

# WASHINGTON PARISH COUNCIL



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## Washington Parish Council - Planning and Transport Committee Meeting

**Draft MINUTES of the Committee Meeting held on Monday, 21st November, 2016 at Washington Village Hall**

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

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

**MEMBERS OF THE PUBLIC: 2**

Mr Mark Cleaver and Mrs Karen Cleaver

**ABSENT: 0**

The meeting was opened at 19:40 hours.

**1. Apologies for absence**

There were no Councillors absent

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

There were no declarations of interest.

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

The minutes of the Meeting of 17th October, 2016 were **AGREED** as being a correct record and duly signed by the Chairman.

**4. Public question time**

Cllr Heeley reminded councillors of the clerk's advice regarding discussion on proposals not yet submitted as a planning application. He welcomed Mr and Mrs Cleaver, owners of the Washington Caravan Camping Park Ltd, to present their proposed scheme for the campsite. Mrs Cleaver informed councillors that the couple have sought pre-planning advice for a four-bedroom home on site for themselves and their two young children, and this would be integrated with a new toilet and shower block.

They further propose the use of an adjacent paddock for tourers and motorhomes over the whole of the summer period. Mrs Cleaver said that the campsite had been in her

husband's family more than 30 years and until recently had been run as a hobby. The couple stated that part of their intention for the improved facilities is to tap into the community of walkers and cyclists who visit the area, and ensure that the campsite stays in the family for many years to come. Mrs Cleaver stated they were commuting from their East Sussex home because the business required them to be on site on a daily basis. She explained that the proposed dwelling meets the criteria required by planning regulations for building in the countryside because they could demonstrate it was an essential need for running a professional service to their customers.

She also hoped one day to provide a small on-site shop for basic provisions and welcomed the idea of selling to the wider community.

Cllr Heeley thanked the couple for their contribution and welcomed their offer to attend a future PC meeting to discuss their planning application when it is submitted next month.

## 5. Planning applications and consultations

### *DC/16/2420 - RMC Engineering Services Ltd Workshops Storrington Road Washington Pulborough*

***Removal of condition 15, relating to retiming of bus service, and variation of condition 16, relating to acoustic mitigation, of planning approval DC/10/1457 (Outline planning permission for the demolition of existing buildings and construction of up to 100 residential units, associated ground preparation works, highways, access and the first phase of the Sandgate Country Park)***

Cllr Heeley informed councillors that the developer had put forward a case that the unfinished section of acoustic mitigation is not necessary. This was based on an old survey from 2014 which suggests the level of noise at the rear is no greater than at the side where the fencing is in place at the Millford Grange development. He read out a letter by the owner of the neighbouring dog kennels outlining complaints of noise from the site, in particular the impact on some of the dogs as a result of fireworks parties at Millford Grange.

Cllr Heeley commented that he could see no reason why the fencing should not be completed as it was a condition previously accepted by the developers. Cllr Britt and Cllr Beglan agreed and commented that the fencing was absolutely necessary.

Cllr Henderson commented that complaints to HDC's environmental health department from residents about the kennel noise since the original 2014 noise survey, showed there is still an issue regarding noise and it was from both directions.

Councillors considered the condition 15 which committed Barratts to ensuring that a bus service from Millford Grange connects with specific train services at Pulborough Station.

Cllr Henderson commented that this was the type of condition imposed which generally falls upon the developer to fund the bus services. He commented that the developer had assured the appeal inspector of sustainable transport by providing a bus service to get people to train services to the South Coast and London. Councillors noted that it had been a fundamental argument by Barratts for putting the development at that location. Cllr Henderson pointed out that by proposing sustainable public transport measures for the first five years, developers can reduce what is known as the trip rate (number of people/traffic movements in and out of a development), demonstrating lower car use. He stated that it was a way for developers to achieve planning permission and had been fundamental to the argument put forward for by the Millford Grange developers at appeal. Cllr Beglan agreed that both the conditions were integral for the granting of permission by the inspector and should be

upheld.

Cllr Heeley added that Storrington and Sullington Parish Council had strongly objected to the condition with respect to the noise mitigation.

