**Washington Parish Council**

**Planning and Transport Committee Meeting**

**Draft MINUTES** for Planning & Transport Committee Meeting held on Monday 18th November 2019 at Washington Village Hall

**PRESENT:** Cllr C Beglan, Cllr P Heeley, Cllr J Henderson and Cllr A Lisher

**ALSO:** Clerk to the Council

**MEMBERS OF THE PUBLIC**: 12

**ABSENT**: 0

The chairman opened the meeting at 19:45 hours

1. **To Receive Apologies for absence**

None

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** that theminutes of the meeting on 21st October 2019 were **AGREED** as a

 correct record subject to the following amendment in 11.2: remove ‘not’ (third line),

 and remove the following: ‘*It was noted that there are currently no CIL monies to*

 *report.’* The amended minutes were duly signed by theChairman**.**

1. **Public Speaking**

 Two members of the public, including a representative of the Melrose Place Residents

 Association, raised objections to the planning application DC/19/2104 - High Larches

 Melrose Place Storrington which proposes a3-bay attached carport building and timber

 fencing to front boundary wall. Amongst the reasons were: the proposed car-port is

 identical to the one in the previous application DC/17/2676 rejected by HDC in

 2018; the scale and position (close to the boundary wall) of the existing double garage

 and proposed car-port, almost 60ft in length, is excessive and detrimental to the low

 density and semi-rural character of the area, contrary to policies 32 and 33 of the

 Horsham District Planning Framework (2015) and adopted Heath Common Design

 Statement; the beech hedge screening, a regulatory condition of prior approval of the

 garage, is dying in place and there is no guarantee it will remain in place;

 overdevelopment of the site due to piecemeal development, the current application

 seeks approval to complete the building work of a car-port which should have been

 removed according to Decision Notice for D/18/1628; approval of the current

 application could set a dangerous precedent for piecemeal over-development without

 prior approval. The speakers urged the Parish Council to object to the application, and

 to press HDC planning officers to visit the site and check planning and building

 regulations compliance of development which has taken place; a speaker suggested that

 HDC serves a stop notice preventing any further development pending planning

 compliance.

 *The Chairman thanked the speakers and welcomed them to remain for the remainder of*

 *the meeting when Members will be considering a consultation response to*

 *the planning application.*

1. **Matters arising from previous minutes**
* **A27 Arundel Bypass Scheme – further public consultation**

 Highways England have acknowledged receipt of the Parish Council’s consultee

 response in the further consultation. The preferred route will be announced in

 2020. At this time, they will publish the public consultation including the

 responses they have received.

 **RESOLVED** to **NOTE** the information.

* **Parish Council’s letter to Kia Motors UK and the Birchwood Group**

**regarding the garage dealership at Washington**

The Clerk reported that she has not yet had a response to the letter to the Kia head office and Birchwood Group on 21st November regarding the parking issues from sales cars on the protected verge and Sandhill Lane, Washington.

**RESOLVED** to write an urgent reminder, requesting a urgent response.

1. **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/19/2104 - High Larches Melrose Place Storrington Pulborough**

*Erection of 3 bay attached carport building and erection of timber fencing to front*

 *boundary wall.*

Members discussed this amended application, noting the points expressed during

 the public speaking session and correspondence from 4 members of the public

 circulated prior to the meeting. The following was also noted: the proposal is

 is no different from the previous application on the site DC/17/2676 for a double garage

 and open carport facility and which was refused by HDC Planning Committee in June

 2018; the Parish Council objected to that application for reasons of the excessive bulk of

 the proposed development and negative effect on the street scene; members of this

 committee consider that these reasons apply to the current application; the car-port is

 partially constructed without planning consent and remains in situ in contravention of a

 previous decision notice for DC/18/1628 for its removal ; the current proposal,

 combined with the development of the double garage, is contrary to the adopted Heath

 Common Design Statement guidelines which seek to retain the low-density and semi-

 rural character of the area.

 **RESOLVED** to make a **STRONG OBJECTION** to application for the following reason:

* The excessive bulk and position of the proposed development will have an unacceptable impact on the character and appearance of the street scene of Melrose Place; this is contrary to policies 32 and 33 of the current Horsham District Planning Framework (2015); it is also contrary to the adopted Heath Common Design Statement which seeks to protect the spacious feel of the area.

 Further **RESOLVED** to request that the application is referred to the Planning Committee

 for consideration **AND** to request a site visit to ensure planning and building regulations

 compliance for development on the site. Clerk to action.

 *4 members of the public left the meeting.*

 **SDNP/19/04989/FUL - Swipes Rowdell Drive Washington, Storrington RH20 4BJ**

 *Change of use of part of a field to form a seasonal or temporary campsite for 8 pitches*

 Members noted the Parish Council’s objection to the application discussed at the last

 Full Council Meeting on 4th November 2019. The clerk reported that this appeared to be

 is a separate application regarding change of use.

