

# WASHINGTON PARISH COUNCIL



Clerk to the Council.  
Ms Zoe Savill.  
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## Washington Parish Council Planning and Transport Committee Meeting

**MINUTES** of the Planning & Transport Committee Meeting held on Monday 24<sup>th</sup> January 2022 at Washington Village Hall (Dore Room)

**PRESENT:** Cllr C Beglan (CB), Cllr P Heeley (PH), Cllr A Lisher (Chairman)

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

**MEMBERS OF THE PUBLIC:** 1

**ABSENT:** Cllr J Thomas (JT)

The Meeting was opened by the Chairman at 19:50 hours.

### 1. Apologies for absence.

**RESOLVED** to **ACCEPT** apologies from JT

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

None declared.

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

**RESOLVED** to **APPROVE** the minutes of the last meeting on 15<sup>th</sup> November 2021 to be duly signed by the Chairman.

### 4. Public Speaking

Mr Freddie Instone of NKR Property Investments gave a brief presentation on amendments to his proposed application for mixed residential units on land north of Montpelier Gardens, Planning Reference: DC/21/1689 - *Outline application for the erection of 6no 3-bed semi-detached dwellings, 3no 2-bed terraced dwellings and provision of 18 car parking spaces with all matters reserved - Ref. No: DC/21/1689.* He explained the amendments which will include an increase in parking provision and increase in smaller affordable dwellings to help address local concerns. It would also provide a more sustainable and suitable development to meet the Local Plan's increased housing needs. It would also include an acoustic barrier on a natural bund along the sites' boundary with the A24, to offer much better sound barrier than felled line of lime trees. He hoped this would be welcomed following the recent decision by WSCC not to progress residents' similar Community Highways Scheme application for an acoustic fence. The estimated £75,000 costs, he said, would be funded by

the development if it were approved. Mr Instone explained that there has been significant support from local residents following discussions with them, and that he is willing to work with the community in finding a workable solution for developing the site.

He answered questions from members about the acoustic fencing and confirmed that it would extend the length of the site, with natural planting to help reduce its visibility. He would contact HDC to formally notify the Parish Council of the amendments so that it can be consulted in time for the next meeting.

*The Chairman thanked him for his presentation and that the Council looked forward to the opportunity to comment on the amendments at a future meeting.*

## **5. To Report Matters Arising from the last meeting**

The Chairman reported the following for information:

### **Community Highways Scheme (CHS) application for improvements to Rock Road/A24**

It was NOTED that the Parish Council's CHS application has been successful and will be included in the WSCC Annual Delivery Programme for design in 2022/23. This is subject to a number of conditions. The email announcement from Mr Steve Douglas, WSCC's Assistant Manager for the Central Area Economy, Infrastructure and Environment, Highways and Transport, was circulated before this meeting. Members welcomed the decision and thanked the clerk for putting the application together.

### **Community Highways Scheme (CHS) application for sound barrier along Old London Road**

Following enquiries by the clerk, it was NOTED that the CHS application by residents had not been progressed by WSCC. Mr Douglas (see above) confirmed that it did not meet the criteria and that the applicants had been notified. No details of the criteria were made available to the Parish Council.

### **Update on site meeting to discuss a pedestrian crossing outside Milford Grange:**

Cllr Paul Marshall's (WSCC ward member) email was circulating before the meeting, confirming his report at the Full Council Meeting (10<sup>th</sup> January 2022) that due to the lack of injury or fatal accidents outside Milford Granger, provision of a pedestrian crossing is unlikely. He outlined a number of possible options for changing the road layout to make the existing crossing point more effective.

### **Traffic Speed Survey in Rock Road**

Base Point Data has agreed the Council's engagement to carry out a traffic speed survey along specified locations of Rock Road between the junctions of Georges Lane and Newhouse Lane/Hampers Lane in the parish. Bellamy Roberts have agreed to interpret the data. It was noted that two speed loops had been placed on 20<sup>th</sup> January 2022 for a two week-period. Results will be discussed at the next meeting.