Councillors AGREED to a STRONG OBJECTION to both parts of the application

**DC/16/2450 - Minchenden Sanctuary Lane Storrington Pulborough**

Proposed front, side and rear extensions with side dormer. Proposed side hip to Gable extension with new rear dormer

After a brief discussion, Councillors AGREED to NO OBJECTION to this revised application. Councillors noted that it was significantly smaller in bulk and scale than the previously rejected application.

**DC/16/2490 - Fledglings Bracken Lane Storrington Pulborough**

Erection of a single storey side extension following demolition of existing garage  
Councillors AGREED to NO OBJECTION to this application. Councillors noted that it was single storey and would not impinge on the neighbouring property.

**Enforcement issues update**

Councillors noted that there were no further updates to report

**6. To receive planning department decisions**

Application Number: DISC/16/0241

Location: Rock Business Park, The Hollow, Washington

Description: Approval of details reserved by condition 4 on DC/16/0718

Decision: Permitted

Date of Decision: 4th November

WPC Response: Councillors requested screening specifications and other conditions, at their Planning & Transport meeting of 19th September, 2016.

Application Numbers: DC/16/2115 & DC/16/2116

Location: Woodlands, Badgers Holt, Storrington RH20 3ET

Description: Surgery to 3 oak trees

Decision: Permitted

Date of Decision: 15th November, 2016

WPC Response: No response

Application Number: SDNP/16/04408/HOUS

Location: Hillview, School Lane, Washington RH20 4AP

Description: Retention of side porch structure and the erection of a single storey rear extension, and rear extension to detached garage.

Decision: Approved

Date of Decision: 9th November, 2016

WPC Response: Councillors objected to this at Full Council meeting on 3rd October, 2016

Application Number: DC/16/1963

Location: - High Chaparral London Road Washington Pulborough

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.

Decision: Application Refused

Date of Decision: 15th November, 2016

WPC Response: STRONG OBJECTION at their Planning & Transport Committee Meeting on 19th September, 2016

Cllr Beglan reported to councillors that Cllr Wright gave a good presentation against the application at the HDC Development Control (South) meeting on 15th November. Councillors noted that it was refused largely for transport reasons, location of the site, and unsuitable design in a rural location.

Application Number: DC/16/1908

Location: Longbury Hill House Vera's Walk Storrington Pulborough

Description: - Erection of one dwelling on residential land at Longbury Hill House

Decision: Application Refused.

Date of Decision: 15th November, 2016

WPC Response: STRONG OBJECTION at the Full Council Meeting on 5th September, 2016

Application Number: DC/16/1930

Location: High Croft, Hampers lane, Storrington

Description: Construction of 1no. new 5 bed dwelling with detached garage and new access driveway.

Decision: Application Refused

Date of Decision: 5th November, 2016

WPC Response: STRONG OBJECTION at the Full Council Meeting on 5th September, 2016

Cllr Beglan reported that she had spoken on behalf of the Parish Council against both applications at the HDC meeting. Councillors noted that there had been strong support from members. This related particularly to the issues regarding the volume of traffic on Heath Common and a need for officers' concerns to be reflected in the Neighbourhood Plan.

## **7. Appeals**

There were no further appeals to report.

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

*To receive and discuss proposal from West Sussex Motors proposal to extend parking area to rear of premises*

A presentation was received from Cllr Heeley with respect to a meeting between himself and three councillors with Mr Ian Sexton at the West Sussex Motors site. It was noted that the meeting was an opportunity to share views on how the garage might accommodate more cars both on and off the site, in conjunction with their proposal to re-locate Destination Triumph motorcycles. Cllr Heeley circulated a map of the Kia garage site which outlined existing and proposed additional car parking spaces. He informed councillors that the proposals were a preview of what might be submitted as a planning application in the future.

A full discussion took place, and a number of issues were considered by councillors.

Councillors resolved to agree that the clerk writes to Mr Sexton informing him that they do not wish to make any comments at this stage. However, councillors would request that they are kept informed and would welcome him to attend a parish council meeting by arrangement to discuss this proposal, and keep the council abreast of other moves.

*Speed loop survey results and parking issues - Report from working party*

Councillors noted that a report from the working party has been postponed to the January committee meeting.

**For information only:**

*Clerk has submitted order to WSCC for alteration to VAS signs, the Pike, A283, Washington, for new activation speed of 40mph. Agreed at Full Council meeting On 7th November, 2016 **minute: 19.82.4.***

Cllr Heeley PROPOSED and councillors AGREED that the clerk writes to Mr Adam Norris to seek payment of the alteration of the VAS by WSCC.