 **RESOLVED** unanimously to make an **OBJECTION** to the application for the following

reasons:

 Members support the principle of using more land for leisure but agreed unanimously

 that the proposed site in the South Downs National Park is unsuitable for the following

 reasons: the narrow access is unsuitable for the significant amount of traffic likely to be

 generated, making it unsafe for the walkers, horse riders and cyclists who use it; there is

 no parking provision.

 **DC/19/2153 - 1 New Cottages Rock Road Washington Pulborough**

 *Erection of a single storey side extension to form a garage*

 Members discussed this application and unanimously **RESOLVED** to make **NO**

 **OBJECTION**

 **DC/19/2931 – 1 Gorse Bank Close Storrington Pulborough**

 *Erection of a detached single-storey garage*

Members discussed this application and unanimously **RESOLVED** to make **NO**

 **OBJECTION**

 *6 members of the public left the meeting.*

1. **Enforcement Issues**

**RESOLVED** to **NOTE** thefollowing:

 **Alleged:** [**Breach of condition 16 of DC/10/1457 (acoustic boundary fence)**](https://public-access.horsham.gov.uk/public-access/enforcementDetails.do?keyVal=PJD08CIJ02S00&activeTab=summary)

 Street Record John Ireland Way Washington West Sussex

 Ref. No: EN/18/0586 | Received: Fri 07 Dec 2018 | Status: Pending Consideration

 **Alleged breach of legal agreement ref S106 2048 dated 10th October 2012 (Country**

 **Park, NEAP, Strategic Landscaped Areas)**

Street Record John Ireland Way Washington West Sussex

 Ref. No: EN/16/0194 | Received: Thu 05 May 2016 | Status: Pending Consideration

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

**RESOLVED** to **NOTE** there were none to report.

1. **Appeals**

**RESOLVED** to **NOTE** there were none to report.

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

**To Discuss changes to WSCC Winter Maintenance Plan affecting Washington Parish**

Members discussed the WSCC’s review of its Winter Maintenance Plan and the map of new routes to be treated in the event of ice and snow. The review is being undertaken due to budget cuts and parish councils are being invited to consider arrangements for areas no longer included in the Plan. A syndicate arrangement is being suggested by a neighbouring parish council with those parishes affected by a loss in the services. Members NOTED that there are is an increase in gritting in the parish, along

Merrywood Lane, but snow clearance will be cut along Rock Road. They considered whether this will affect schools in the area which serve the parish, particularly children who walk along Rock Road. Members agreed that snowfall in the area is very infrequent and that schools usually close if it is predicted. It was agreed that a snow clearance programme would be unnecessary.

**RESOLVED** to note the Plan and to make no further comment AND that a syndicate arrangement for Washington is not required.

 **To Consider an invitation to a site meeting about introducing traffic warnings for lane**

 **discipline at Washington Roundabout.**

Members discussed correspondence from a Storrington resident who has raised

 concerns about the increasing number of accidents as a result of poor lane discipline at

 the Washington Roundabout. Mr Steve Douglas, area traffic officer for West Sussex

 Highways, has agreed to her request for a site meeting to discuss possible solutions

 including painted arrows on the road. Two members of Storrington & Sullington Parish

 Council have confirmed an interest in attending. A selection of dates were circulated

 with a preference for 26th November and 4th December

 **RESOLVED** to accept the invitation. Chairman of the Council Cllr Patrick Heeley and

 Chairman of the Planning & Transport Committee Cllr Tony Lisher confirmed they can

 attend on the preferred date of 26th November. Clerk to notify the organiser and

 Storrington & Sullington Parish Council, and to confirm the date with the Washington

 members.

***To Report the following roadworks***

* B2139 Thakeham Road/Rock Road, Storrington 11th-29th November: Traffic control (multi-way signals) at Thakeham Junction for WSCC signalised junction improvement support Rydon School and pedestrian improvement. Delays likely

Clerk’s note: improvement scheme is scheduled for completion end of February with a two-week break at Christmas.

* B2139 Thakeham Road, Storrington 25-27th November: 2-way traffic signals at Marley Way Stores. Southern Water/ for new water connection and install meters. Delays likely
* Nearby Harraton House, Old London Road, Washington RH20 3BN 15-19th November: Traffic control (‘give and take’). BT works. Delays unlikely.
* Sussex Down, A283 Washington Road, Storrington 19th-21st November: Traffic control (‘give and take’). BT works. Traffic delays likely

**RESOLVED** to **NOTE** the information.

**10. To Receive Items for the Next Planning and Transport Agenda**

 **RESOLVED** to **NOTE** there were no items proposed.

**11.Date of next meetings**

**RESOLVED** to **NOTE** the following meeting dates

Parish Council meeting, 9th December 2019

Open Space and Planning & Transport committees: 20th January 2020. There are no committees in December.

**There being no other business, the Chairman closed the meeting at 20:30 hrs.**

**Signed……………………………………………………….**

**Date………………………………………………………….**

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