



NORTH HORSHAM PARISH COUNCIL

MINUTES OF THE PLANNING, ENVIRONMENT AND TRANSPORT COMMITTEE MEETING HELD AT ROFFEY MILLENNIUM HALL, CRAWLEY ROAD, HORSHAM ON THURSDAY 21st JULY 2022 AT 7.30pm

Present : Cllr J. Davidson (Vice Chairman), Cllr Mrs R. Ginn*, Cllr Mrs J. Gough, Cllr R. Knight*, Cllr T. Rickett BEM, Cllr D. Searle, Cllr J. Smithurst, Cllr R. Turner (Chairman), Cllr I. Wassell, Cllr Mrs S. Wilton (*denotes absence)

In attendance : Lisa Underwood - Deputy Clerk.

PET/30/22 Public Forum

There were no members of the public present.

PET/31/22 Apologies for absence

Members **NOTED** the approved absence for Cllr Mrs Ginn as agreed at the Council Meeting held 7th July 2022.

There were further apologies and reasons for absence from Cllr Knight.

PET/32/22 Declarations of Interest

PET/33/22 Minutes

The Minutes of the Committee Meeting held on 16th June 2022 were **AGREED** and signed by the Chairman as a true record.

PET/34/22 Chairman's Announcements

Horsham District Council (HDC) are holding a virtual briefing on Wednesday 27th July 2022 at 6pm via Zoom on Water Neutrality for Parish & Neighbourhood Councils. If any Councillors would like to attend the briefing, please let the Clerk know.

Cllr. P Burgess contacted HDC regarding the Parsonage Rd level crossing mentioned in the Parish Novartis Liaison meeting and HDC responded as follows:

I refer to your email below and the Parish Novartis Liaison meeting last week. At the meeting an email was read out from Network Rail which stated that the Parsonage Road rail crossing was due to be upgraded. Currently the road is closed for on average around 90 seconds per train. Network Rail predicts this is to increase to just over four minutes per closure and would mean that 'the road can be expected to be closed for just over 50% of the time for most of the day.'

As stated at the meeting last week, I recalled that during the course of the application for Novartis a few years ago there had been discussion regarding

the upgrading of the crossing and the impact this would have on traffic flows. I've now looked at the Transport Statement and there is reference to the upgrade of the rail crossing, which was taken into account in the highways impact. I have also discussed this with WSCC Highways and they have commented that:

'the change to full barriers was definitely known about and considered as part of the outline consent. As you rightly say, the change is identified in the transport assessment; it wasn't considered that the development proposals in conjunction with the full barriers would result in any longer queues than are already experienced at certain times of the day. From experience of other developments near to level crossings, it's typically accepted that a development will add traffic to the queues whilst the barriers are down. The assessment is then to determine what consequences any development related increase in queue length will be whilst the barriers are down, for example whether queueing vehicles will block junctions or whether traffic to divert to other routes. In all cases I can think of, any impact has been mitigated.'

There is of course the argument of added delay resulting from the additional downtime and increase in development trips. Such time related impacts though could not be considered severe under the NPPF. With Novartis, there's relatively few junctions that could be blocked by queueing vehicles. There's the possibility of traffic diverting to other routes but none of these are especially constrained or traffic sensitive. All of the highway related impacts of course need to be considered on balance with the need to safeguard the operation of the railway. A risk has evidently been identified by Network Rail, hence the change to full barriers.'

In addition, it should be noted that the number of residential coming forward under reserved matters for this site is likely to be less than the 300 units approved at outline. This is to be confirmed and presented by the agents at the next Liaison meeting. The reduction in housing units will reduce the traffic impact of this proposal. We have also made it clear to the applicants, that the upgrade of the railway crossing will need to be addressed in a Highways Technical Note to be submitted with the reserved matters for this application.

I hope the above eases any concerns regarding the upgrading of the crossing and the Novartis site.

HDC have advised that the planning application DC/21/2474 – Partial conversion of garage to form a home office – will be considered by the Planning Committee on 2nd August 2022 with a recommendation for approval. NHPC commented 'no objection' on this application.