This is on the basis that the Parish Council had placed the order on the reassurance from WSCC that the VAS would be effective despite concerns raised by Telents. The clerk to inform councillors of his response at the next meeting.

**Country Park, Millford Grange - to report progress on outstanding issues**

Councillors noted email correspondence between Barratts and HDC that outstanding matters with respect to the Millford Grange development and the Country Park, were being addressed, and that no further action could be taken at this stage.

The clerk had circulated an email from Mrs Hazel Corke, Horsham's development Team Leader, to Mr Robert Phillips, Head of Planning at Barratts. This was to confirm HDC's agreement to the removal of the NEAP (Neighbourhood Equipped Area for Play) subject to its replacement with the smaller LEAP (Local Equipped Area for Play) within a more central location of the park, and a play trail (to meet needs of children aged 8-14) to be provided within the country park.

Mrs Corke has also requested plans to show the specific location of the trail and details of the equipment, and an application to regularise this aspect of the S106 agreement with respect to the LEAP.

Mr Malcolm Westcott, Senior Technical Manager at Barratts, has agreed to contact John Marder, HDC Landscape Architect, with details of proposals for equipment.

Mrs Corke has also requested that Mr Westcott advise on the issues raised by Cllr Marshall in respect of the screening of the Hampers Lane boundary and the outstanding Washington Parish Council noticeboard and Sullington sign.

Cllr Heeley informed councillors that Mr Richard Hurley of the Sandgate Conservation Society, requests that the Parish Council continues to push HDC on the formation of the Country Park, and passed on the Society's appreciation of the PC's ongoing support. Councillors also noted that Mr Hurley has written to Cllr Marshall requesting an assurance from HDC that they will ensure an early start to the work of creating the Country Park. Councillors noted that this should have begun more than 6 months ago when the 39th property was sold. He has also requested from Cllr Marshall a copy of the Special Agreement which shows the requirements reached between HDC and the Developer. This includes the creation of a 25 year management plan, formation of

footpaths, signposting and other amenity items.

**Response from Thakeham Parish Clerk re: DC/16/2135 - Patuca, Bracken Lane, Storrington**

*Proposed erection of a new house on land adjoining Patuca, creation of new vehicular and pedestrian access on to Bracken Lane (private road) together with minor amendments to elevation and fenestration of Patuca.*

Councillors noted that this is the third application for Patuca, and is a revision of a previous application to build a house in the garden which had been turned down on appeal. Cllr Heeley commented that although Patuca is just outside the Washington parish, the proposed new house and access would have an impact on Heath Common, much of which is within the parish. Councillors noted that Patuca has been used as an example when the Parish Council has considered other applications to develop in gardens on Heath Common within the Washington parish.

Cllr Heeley informed councillors that in this instance Thakeham PC had not raised an objection to the application. However their clerk had acknowledged Washington PC's concerns about recent garden grab applications in the area.

After a full discussion, councillors were of the opinion that there are compelling reasons that the proposed development would be detrimental to the area.

Councillors unanimously AGREED to STRONGLY OBJECT to the application for the following reasons:

- The site at Patuca is on the boundary of the BUAB and the rear garden falls within Countryside, and is another 'garden grab' on Heath Common. Councillors expressed their concern that there should be no breaches of this important designation, and that if allowed, it would also give a strong argument to any appeal against recent decisions on other 'garden grab' applications in the area.
- The continued trend of applications to develop gardens into separate dwellings in this quiet location would further impact on the already increasing problems of traffic navigating these narrow roads on Heath Common.
- The officer's reasons for refusing the previous planning application at Patuca are still applicable. These are namely, that the proposal would represent an unsympathetic form of development out of character with surrounding development contrary to the requirements of policy 32 and 33 of the Horsham District Planning Framework 2015 and the design requirements of the National Planning Policy Framework.

**Blind Summit signs on Rock Road**

Councillors noted that the WSCC have placed an order for the signs, and that the installation date is pending. No further action necessary.

Date of next meeting 23rd January, 2017

Finance Committee meeting 12th December, 2016

Full Council Meeting 12th December 2016

The meeting closed at 20:30 hours

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