

WASHINGTON PARISH COUNCIL



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Planning & Transport Committee Meeting

MINUTES of the Planning & Transport Committee Meeting held on Monday 17th March 2025 at Washington Village Hall (Doré Room)

PRESENT: Cllr B Hanvey, Cllr P Heeley, Cllr A Lisher (Chairman) and Cllr J Thomas.

ALSO: Clerk to the Council Ms Z Savill and 6 Members of the Public.

The meeting was opened by the Chairman at 7:00pm.

PT/03/25/1 Apologies for absence

The Committee **RESOLVED** to **ACCEPT** apologies from Cllr Keech.

PT/03/25/2 Declarations of Interest.

There were no declarations of interests on any items on the agendas as defined under the Localism Act 2011 and the Parish Council's Code of Conduct.

PT/03/25/3 Minutes of the last meeting

The Committee **RESOLVED** to **APPROVE** the minutes of the last Planning & Transport Committee Meeting on Monday 20th January 2025 as amended for item PT/01/25/09, as a correct record to be duly signed by the Chairman.

PT/03/25/4 Public Forum

Cllr Thomas read out a letter on behalf of a number of residents who objected to the planning application reference SDNP2403835FUL for 5 homes on land in the Street known as 'The Yard'. Main reasons were over-development not in keeping, or conducive to residents, The Street, village and the South Downs National Park (Appendix A).

Similar written objections from other residents and a comment at the meeting which criticised the proposed parking and disregard to existing informal arrangements with residents, were also reported.

The Chairman thanked residents for their representations which he explained would be taken into consideration for the Committee's discussion of the application later in the meeting as a planning consultee.

PT/03/25/5 Actions and Matters Arising

CLlr Thomas confirmed that he will add any further written support to the Council's TRO application for 20mph and 40mph speed restrictions in Washington village (Minute Reference PT/01/25/9) received via its Sussex Local Editorial (April edition).

The Committee **RESOLVED** to note this and the report of Actions and Matters Arising since the last meeting under Appendix A appended to these minutes.

PT/03/25/6 Planning

To Agree comments on the following applications in the parish:

SDNP/24/03835/FUL - Land at The Street, Washington, West Sussex
Demolition of existing garages and erection of 5 no. residential dwellings, with associated access, parking and landscaping. (FURTHER INFORMATION ON PARKING PROVIDED & REVISED LANDSCAPING AND MATERIALS)

The Clerk confirmed that the Case Officer had kindly agreed to extend the consultation deadline for the Parish Council's comments to this application.

The proposals and supporting documents were previously circulated at:

<https://planningpublicaccess.southdowns.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

The Committee agreed its objection to the original application still stands because, in its opinion, none of the small changes in the revised proposals directly addressed the objections raised by the Parish Council on 6th November 2024 to the SDNPA.

The Committee **RESOLVED** to resubmit its original objection, and to add the following points from the Local Highways Authority's comments (paragraph 1.8) that it "*would advise that the applicant reconsiders the parking strategy for the site, allowing the site to provide for itself and its future occupants.*"

The Committee further agreed to request that in view of the high level of objections to the application, that it should be determined by the SDNPA Planning Committee. Clerk to action.

Four members of the public left the meeting and two more joined the meeting.

DC/25/0264 - Spring Gardens Nursery Spring Gardens Washington West Sussex

Notification of Change of Use of an Agricultural Building, not exceeding 150sqm in floor area, to flexible commercial use under Schedule 2, Part 3, Class R of the General Permitted Development Order (GPDO) (2015), as amended.

The proposals and supporting documents were previously circulated at:

<https://public-access.horsham.gov.uk/public-access/applicationDetails.do?activeTab=dates&keyVal=SS18CFIJ0HI00>

The Committee **RESOLVED** not to comment.

Four members of the public left the meeting.

PT/03/25/7 Planning Decisions

It was reported that WSCC had approved the following planning application subject to conditions:

WSCC/028/21 - Rock Common Quarry The Hollow Washington RH20 3DA

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

The Decision Notice and supporting documents were previously circulated at:

<https://westsussex.planning-register.co.uk/planning/display/WSCC/028/21>

together with a resident's email to the Parish Council alleging that some of the quarry works had commenced on 19th February, before the official approval decision, causing a small landslide on the north eastern cliff bordering the highway at The Hollow. The matter had been reported to WSCC by the resident, with concerns of further landslides if excavation works continue in this historically "very unstable area."

The information was noted, and a member suggested that the Parish Council acts quickly to ensure that the planning conditions for the quarry scheme fully address local concerns and to ensure effective enforcement.

The Chairman advised that the agenda item was for information only and invited members to submit any queries about the planning conditions to the Clerk to be reported to Cllr Paul Marshall (WSCC) ahead of the next meeting.