PET/35/22 Southern Water draft Water Resources Management Plan (WRMP) consultation

Members **NOTED** that the WRMP includes proposals to help customers use less water, reducing leaks on Southern Water pipes and collaboration with landowners and farmers to better protect water quality. Southern Water are

also consulting on proposals for new sources like water recycling, desalination and new storage.

The webinar for West Sussex was scheduled for Tuesday 19th July, and details were circulated by email due to the short timescale. No Councillors were able to attend.

PET/36/22

Novartis Parish Liaison Meeting

Members **NOTED** that the Liaison Meeting had been held online on 11th July and the Chairman had been in attendance together with Cllrs. P. Burgess, Mrs. Gough and Mahon.

Members further **NOTED** that the Notes from the meeting would be circulated shortly to all attendees and all Committee Members within another meeting due to be held in September.

PET/37/22

Traffic Regulation Order (TRO) - Old Crawley Road

As detailed in the Clerk's report, Colgate Parish Cllr S. Garley, also the Leader on the Community Speedwatch Project, had formulated a draft Traffic Regulation Order (TRO) application (Annex 1) for Old Crawley Road, to reduce the roads speed limit to 40mph. Support had been obtained from Colgate Parish Council, WSCC Cllr Mrs K. Nagel and HDC Cllr Mrs. L. Kitchen. Further support was now required from WSCC Cllr J. Mercer and North Horsham Parish Council to enable WSCC to process the application.

Having reviewed the proposals as appended to the published Clerk's report, it was **RESOLVED** to support the TRO.

PET/38/22

Traffic Regulation Order (TRO) consultation - Crawley Road

Members **NOTED** that WSCC were consulting on proposed double yellow lines on the northern side of Crawley Road, west of Roffey Corner junction, as detailed in the Appendix to the published Clerk's report.

Having reviewed the proposals, it was **RESOLVED** to support the TRO and commented that this was needed due to the forthcoming development of Horsham Car Centre on Crawley Road.

PET/39/22

Planning Appeals

Members **NOTED** that there were no Planning Appeals.

PET/40/22

Planning Applications

Members noted receipt of the schedule of Planning Applications received under the Town and Country Planning Act 1990 from HDC since 16th June 2022 and considered each application in turn.

Members **NOTED** that the Agenda description for this item had erroneously referred to planning Applications received since 16th July when this should have read 16th June. It was further **NOTED** that actual list of applications as published on the Parish Council website was correct.

Following discussion of the applications, Members **RESOLVED** to submit the comments as detailed in Appendix 1 to these Minutes.

PET/41/22

Planning Decisions

An ongoing schedule of planning decisions made by HDC had been circulated to members of the Committee.

PET/42/22

Date of next Meeting

The next meeting is scheduled for Thursday 18th August 2022 at 7.30pm.

There being no other business, the Chairman closed the meeting at 8.12pm.

.....Chairman

.....Date

**NORTH HORSHAM PARISH COUNCIL
SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION
21st July 2022**

DC/22/0766	Holbrook West
Site Address: 118 Cook Road Proposal: Erection of a front dormer extension.	
Parish Council Comment: No objection.	
HDC Decision	

DC/22/0888	Roffey North
Site Address: 2 Foxleigh Chase Proposal: Erection of a first floor side extension.	
Parish Council Comment: No objection, providing roof line is in accordance with HDC's guidance.	
HDC Decision	

DC/22/0976	Holbrook East
Site Address: 5 Brook Road Proposal: Erection of a single storey front extension, creation of a rear veranda and fenestration and door alterations.	
Parish Council Comment: No objection.	
HDC Decision	

DC/22/1026	Horsham Rural
Site Address: Land Parcel at 519268 133518 Wimland Road Proposal: Reserved Matters Application for the provision of a Sports Hub including access, a substation, landscaping, foot/cycle paths, car and cycle parking, and drainage including drainage basins, realignment of Chennells Brooks and a foul pump station, pursuant to Condition 5 of approved outline application DC/16/1677 (mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m ²), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure)	
Parish Council Comment: No objection, in principle, but NHPC support the concerns and reservations raised from other responders and would like to see due regard to archaeological elements that might	

be revealed. Members also noted the highways issues, including cycle requirements, raised by WSCC.