### **National Trust's proposed Forestry Track Georges Lane – January 2022 update**



Jane Cecil, the National Trust's General Manager (South Downs) has reported delays due to resignations and covid issues amongst contractors. However, the Trust anticipates final costings and timetable for the work available by the end of January.

The clerk has acknowledged the NT's update and emailed a reminder for their grant application and confirmation of WSCC approval of the track, so that the next Full Council can consider extending its £12,000 grant offer. Response is still pending.

6. **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). Notifications of the following are on this meeting's One Drive folder for Planning with website links for the supporting documents on the Planning portals.

**DC/21/2827 – Menengai Bracken Lane Storrington West Sussex**

*Erection of a first-floor side extension above existing garage to west elevation, single-storey side extension to east elevation, part two-storey/part single-storey front extension to south elevation and a covered balcony extension to south elevation.*

Following a discussion, Members **RESOLVED** to make **NO OBJECTION** in principle. But members expressed some concerns regarding the overall bulk of the proposals, particularly those above the garage which could have an impact on the light and amenity of the conservatory of the neighbouring property known as Sandalwood

**SDNP/21/05691/LIS – Frankland Arms London Road Washington RH20 4AL**

*Re-landscaping of existing beer garden to create new pathway, steps and retaining walls, to form a level beer garden to improve accessibility and the quality of the outdoor space.*

Members noted that the application had been withdrawn, and the Council had previously made no objection to the Full application at the Full Council meeting in December 2021.

Following a discussion, it was **RESOLVED** that if the application is still valid, to make **NO OBJECTION**.

**SDNP/21/06278/TCA – Frankland Arms London Road Washington RH20 4AL**

*Fell 3 – Lime trees (Works to trees in Conservation Area)*

Following a discussion, it was **RESOLVED** to make **NO OBJECTION**.

**SDNP/21/05450/HOUS - Dingley Dell London Road Washington RH20 4AJ**

*Erection of Ground floor side extension with pitched roof and sloped ridge*

Following a discussion, it was **RESOLVED** to make **NO OBJECTION**

7. **Planning Compliance – for information only**

No reports of cases in this parish.

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.

**To Review the Council's request to call in the application SDNP/21/06195/CND - St Marys Gate, The Street, Washington.**

It was noted that the Parish Council's consultation response objecting to this application, has been acknowledged by the SDNPA. In an email to the clerk, the cases officer explained that the Planning Authority cannot call in the application to be decided by committee if it is being recommended for refusal. The Parish Council would have to raise a material planning consideration that is inconsistent with the officer's recommendation.

Members noted that it was likely to be recommended for refusal, given the Conservation Officer's report objecting to the application. **RESOLVED** not to press for the application to be called in but to wait for the officers' decision. If it is recommended for approval, to ask how the matter of enforcement regarding the alleged planning breaches will be addressed.

**9. Appeals**

None lodged or decided in the parish.

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

**To Consider a request for double yellow lines to prevent parking in 'dangerous' locations in Washington Village.**

Members discussed a letter from a resident about parking on 'dangerous' spots on roads around the village. They carefully considered a request for the Council to support double yellow lines to prevent parking in these locations. It was noted that the clerk had written to the resident to confirm if there was support from other residents for this proposal but there had been no reply.

Members expressed concern that double yellow lines may not be supported by those residents who rely on the village roads for parking. It was agreed that a TRO (Traffic Regulation Order) application would be the best way of determining feasibility of the proposals and the level of community support. If assessed as meeting the county's TRO policies, it would then be considered by the County Local Committee (CLC) for future programming. A formal public consultation would then be called to determine community support, and would be an opportunity for the Parish Council to make formal representation

**RESOLVED** to write to the resident thanking them for their letter, and to invite them to make a TRO application to West Sussex County Council. Clerk to action.

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

For details of all road works go to: <https://one.network/custom/westsussex>

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

None submitted.

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



Parish Council Meeting: Monday 7<sup>th</sup> February 2022, 7:30pm  
OSRA Meeting: Monday 21<sup>st</sup> February 2022, 7:00pm  
Planning & Transport Meeting: Monday 21<sup>st</sup> February 2022, 7:45pm

There being no further business to transact, the meeting was closed at 20:50 hours.

Signed.....

Dated..... 21/2/22