route for Sandgate Park Footpath (from country park to Warren Hill)

Route 3 has been identified by the NT as the most viable option. This route goes across the NT Field to the north of East Clayton Farm. It would have the consequence of splitting the field in two. Fencing would be required on both sides and the tenant of the farm has been asked for a view. The route would come out on Georges Lane via the NT gate. Councillors **AGREED** this was their preferred option and would await an update on the cost and the response from the tenant of the Farm.

To receive a report from Cllr Heeley on the ‘dark skies’ meeting on 16th January 2015 with WSCC Street Lighting Team Leader Kevin Moss

Cllr Heeley read from an email circulated prior to the meeting outlining the details of the meeting. He added that he was unaware that the Parish Council were consulted on the lights currently in situ on the A283 Millford Grange development. In addition the SDNP planning authority appeared to have had little or no input. However Mr Moss had confirmed in a prior email that as part of an overall bid for an upgrade of lighting in the National Park LED lights for the Millford Grange lights had been included. However there was no guarantee the bid for funding would succeed. It was also very unlikely that the posts would be replaced although they were to be painted green.

Cllr Jolley commented that he had driven the A283 and there was no comparable lighting density along the length of the road from Shoreham to Washington. He noted that, in particular, the junction at Steyning had low level lighting. The conclusion from this was that Barratts had wanted the development to be lit up as a way of ensuring it stood out which was an understandable (albeit not acceptable) marketing ploy. Cllr Heeley stated that there were two issues, the intensity of the light and the frequency of the posts. As ‘unlit status’ can be applied for at any time the Committee **AGREED** to **RECOMMEND** to Council that the Parish apply for ‘unlit’ status. The Clerk was asked to make enquiries are to how this could be progressed prior to the next Parish Meeting.

On the matter of the existing lights and Mr Herbertson’s comments it was **AGREED** that these would be clarified with Cllr Circus at the next Parish Meeting.

Councillors also will take photographs from the NP and SDNP when the lights are on.

Road Closures

Relevant closures are identified on the Parish Website and circulated to Councillors

**10. Items for the next Agenda**

The following Parish Issues were forwarded to the Clerk for action:

1. Leaves on the footpath running from Stocks Mead to The Street - health and safety slip and trip risk
2. The tree in Chanctonbury Close requires cutting back

Date of next meeting 16th February 2015

The meeting closed at 21:21

Signed………………………………….. Dated………………………………..