All members of the public left the meeting.

PT/03/25/8 Appeals

Appeal reference APP/Z3825/W/24/3350094 against refusal of Planning Consent of:
DC/24/0021 – Thakeham Mushrooms Site, Storrington Road, Thakeham, Pulborough, RH20 3DY

Demolition of existing buildings and the phased redevelopment of the site as a residential led development comprising 247 dwellings and flexible non-residential floorspace (Use Class E), with works to public rights of way and associated landscaping, open space and infrastructure.

The Committee noted that the appeal hearing for the above would be heard on 25th March 2025 at Horsham District Council, Alberly House, Springfield Road, Horsham RH23 2GB. It was further noted that the Parish Council had supported Thakeham Parish Council's strong objections to the application, in its comments published 7th February 2024 on HDC's planning portal at: [451a89430b844a84952a4c15a089da07-SourceFileCopy.msg](#)

PT/03/25/9 Planning Compliance
None reported for the parish

PT/03/25/10 Thakeham Tiles Ltd Public Consultation Drop-in event 18th March 2025 at Thakeham Village Hall.
Cllr Heeley reported that he would be attending the Drop-in event regarding Thakeham Tiles' forthcoming revised planning application, as a resident, and would feedback to the next meeting. The Committee thanked Cllr Heeley and noted the information.

PT/03/25/11 Traffic Calming
To Discuss residents' concerns about the impact of traffic diversions for gas works in Washington village at: <https://one.network/?tm=141470822> and the illegal use of the A24 bus gate to avoid queues to the Washington roundabout.

It was noted that drivers have been ignoring the traffic diversions for gas works along London Road/Bostal, and using School Lane and The Street to avoid the Washington roundabout. Recent video footage, provided by a resident for the meeting, also showed cars illegally crossing the A24 bus gate, even in light traffic, as a convenient short cut through the village, and ignoring the diversion and road closure signs.

Members agreed that the use of the village as a short cut during peak times, by traffic often travelling at speed, makes it dangerous for pedestrians where there are no paths, and for horse riders along the route.

A member suggested that CCTV is the only realistic and effective solution for what is a serious safety issue. The Committee agreed that dummy CCTV signage, proposed at a traffic meeting with police last April to serve as a more affordable deterrent, is just as likely to be ignored as existing signage. The Committee also agreed that closure of the bus gate was not an option, having been previously rejected by two bus operators with the threat of axing their Washington village services.

Following a discussion the Committee **RESOLVED** to request the provision of real CCTV as the only workable and effective solution to this serious safety issue. Clerk to write to the Highways Authority.

PT/03/25/12 Date and Time of next PT Committee Meeting:
The Committee **RESOLVED** to note the next meeting date on Monday 28th April 2025 at 7:00pm

There being no further business to transact, the meeting was closed at
7:48pm

Signed.....

Dated.....

Appendix A

Actions List and Matters Arising Report to Planning & Transport Committee Meeting 17h March 2025

Minutes	Progress
PT/01/25/8 Local Plan briefing (PT Jan 2025) Clerk and Chairman to attend HDC's Confidential Parish and Neighbourhood Council briefing on Tuesday 28 th January 2025. Agreed Chair and Clerk attend	Actioned. Update PT meeting March 2025 Chair and Clerk attended. Presentation slides circulated to Councillors on 6 th Feb 2025
PT/01/25/9 Traffic Calming (PT Jan 2025) Agreed that Cllr Thomas makes a TRO application to reduce the national speed limit on the Washington Bostal road to 40mph and to reduce the existing 30mph on School Lane, The Street and London Road to just beyond Stocks Mead, to 20mph.	In progress. Update PT meeting March 2025 Cllr Thomas has submitted the TRO application. Supported by Cllr Paul Marshall (WSCC) and local residents who responded to a Facebook appeal.
PT/01/25/10 Traffic Calming (PT Jan 2025) Agreed no further action until sufficient information is provided on the proposed 20mph limit	In progress. Update PT Meeting March 2025 Resident has asked what the Parish Council is doing to obtain this information. Clerk has made enquiries. Cllr Marshall advised that a scheme has not been submitted to WSCC yet. But once it is, residents will be able to comment. Clerk has notified the resident (email 13 March 2025). Cllr Marshall reported that he has made it clear to the parish councils supporting the scheme that " <i>public consultation will be important when it is submitted and the county ask for views on support or objection.</i> ",
FC/25/03/10 Highways (FC Meeting March 2025) Agreed Cllr Hanvey join Cllr Marshall for meeting with operator of Hampers Lane quarry towards end of March	In progress Update PT Meeting March 2025 Awaiting confirmation of site meeting date once Paul returns after 18 th March.