HDC Decision

DC/22/1106	Roffey North
Site Address: 52 Shepherds Way	
Proposal: Non-material amendment to previously approved application DC/20/1073 (Erection of 3no. 4 bedroom dwellings with associated landscaping, vehicle access and car parking) to allow for amendments to external materials for plot 2 and plot 3.	
Parish Council Comment: Members noted that HDC have refused this application and support the refusal.	
HDC Decision	Refused

DC/22/1116	Roffey South
Site Address: 61 Beech Road	
Proposal: Erection of a front porch	
Parish Council Comment: No objection.	
HDC Decision	

DC/22/1121	Holbrook East
Site Address: Land Parcel To The Rear of 40 Ropeland Way	
Proposal: Fell 1x Oak	
Parish Council Comment: No objection subject to the comments of HDC's Tree Officer and Members would like to see the tree replaced with a native species tree.	
HDC Decision	

DC/22/1172	Roffey North
Site Address: 175 Farhalls Crescent	
Proposal: Surgery to 1 X Oak Tree (TPO/0941)	
Parish Council Comment: No objection subject to the comments of HDC's Tree Officer.	
HDC Decision	

DC/22/1181	Holbrook West
Site Address: 3 Cavendish Close	
Proposal: Surgery to 1 x Oak (TPO/0312)	
Parish Council Comment:	

No objection subject to the comments of HDC's Tree Officer.	
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HDC Decision	
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DC/22/1191 Site Address: Graylands Manor Graylands Estate Langhurst Wood Road Proposal: Prior Notification for Change of Use of buildings from Commercial (Use Class E) to residential (Use Class C3) to form 10no self-contained flats. Parish Council Comment: Objection – the access road needs to be improved, the highway infrastructure is inadequate and there is a lack of public transport. Members noted it was not clear of the impact of water neutrality and there is no reference to electric charging points.	Horsham Rural
HDC Decision	

DC/22/1230 Site Address: 4 Coniston Close Proposal: Surgery to 1 x Lime	Roffey North
Parish Council Comment: No objection subject to the comments of HDC's Tree Officer.	
HDC Decision	

S106/22/0006 Site Address: Mowbray (formerly Land North of Horsham) Part of RM Area 3 Proposal: Details pursuant to the Schedule 5, Clause 2.3 of legal agreement (ref: DC/16/1677) for the Mowbray site in relation to specification of the community centre. Parish Council Comment: No objection, but NHPC feel it will be appropriate for the Parish Council to be involved more and would like more information from HDC on the role and nature of the nominated 'Community Centre Consultant'. HDC Decision	Horsham Rural
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DC/22/1220 Site Address: Fivens Place Proposal: Surgery to 1 x Oak	Holbrook West
Parish Council Comment: No objection subject to the comments of HDC's Tree Officer.	
HDC Decision	

DC/22/1231	Horsham Rural
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Site Address: Land Parcel at 519043 133540 Rusper Road Proposal: Installation of a non-illuminated post mounted stack sign.	
Parish Council Comment: No objection in principle, but Members would like to see a reference to this development being in Horsham on the sign.	
HDC Decision	

DC/22/1257	Holbrook East
Site Address: Land On North Side of St Marks Lane Proposal: Fell 3x Ash, and 1x Field Maple, and Surgery to 2x Oak, 2x Field Maple, and 1x Cherry	
Parish Council Comment: No objection to the surgery, but objection to the felling unless the trees are diseased or dangerous.	
HDC Decision	

DC/22/1318	Roffey North
Site Address: 2 Southdown Close Proposal: Removal of existing detached garage and erection of a single storey side and rear extension.	
Parish Council Comment: No objection.	
HDC Decision	